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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 15 JUNE 2022, 1.30 PM
Venue	REMOTE MEETING VIA MS TEAMS
Membership	Councillor Stubbs (Chair) Councillors Humphreys, Ahmed, Ash-Edwards, Ferguson-Thorne, Hunt, Jones, Reid-Jones, Robson and Sattar

1 Apologies for Absence

2 Appointment of Chairperson & Deputy Chairperson

To note that at the Annual Council Meeting on the 26 May 2022, appointed Councillor Ed Stubbs as Chairperson of this Committee and Councillor Irene Humphreys as the Deputy Chairperson of this Committee.

3 Appointment of Committee and Terms of Reference

The Annual Council Meeting on 26 May 2022, appointed this Committee with the following Membership and Terms of Reference:

Membership:

Councillors: Ali Ahmed, Ash-Edwards, Ferguson-Thorne Humphreys, Hunt, Jackie Jones, Emma Reid-Jones, Robson, Sattar and Stubbs (2 vacancies)

Terms of Reference :

Those listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4(2) to (6) of the Regulations.

Those functions listed in paragraphs 1 – 12 of Section 1 of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4(2) to (6) of the Regulations.

4 Declarations of Interest

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

5 Minutes

To approve as a correct record the minutes of the meeting held on 6 April 2022.

6 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:

22/00475/MJR, Whitchurch Hospital, Park Road, Whitchurch.

7 Development Control Applications

a 22/00475/MJR, WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH

b 18/00736/MNR, 71 CHURCH ROAD, WHITCHURCH

c 21/02883/MJR, PHASE 2, PLOT 1, CENTRAL QUAY AT FORMER BREWERY SITE , CRAWSHAY STREET, BUTETOWN

d 21/02884/MJR, PHASE 2, PLOT 2, CENTRAL QUAY AT FORMER BREWERY SITE , CRAWSHAY STREET, BUTETOWN

8 Tree Preservation Order 775 - 2 Dan y Bryn Avenue, Radyr

9 Applications decided by Delegated Powers

10 Urgent Items (if any)

11 Date of next meeting

The next meeting of the Committee is on Wednesday 6 July 2022.

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 9 June 2022

Contact: Kate Rees, 029 20872427, krees@cardiff.gov.uk

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PLANNING COMMITTEE

6 APRIL 2022

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

28 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ed Stubbs

29 : DECLARATIONS OF INTEREST

The following declaration of interest was received in accordance with the Members Code of Conduct:

Councillor	Item	Nature of Interest
Councillor Driscoll	21/02608/MNR – Land either side of the River Taff comprising land south of existing access road within Hailey Park and land at eastern turning head of De Braose Close, Danes Court, Cardiff	Prejudicial Interest – speaking as Ward Councillor

30 : MINUTES

The minutes of the meeting of the 16 March 2022 were approved as a correct record and signed by the Chair.

31 : PETITIONS

1. 21/00076/MJR – Land South of St Mellons Business Park and bounded by Fortran Road/Cobol Road to the north, Cypress Road to the West, St Mellons, Cardiff
2. 21/02608/MNR – Land either side of River Taff comprising land south of existing access road within Hailey Park and land at eastern turning head of De Braose Close, Danescourt, Cardiff

In relation to petition 1 the petitioner spoke and the agent responded.

32 : DEVELOPMENT CONTROL APPLICATIONS

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

RESOLVED: Pursuant to this Committee’s delegated powers the following development control applications be determined in accordance with the recommendation set out in the reports of the Director of Planning, Transport and

Environment, subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town and Country Planning Act 1980 or Section 74 of the Planning (Listed Building & Conservation) Act 1980:

APPLICATION RESOLVED TO BE GRANTED SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT AND SUBJECT TO WELSH GOVERNMENT WITHDRAWING THEIR HOLDING DIRECTION

TROWBRIDGE - 21/00076/MJR

Land south of St Mellons Business Park and bounded by Fortran Road/Cobol Road to the north, Cypress Drive to the west, St Mellons, Cardiff

Construction of a business park (up to 90,000m² – use classes B1, B2, and B8), ancillary uses and infrastructure associated with; biodiversity; landscape; drainage; walking, cycling and other transport modes. Together with the construction of a new transport hub facility, comprising railway station buildings (up to 2,500m² – use class SUI generis) including ancillary uses; 4no. platforms; surface car park (up to 650 no. spaces) and associated infrastructure works

Subject to an additional condition 47 to read as follows:

Prior to development commencing, a Climate Change Action Plan shall be submitted to identify measures to mitigate effects on Climate Change, following the general principles outlined in paras. 14.11.4 (Construction) and 14.11.5 (operation) of the Environmental Statement Addendum dated January 2022. The climate change action plan shall thereafter be implemented in accordance with the approved details.

Subject to an additional condition 48 to read as follows:

For each phase of development as agreed under Condition 5, the first reserved matters submission shall be accompanied by an Energy Assessment which shall include, but not be limited to proposed methods of energy production and generation, including renewable energy, together with passive methods to be implemented to achieve energy reduction to demonstrate how the development will contribute towards Cardiff Council's aspirations to become a Carbon Neutral City by 2030. The development of each phase shall thereafter be operated in accordance with the scheme as approved.

APPLICATION GRANTED

CYNCOED - 21/02421/MNR

19 Bryn-Awelon Road, Cyncoed, Cardiff, CF23 6QR

Demolition of existing dormer bungalow and the erection of 2no. semi-detached dwellings.

APPLICATION DEFERRED

Councillor Driscoll, having declared a prejudicial interest, did not take part in the consideration/vote in respect of this application.

LLANDAFF NORTH - 21/02608/MNR

Land either side of River Taff comprising land south of existing access road within Hailey Park and land at eastern turning head of De Braose Close, Danescourt, Cardiff

The construction of sewerage pumping station and associated compound within Hailey Park connecting to the existing gated hard standing access road including internal kiosk units with security fencing and landscape planting to the eastern, western, and southern boundaries to prevent landscape impacts on Hailey Park. The De Braose Close development would include a 1.2m tall actuation valve kiosk upon overgrown scrubland adjacent to the eastern pedestrian footway.

Reason: To allow a site visit to take place

33 : APPLICATIONS DECIDED BY DELEGATED POWERS

RESOLVED: To note the applications decided by Delegated Powers for March 2022.

34 : URGENT ITEMS (IF ANY)

No urgent items were received.

35 : DATE OF NEXT MEETING

The next meeting of the Committee will be on Wednesday 15 June 2022.

The meeting terminated at 4.50 pm

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PETITIONCOMMITTEE DATE: 17th July, 2022APPLICATION No. **22/00475/MJR**

APPLICATION DATE 08/03/2022:

ED: **WHITCHURCH**

APP: TYPE: Discharge of Condition

APPLICANT: Transforming Cancer Services, Velindre NHS Trust

LOCATION: ENTRANCE TO WHITCHURCH HOSPITAL/PARK ROAD

PROPOSAL: DISCHARGE OF CONDITION 9 (SCHEME OF HIGHWAY WORKS TO PARK ROAD AND THE WHITCHURCH HOSPITAL ENTRANCE) OF 20/01110/MJR

1. BACKGROUND INFORMATION

1.1 Planning permission was approved (reference [20/01110/MJR](#)), subject to conditions, at the November Planning committee meeting in 2020 for a temporary construction access route for the approved Velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first.

1.2 Condition 9 (the subject of this application) was imposed at the request of the Highways Authority requiring the technical details for works to the adopted highway to be submitted for consideration by the Local Planning Authority. The condition reads as follows:

No part of the development hereby permitted shall be commenced until a scheme of highway works to Park Road and the Whitchurch Hospital entrance, as shown in principle on the approved plans, and the 'low cost improvements' referred to in the application have been designed, safety audited, submitted to and approved in writing by the LPA. The schemes are to include, but not be limited to, details of the construction and layout, including as required surfacing, kerbs, edging, drainage, lighting, lining, signing, soft and hard landscaping and street furniture as required as a consequence of the schemes. No use of the development shall be made until the approved scheme has been implemented to the satisfaction of the LPA.

Reason: To provide safe commodious pedestrian and vehicle access in the interests of highway safety in accordance with Policies T1 & T5 of the adopted Local Development Plan (2006-2026).

1.3 This application is brought before the planning committee as the current scheme of officer delegation requires applications that have a valid petition of over 50 signatures to be determined by the Planning Committee.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site comprises the adopted highway known as Park Road and the access entrance to the Grade II listed Whitchurch Hospital and Grade II listed registered Parks and gardens.

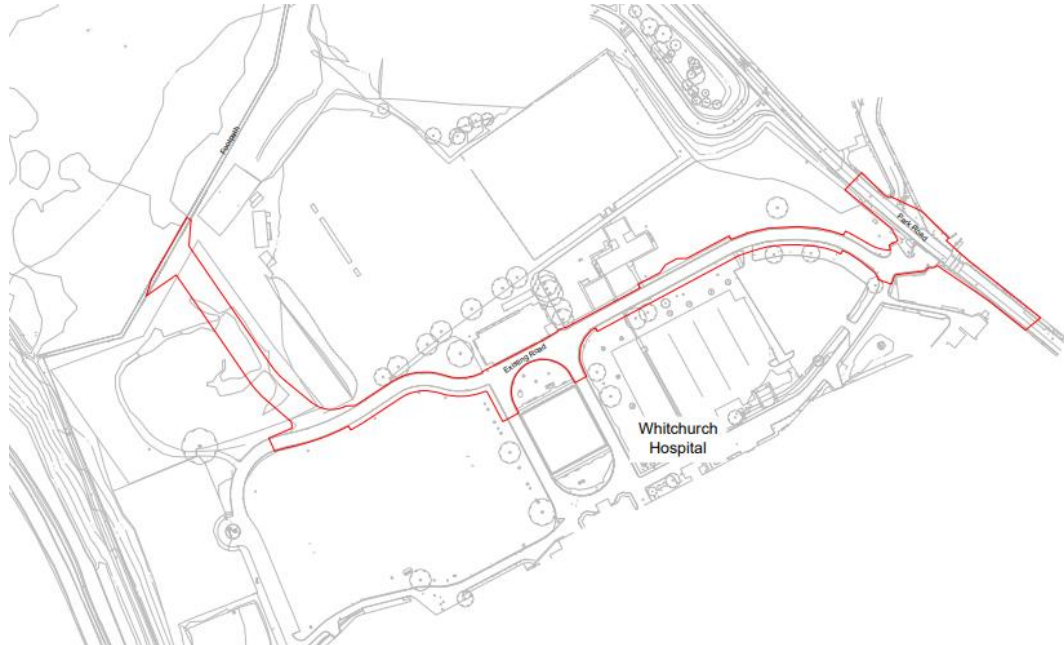


Figure 1: Site Location Plan



Figure 2: Site Location – Entrance Aerial View

- 2.2 The site is not located within a Conservation Area and no protected trees are affected by this discharge of condition application.

3. DESCRIPTION OF DEVELOPMENT

3.1 Technical approval is sought from the Local Planning Authority (LPA) for the partial discharge of condition 9.

3.2 The proposed changes to the adopted highway - A4054 Park Road – provide for an upgrade of the existing Park Road junction with Whitchurch Hospital to also provide access for construction traffic during construction of the new hospital. It is understood that construction will last 18 months, and that the junction arrangement will remain in place after construction has finished. The works include the following:

- Widening of the existing Whitchurch Hospital access junction;
- Pedestrian refuge island within the existing Whitchurch Hospital access junction;
- Improvements to the existing zebra crossing including the provision of a build-out on the western side of Park Road to widen the footway;
- Provision of tactile paving on the Whitchurch Hospital access junction;
- Vegetation removal;
- Drainage improvements;
- New pedestrian access to the hospital site on the northern side of junction;
- Widened footway on the western side of Park Road north of the Whitchurch Hospital access junction;
- Lady Cory Field - Provision of new 3.0m wide pedestrian/cycleway to serve as route from new Velindre Hospital to A4054 Park Road.

3.3 The following reports and plans have been submitted in support of this discharge of condition 9 application:

- Stage 1 Road Safety audit (RSA) (including action plan as agreed with Cardiff's Highways Authority) - produced by WSP dated December 2021 – ref: 70066877/RSA1/1/0;
- S.278 intervention plan - ref: 70066877 S278 SK100 Revision A;
- Access junction general arrangement- ref: 70066877-WSP-XX-XX-DR-CE-P4-0103 Revision P02;
- Swept path analysis- ref: 70066877-WSP-XX-XX-DR-CE-P4-0102-Revision P02;
- Lady Cory Field general arrangement- 70066877-WSP-XX-XX-DR-CE-P3-0101 Revision P03

3.4 It is noted that the Road Safety Audit (RSA) makes recommendations to Lady Cory Field and the cycle route to the cancer centre site. Whilst these are in line with those matters in discharge of condition 10 of planning application reference 17/01735/MJR (planning reference [20/01515/MJR](#)) they cannot be considered under this application as they fall outside the scope of the redline and description of development (see red line in Figure 1 above).

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- [17/01735/MJR](#) Proposed Velindre Cancer Centre including specialist cancer treatment centre, centre for learning, research and development, primary means of access (from Coryton Interchange), emergency access (via Hollybush estate), temporary construction accesses, parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre. Approved 27/03/2018
- [20/01110/MJR](#) Temporary construction access route for the construction of the approved Velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first. Approved 02/02/2021
- [22/00725/MJR](#) Discharge of conditions 8 (construction management plan) and 10 (mitigation and monitoring) of 20/01110/MJR- undetermined;
- [21/01723/MJR](#) Discharge of conditions 4 (arboricultural method statement and tree protection plan), 5 (soft landscaping details), 7 (ecological management plan) and 11 (air monitoring unit) of 20/01110/MJR

5. POLICY FRAMEWORK

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.
- 5.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 5.3 'Sustainable development principle' means that Local Authorities must 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.
- 5.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales

- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.

5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 18: Transport (March 2007)
- TAN 24: The Historic Environment (May 2017)

5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development

industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP8 Sustainable Transportation
- KP17 Built Heritage
- KP 18 Natural Resources

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- T9 Cardiff City Region 'Metro' Network

Community

- C3 Community Safety/Creating Safe Environments

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)

6. INTERNAL CONSULTEE RESPONSES

6.1 The **Operational Manager (Traffic and Transportation)** advises as follows:

The submission has been assessed and is considered to be acceptable in discharge of the condition. The detailed design of the junction is based on the layout approved by the extant permission and has been subject to extensive discussions between Council Highways officers and the applicant's technical design consultant. While the submitted objections are noted, they are not considered material to determination of the discharge of condition application. For a detailed breakdown and consideration of the objections please see the analysis section of the report.

6.2 The Conservation Team raise no objection to discharging condition 9.

7. EXTERNAL CONSULTEE RESPONSES

Nil

8. REPRESENTATIONS

8.1 The application was advertised on the Council Website and by way of neighbour notification letters, and advertisement by site notice, the 30 day expire date for the notices was 22/4/2022.

8.2 In total 18 letters of representations have been received to date, all objecting to this application (on the same grounds as outlined in the petition below). It is noted that the 18 objectors are also signatures to the submitted petition.

8.3 In addition to these objections the Chair of the Whitchurch and Tongwynlais PACT group also objects on the following summarised grounds:

- WG task force final report states that they expect short term speeds to drop relatively small amounts;
- Tongwynlais Community Speed Watch monitored Pendwyallt Road in June 2021 for one hour the group captured 45 vehicles travelling over 26mph which is the speed that is captured to inform drivers by letter they have exceeded the 20mph limit, of the 45 vehicles 18 vehicles were captured traveling over 30mph but it is noted that drivers are frustrated

and so accelerate at speeds over 30mph and speeds of over 40mph has been captured in the past;

- Over several years it must be noted that vehicles often do not stop at the pedestrian crossing at the Hollybush estate, where we have over 200 children at Coryton primary School. I speak frequently with the school patrol officer and have encouraged her to report such instances, these have also been documented by parents and the wider community this issue has been discussed at PACT meetings with both neighbourhood police and Ward Councillors;
- Proposed use of footpath from A4054 to the new development - I do not accept the change of the footpath to an openly cycle share path, pedestrians again are being moved sideways, given that the actual cycle path would be a short way, why can they not dismount and give way to pedestrians;
- That the zebra crossing at Whitchurch Hospital going to be raised higher than it is presently this could cause a thumping sound when traffic passes over it, have residents in the flats and houses been consulted, it must be noted that traffic does not slow down along Park Road just because there are speed humps and chicanes;
- My main objection and concerns are the use of the 20mph pilot scheme as traffic management for this busy A4054, traffic speed will take a great deal of time to reduce and I understand that the rules are safety engineering then enforcement. This developer is asking that traffic management be placed in the public's hands PACT is really not happy about that. Enforcement is the last deterrent, Community Speed Watch is an educational tool a request to add Park Road from Lon-y-Celyn to Whitchurch hospital has been requested risk assessment will have to be carried out, however Community speed watch is not there to support a construction company traffic proposal;
- I hope that planning will take on board Pact's concerns and look again at these conditions

8.4 The application has also been the subject of a 220 electronic signature petition (it is noted that a number of the signatures cannot be said to be reasonably affected by the proposal but it is considered that the minimum of 50 signatures for the petitioner to be afforded speaking rights at the committee is met). The petitioners object to this application on the following grounds:

- The Velindre Road Safety Audit 1 Report (RSA) because it was done at an unrepresentative time of traffic flow, as 'Traffic flow along Park Rd was light with no cyclists observed 5 pedestrians were observed'
- The new design for the Whitchurch Hospital entrance because it fails to acknowledge that Whitchurch Hospital entrance is a busy thoroughfare for pedestrians. There is no parking in Park Rd GPs surgery, and patients park

in both Park Ave and Whitchurch Hospital and then walk to the GPs surgery crossing Whitchurch Hospital entrance. We object that no account was taken in the RSA audit of the significant numbers of children and frail older people who walk across Whitchurch Hospital entrance;

- The RSA audit safe stopping distances and intervisibility are based on vehicles travelling at 20mph or less. The 20mph speed limit has only recently been introduced, and as the Welsh 20mph Task Force Group Final Report July 2020 states 'in the short term speeds are only likely to drop by a relatively small amount.' We object that data from the traffic monitor at Coryton Railway Bridge on average vehicle speed was not used to inform the RSA. GoSafe monitoring on Pendwyallt Rd shows vehicles exceeding the 20mph speed limit heading both north and south with vehicle speed recorded up to 37mph. We object that data from GoSafe was not used to calculate safe stopping distances and to inform all aspects of the RSA;
- The new junction design which has led to the RSA recommendation that the north bound bus stop is relocated further northbound on Park Rd. We also object to the failure to consider the effects of the new junction design on road safety related to the southbound bus stop.
- The new design of the Whitchurch Hospital entrance as it reduces the distance from the entrance to the north bound bus stop from 30 metres to just 15 metres. This has safety implications for pedestrians crossing Whitchurch Hospital entrance and for vehicles exiting both right and left from the entrance. It also increases the risk for vehicles exiting the junction north bound if they overtake a stationary bus, as the south bound vehicles will be coming over the brow of the hill and potentially will be unsighted. We object to the fact that intervisibility problems caused by the brow of the hill are not referenced at all in the RSA;
- Object on safety grounds to the cycleway being for joint use by cyclists and pedestrians;
- Object to the felling of trees in LCF and the footpaths, and damage to tree roots for the construction of the cycleway;
- Object on safety grounds to the design of the cycleway for cyclists rejoining the highway;
- Object to the failure in the new design of Whitchurch Hospital junction to widen the existing north bound footpath prior to the Whitchurch Hospital entrance which remains very narrow and dangerous;
- Object to the wholly inadequate low cost interventions to reduce vehicle speed;
- Object to the conflict of interest with WSP using WSP employees to undertake the RSA;
- In summary we object to these highway works to Park Rd and the Whitchurch Hospital entrance and to the 'low cost improvements' as they fail to provide safe commodious pedestrian and vehicle access in the interests of highway safety

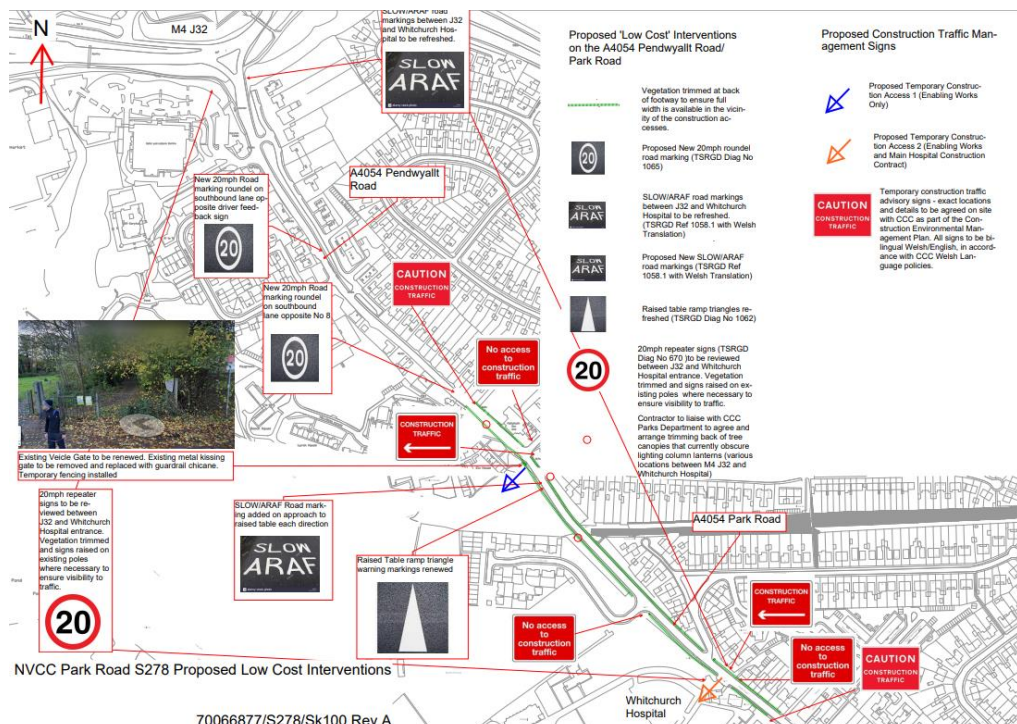
8.5 All public representations made on the application are available to view in full on the Council's website at: - [22/00475/MJR](https://www.miltonerkey.gov.uk/22/00475/MJR)

9 ANALYSIS

9.1 This application is submitted to discharge technical matters associated with the approved planning permission. It is not an opportunity to consider the merits of the planning permission or to question matters the committee has already agreed, such as the location of the proposed changes. A number of matters have been raised by objectors and those matters that are material to the consideration of the discharge of this condition have been considered below:

Impact on the Character of the Area

9.2 The approved parent planning application, reference 20/01110/MJR considered the principle of the development and the visual effects of the proposal, including the principle of the low cost scheme, and was considered not to harm the visual amenity of the area. The main visual effect will be from temporary construction signage, along with painted markings on the road (see impact below). These are consistent with the details that the previous committee considered to be acceptable.



Transportation / Highway Impacts

9.3 As noted in the Highways Officers comments the submitted details have been the subject of detailed discussion between the Highway Authority and the applicant. The submitted details are in accordance with matters agreed with Highways Officers and are within the scope that Members considered in their determination of the parent planning permission that has been approved.

- 9.4 Concerns have been raised locally that the scheme has been designed to meet the legal speed limit for the road and not the speed the traffic actually travels and nor does the proposed changes seek to reduce road speed, and these are noted. However, the primary aim of the proposal is to modify the existing junction to allow larger vehicles into and out of Whitchurch hospital site without impacting the safety of traffic, not to reduce the speed limit on the adopted road. The submitted swept path drawing clearly demonstrates that the junction widening allows construction vehicles to access and egress the site in a safe manner.



- 9.5 Whilst it may be the case that cars are travelling above the posted speed limit (which is currently 20mph and does not rely on WG proposals) it does not follow that this itself invalidates the design or RSA. The only element of the scheme that could be affected by driver speed is the location of the bus stop at the improved access. This is largely unchanged from present and there is no evidence or record of a safety problem at this location. Nonetheless, minor improvements are being provided in this specific area and the matter will be kept under review as part of the RSA process. The proper assessment has therefore been undertaken, discussed with and accepted by the Highways Officer.
- 9.6 Concern has also been raised in relation to pedestrian and cyclists sharing the footway and cyclists joining the carriageway. Whilst it is acknowledged that the objectors do not agree with the submitted RSA, the RSA has considered these points and does not conclude that these changes to priorities and surface sharing are inherently prejudicial to highway safety. This view is supported by Highways Officers.

- 9.11 These design features will help to reduce vehicle noise, are in accordance with current guidance and supported by Cardiff Bus. The scheme also increases the footway width of the crossing on the hospital side, thereby reducing pedestrian congestion caused by the substandard width and crossing beacon. It is important to note that these details are the same as those the committee considered in their approval of the parent application which concluded the proposal would not have any adverse impact on residential amenity

Drainage and Flooding

- 9.12 The proposed drainage will be within the adopted highway and will be maintained by the Council as Highways Authority. The Highways Officer in conjunction with the Council's drainage section have considered the information and raise no objection to the proposal on drainage or flooding grounds

Other Matters Not Assessed Above

- 9.13 As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

- Conflict of interest- the WSP RSA has been undertaken in line with industry standards (Design Manual for Roads and Bridges (DMRB) document GG 119). The report has been considered by the council's Highways Authority, who raise no objections to methodology used by WSP or disagree with the conclusions raised;
- It is noted that the entrance to the Whitchurch hospital site has widened but as a result there is now an island that will protect the elderly and children crossing the entrance where previously none existed. The Highways Officer is satisfied that the proposal does not prejudice pedestrian safety;
- It is considered problem 4 of the RSA has considered the matter of vehicles overtaking a stationary bus and the recommendation to relocate the bus stop further downstream is a solution to that issue. A review of the resultant visibility splay provision at the junction has been undertaken and the results indicate that the design is in accordance with current guidance. However, this matter will be kept under review and reassessed as part of subsequent RSA to be undertaken. It is therefore considered by the Highways Officer that these modifications do not make the road inherently unsafe.
- As stated previously these low cost design solutions are not designed to slow the traffic down but to ensure vehicles, including HGV, can access and egress the Whitchurch hospital site in a safe manner. It is considered by the Highways Officer the proposal meets those aims.

- It is noted that the objectors wish the up stream pavement (going to the GP surgery) to be widened. However, the application seeks to widen the entrance to hospital and not to make general improvement to the public highway, so this request is outside the scope of the permission approved.

10 CONCLUSION

- 10.1 Material matters raised by objectors have been considered and assessed within this report and by technical consultees, who raise no technical objections to the discharging of the condition. It is also noted that the submission is in line with the plans considered by the committee in November 2021.
- 10.2 For the above reasons, the proposal is considered acceptable and it is recommended that the condition 9 can be partially discharged as outlined in recommendation 1 of this report.
- 10.3 For clarity, the application constitutes a “subsequent application” for the purposes of Part 3, Regulation 9(1)(a) & (b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. The application does not give rise to any significant effect on the environment, beyond those which were considered as part of the Environmental Statement approved under the outline planning permission. On that basis, the environmental information already before the local planning authority is considered adequate to assess the significant effects of the development on the environment, and should be taken into consideration as part of this application in accordance with the provisions of Regulation 9(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. For the reasons outlined above, it is the contention of the LPA that a further addendum to the Environmental Statement is not required

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

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

- 11.3 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 11.4 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority 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 subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
- (a) Diversity between and within ecosystems;
 - (b) The connections between and within ecosystems;
 - (c) The scale of ecosystems;
 - (d) The condition of ecosystems (including their structure and functioning);
 - (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

That condition 9 (Scheme of highway works to park road and the Whitchurch hospital entrance) of 20/01110/MJR shall be partially discharged and shall be undertaken in accordance with the following plans and documents:

- 70066877 S278 SK100 Revision A - s.278 interventions plan;
- 70066877-WSP-XX-XX-DR-CE-P4-0103 Revision P02- Access junction general arrangement;
- 70066877-WSP-XX-XX-DR-CE-P4-0102 Revision P02- Swept path analysis; 70066877/RSA1/1/0- WSP Road Safety audit December 2021 (recommendation 1 & 4 only)

ADVISORY NOTE:

The applicant is advised that those elements relating to the Lady Cory Field namely: plan reference 70066877-WSP-XX-XX-DR-CE-P3-0101 P03- Lady

Cory Field general arrangement and paragraph 2.2.2 PROBLEM 2 & 3 and appendix B of the WSP RSA cannot be discharged under this application as they fall outside the scope of the parent permission reference 20/01110/MJR.

PETITION

COMMITTEE DATE: 15/06/2022

APPLICATION No. **18/00736/MNR** APPLICATION DATE: 05/04/2018ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Dr ANDREWS

LOCATION: 71 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DY

PROPOSAL: PROPOSED DEMOLITION OF EXISTING GARAGE /
OUTBUILDING CONSTRUCTION OF NEW 2 STOREY
DETACHED DWELLING, DETACHED REPLACEMENT
GARAGE WITH STUDIO ABOVE AND GLAZED LINK TO
EXISTING DWELLING

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

1. C01 Statutory Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - AL (01) 02 Rev C Proposed Plans and Elevations
 - AL (01) 03 Rev A Proposed Plans and Elevations (Garage Studio)
 - AL (90) 01 Site Plan
 - AL (00)01 L Vision Splay
 - AL (01) 04 Rev D Boundary Wall Details
 - 2956-003 A Pier Sections
 - AL (01) 07 B Proposed Context Plan
 - 2956-002 D Landscape Scheme

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

3. Prior to the construction of the dwelling and garage/studio above foundation level, samples of the external finishing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

4. Notwithstanding the submitted information, full details of the means of site enclosure shall be submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

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

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

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with. Provision shall be made for a site logistics plan to be incorporated within the AMS to ensure that trees within and adjoining the site are not damaged by deliveries and vehicles moving to and from the site. Provision shall be made for a site specific method statement for the construction of the wall and pillar, including full details of the construction methodology and foundations to demonstrate that unacceptable harm will not result to trees of amenity value.

- 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 in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

6. 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 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

7. Notwithstanding the submitted landscaping details, no development shall take place until full, finalised 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.
- Finalised, scaled planting plans prepared by a qualified landscape architect and that are consistent with other plans submitted as part of the application but that make provision for a new tree within existing soft landscaping to the south of the proposed access. This tree shall be specified to be planted at a smaller size than other trees to ensure that no extensive pit excavation is required within the Root Protection Area of retained trees – for example, light standard rather than Extra Heavy Standard.
- 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, including the stripping of soil, storage of soil, preparation of subsoil and placement of topsoil.

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

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

proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

8. Any newly planted trees, shrubs, 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 7, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan 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 off-site receptors, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

10. 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

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

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

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

12. Prior to the erection of the dwelling hereby approved, a scheme for the drainage of the site and any connection to the existing drainage system shall be submitted to and approved in writing to the local planning authority. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system and in accordance with Policies EN10: Water Sensitive Design and EN14: Flood Risk of the Cardiff Local Development Plan.

13. The proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development.

Reason : To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

14. No gates shall be erected at the entrance of the existing and proposed vehicular accesses.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

15. No development shall take place until details showing the provision of cycle parking have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no further windows shall be inserted in the dwelling house hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the adopted Cardiff Local Development Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no extension shall be placed within the curtilage or any alteration undertaken to the roof of the dwelling hereby approved.

Reason: To ensure that the living conditions of adjoining occupiers are protected and to retain appropriate external amenity space for future occupiers in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

18. The following windows shall be non-opening below a height of 1.7 metres above internal floor level and glazed with obscure glass and thereafter be so retained:

- i) The first floor changing room window on the rear elevation of the dwelling house.
- ii) The first and second floor windows on the side elevations of the dwelling house.

The proposed roof lights on the rear roof plane of the dwelling house and the proposed roof lights in the rear roof plane of the garage/studio shall be installed such that their cill levels are a minimum of 1.7 metres above internal floor level.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

19. No demolition of the garage or removal of trees should take place between 1st March and 15th August unless otherwise approved in

writing by the Local Planning Authority. This approval will be granted if it can be demonstrated that there are no birds nesting in these features immediately (48 hrs) before their removal.

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.

20. The garage/studio hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of no. 71 Church Road.

Reason: The creation of a separate dwelling unit would result in a poor living environment for the future occupants of the building and in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

21. Notwithstanding the submitted plans, further drawings to clarify the materials and architectural detailing of the following elements on the front elevation of the proposed dwelling shall be submitted to and approved by the Local Planning Authority prior to the commencement of development:

Windows, Eaves, Hanging Tiles, Chimney, Reveals, Cast Stone, Brick, Roof and Ridge Details. Drawings shall be submitted at a minimum scale of 1:10.

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

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policies KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Cardiff Local Development Plan.

22. Notwithstanding the submitted plans, further drawings to clarify the materials and architectural detailing of the walls and roof of the proposed garage/studio shall be submitted to and approved by the Local Planning Authority prior to the commencement of its construction. Drawings shall be submitted at a minimum scale of 1:10. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policies KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Cardiff Local Development Plan.

23. Prior to the partial demolition of the boundary wall, further details to show how the wall will be altered and to describe the methodology and materials to be used in making good, shall be submitted to and approved by the Local Planning Authority. Drawings shall be submitted at a minimum scale of 1:10. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policies KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Cardiff Local Development Plan.

24. Prior to the commencement of development, full details of the proposed works to the boundary wall and pillar foundation shall be submitted to and approved by the Local Planning Authority. The works shall be undertaken in accordance with the approved details. Reason: The trees are of value in the local environment and should be protected and maintained in good condition in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

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

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

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

Proposals for areas of possible land instability should take due account of the

physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

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

RECOMMENDATION 4: The applicant is advised that developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500. It is considered best practise to have a Site Waste Management Plan for demolition projects and that materials should be reused and recycled as much as possible, as advised in the Council's Waste Collection and Storage Facilities Supplementary Planning Guidance.

RECOMMENDATION 5: The applicant is advised that the proposed development may require an application under Schedule 3 of the Flood and Water Management Act for SAB approval. It is recommended that the applicant engages in consultation with the Cardiff Council SAB team as the determining SuDS Approval Body (SAB) in relation to their proposals. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

RECOMMENDATION 6: The applicant is advised that the creation of the new vehicle crossover and any other works to the existing public highway adjacent to the site will be subject to additional licences that should be obtained from the Local Highway Authority prior to implementation.

RECOMMENDATION 7: Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

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

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

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

NRW can be contacted at:-

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

0300 065 3000.

Bat Conservation Trust can be contacted at:-
5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR,
0845 1300228

RECOMMENDATION 8: Welsh Water/Dwr Cymru advises that the site is crossed by a public sewer and that under the Water Industry Act 1991 it has rights of access to its apparatus at all times. WW/DC encourages that applicant to investigate further or contact them for assistance in regard to this matter.

RECOMMENDATION 9 : In the event that the applicants seek to resurface the existing driveway, they should note that resurfacing within the RPA of retained trees may result in the loss of, damage to or destruction of roots. This would represent an offence unless it is approved as part of an application for consent under the Tree Preservation Order. The applicants are advised that before considering such works, they consult with an arboriculturist to ensure that a 'tree friendly' construction methodology is drawn up to prevent harm to trees.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to land at the side of no. 71 Church Road where permission is sought to demolish an existing garage/outbuilding and construct a detached dwelling together with a detached replacement garage with studio space above, joined to the existing house by a glazed link.
- 1.2 The proposed dwelling is shown to be of pitched roof design with a double height bay projection on the front elevation incorporating a steeply pitched gable roof feature. The main part of the dwelling is two storeys in scale, rising to an eaves height of approximately 5.0 metres and a height of approximately 8.5 metres to the roof ridge. The dwelling contains 3.no bedrooms including a bedroom contained within the steeply pitched roof. Proposed materials comprise a mix of facing brick and render to the elevations, grey roof slates and section of tile hanging. As initially submitted for determination, the dwelling included a dormer extension projecting from the rear roof plane and a single storey extension attached to the south (side) elevation. However, following revisions to the design, these elements have been deleted from the scheme.
- 1.3 A new vehicular access from Church Road is proposed to serve the new dwelling. This will necessitate the removal of a section of the existing brick boundary wall approximately 4.0 metres in width. Amended plans have repositioned the access further away from the northern boundary of the neighbouring property at no.1 Wingfield Road.
- 1.4 The proposals necessitate the removal of a Bay tree prominently located towards the front of the site and a Laurel also located towards the front of the site near the boundary with no 1. Wingfield Road. The application is supported by an Arboricultural Survey and Impact Assessment together with a proposed landscape

scheme. The landscape scheme proposes the planting of new trees along the site frontage in mitigation (comprising 1no.Cotoneaster and 1no.Ilex aquifolium) in mitigation together with other shrub planting.

- 1.5 The front elevation of proposed house would be sited approximately 8.0 metres from the back edge of footway along Church Road and broadly in line with the front of the existing dwelling. Its northern elevation is shown to be sited up to 13.0 metres from the south facing side elevation of the existing house. The application site adjoins the boundary with a substantial detached house to the south at no. 1 Wingfield Road. The proposed dwelling is positioned forward of the northern part of this property with its side elevation sited between approximately 2.2 metres and 4.6 metres from the boundary.
- 1.6 Between the side of the existing house and the new dwelling, a replacement garage with an artist's studio in the roof space is proposed. The pitched roofed structure rises to a ridge height of approximately 6.0 metres and would be sited between 13.0 metres and 15.0 metres approximately 15.0 metres from the road frontage. The siting of the building towards the rear part of the side elevation of the existing house permits the principal windows and design features on this south facing elevation to remain unobscured. In addition to the studio space, the structure includes a small kitchen and shower room. The building would be joined to the side of the existing house by a narrow glazed link approximately 1.3 in width.
- 1.7 The existing access to the property will be retained and the driveway/ hard surface modified to accommodate additional parking space.
- 1.8 The subdivision of the plot provides a rear garden of approximately 120 sq metres for the proposed dwelling and the retention of at least 250 sq metres of rear garden for the existing house.

2. **DESCRIPTION OF SITE**

- 2.1 Nos 69 and 71 Church Road comprise a pair of large semi-detached houses located at the junction of Heol Don and Church Road, Whitchurch. No. 71 occupies a large triangular shaped site with a frontage onto Heol Don. The boundary to the road is enclosed by a red brick wall on either side of a vehicular access. To the rear of the wall on the northern side of the access there is a screen hedge. To the south of the access the boundary wall is taller and the garden area behind it contains a number of trees. To the south east of the house there is a garage/outbuilding.
- 2.2 The southern boundary of the plot adjoins a large detached house at no. 1 Wingfield Road and the rear gardens 106,108 and 110 Bishop Road.
- 2.3 The site lies at the south eastern end of the Church Road Conservation Area. The Heol Don and Church Road area is characterised by individually designed Victorian and Edwardian houses, both detached and semi-detached. A number of the substantial houses at the Station Road end of Heol Don are set in large gardens, several of which have had a variety of more modern houses or flats built in the grounds. Most recently, this includes development within the grounds of

Vaynor, located opposite Church road at its junction with Heol Don. To the south of Vaynor and opposite nos. 69/71 there are three storey flats known as Heol Don Court. To the south of flats there is large detached property at Benton House. The adjoining semi at no.69 occupies a broadly similar plot to the application site. To the side of the property there is a substantial double garage with accommodation at first floor level within its pitched roof.

- 2.4 There is a bus stop on the road adjacent to the application site and a pedestrian crossing nearby, approximately 25.0 metres to the south of the proposed site access.

3. **SITE HISTORY**

- 3.1 02/00977/N: Single storey rear extension.

4. **POLICY FRAMEWORK**

- 4.1 The Cardiff Local Development Plan 2006-2026 provides the local planning policy framework. Relevant policies include:

KP5: Good Quality and Sustainable Design

KP8: Sustainable Transport

KP 15: Climate Change

KP16: Green Infrastructure

KP17: Built Heritage

EN7: Priority Habitats and Species

EN8: Trees, Woodlands and Hedgerows

EN9: Conservation of the Historic Environment

EN11: Water Sensitive Design

EN13: Air, Noise, Light Pollution and Land Contamination

T5: Managing Transport Impact

W2: Provision for Waste Management Facilities in Development

- 4.2 Supplementary Planning Guidance –

Supplementary Planning Guidance: Cardiff Infill Sites (2017);

Supplementary Planning Guidance: Managing Transport Impacts (incorporating Parking Standards) (January, 2018);

Supplementary Planning Guidance: Waste Collection and Storage Facilities (2016);

Supplementary Planning Guidance: Green Infrastructure (November, 2017);

- 4.3 Church Road, Whitchurch, Conservation Area Appraisal (2006).

- 4.4 Planning Policy Wales (2021, Ed. 11):

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

2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales.

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

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

3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

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

4.1.35 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities.

4.1.52 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places.

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

6.1.14 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.

6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.

6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.

6.4.22 The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned.

6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

6.6.27 Planning authorities should be aware of the risk of surface water flooding and ensure developments are designed and planned to minimise potential

impacts. Development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS

- 4.4 Planning (Listed Buildings and Conservation Areas) Act 1990
Technical Advice Note 24: The Historic Environment (2017)
Technical Advice Note 18: Transport (2007)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager Transportation comments as follows:

The submission has been assessed and is considered to be acceptable, in principle, subject to the following comments.

The adopted Managing Transport Impacts (Incorporating Parking Standards) SPG confirms that residential development of the type applied for attracts a car parking provision of zero to 2 spaces per unit, along with cycle parking at a ratio of 1 cycle space per bedroom. The proposed car parking provision of 2 identified spaces plus manoeuvring for each dwelling (existing and new) is considered to be policy compliant. It is also considered that the cycle parking for the existing/retained house can be accommodated in the proposed replacement garage and is acceptable. However no cycle parking appears to be identified for the new dwelling and as such the standard condition C3S should be applied to ensure such provision is available for the incoming residents.

With reference to location and wider development considerations. It is noted that the site is within 150m walk/cycle of Llandaff rail station, which provides covered cycle parking and access to frequent inbound/outbound rail services. There are also inbound and outbound bus public transport services available from the bus stops adjacent to the site on Station Road. The site is also within a short walk, circa 200m, of shops and services in Llandaff North. The proposed dwelling is therefore considered to be in a highly sustainable location in transport terms, providing readily available access to frequent public transport options and local shopping/services.

It is noted that a number of letters of objection to the development have been received, within which are included a number of overlapping highway safety/transport objections. In broad terms the objection can be summarised:-

i) The new access too close to existing crossing and bus stops, leading to safety concerns for pedestrians;

ii) Cars will be turning into the new drive from the zig-zags of the crossing, leading to safety concerns for pedestrians and vehicles;

iii) Visibility to/from the new entrance is restricted and/or obscured by the brow of the hill, leading to safety concerns for pedestrians;

vi) Increased congestion, locally at the entrance and on the wider network.

In considering the above concerns I would make the following comments:

In relation to highway safety, points 1 through 3, I would confirm that the visibility splays for vehicles leaving the site have been assessed and are within guidelines, both vertically and horizontally, for the circumstances and speed limit of the adjacent road.

The proximity of the zebra crossing to the new entrance is noted in a number of the objections, however the presence of a crossing is considered to make drivers more attentive to their surroundings and generally results in lower vehicle speeds. I would also confirm that I am not aware of any instances where the proximity of a drive to a crossing or bus stop has been recorded as a contributory factor in a collision.

In respect of the proximity of the bus stops to the proposed access, I must point out that the arrangement is not unusual. There are a significant number of examples of arrangements like this throughout Cardiff and one on Station Road/Heol Don circa 200m to the north. Similarly, the proximity of the access to, or even from/within the zig-zigs, is not uncommon and I can confirm that no offence is committed by a driver waiting for a gap in traffic to make a turn.

In respect of the concerns submitted in relation to increased traffic congestion, I must confirm that the traffic generated by a single dwelling with 2 parking spaces will be imperceptible and will amount to a fraction of a percent of the daily traffic on the local network

The proposed new access is therefore considered to accord with guidance and is otherwise acceptable as submitted.

Conditions:

Standard Cycle Parking condition C3S (for the new dwelling);

Standard Parking condition E3D (both dwellings);

Standard No Access Gates condition C3R (both dwellings).

Second Recommendation:

The creation of the new vehicle crossover and any other works to the existing public highway adjacent to the site shall be subject to additional licences to be obtained from Local Highway Authority prior to implementation.

Conclusion:

In light of the foregoing, I must conclude that any objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I have no objection to the application subject to the above requested conditions and associated comments.

- 5.2 Pollution Control (Contaminated Land): Standard conditions and informatives relating to unforeseen contamination; imported materials, contaminated/unstable land and construction site noise.
- 5.3 The Drainage Engineer advised that as the application provides insufficient drainage details in respect of surface water drainage, an appropriate condition should be attached in the event that the application is recommended for approval.
- 5.4 The Operational Manager Waste advises that the proposed dwelling will require the following for recycling and waste collections:

1 x 140 litre bin for general waste
1 x 240 litre bin for garden waste
1 x 25 litre kerbside caddy for food waste
Green bags for mixed recycling (equivalent to 140 litres)

The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500. It is considered best practise to have a Site Waste Management Plan for demolition projects and that materials should be reused and recycled as much as possible, as advised in the Council's Waste Collection and Storage Facilities Supplementary Planning Guidance.

- 5.5 Pollution Control (Noise and Air Team): The following informative is requested:
R1 Construction Site Noise.
- 5.6 The Tree Officer has considered the application and is aware of the representations received from residents on tree grounds including a tree report submitted by the neighbouring occupier. Having regard to the amended plans which include the relocation of the access and the retention of a soft landscaped bed between the access and the neighbour's boundary wall, the Officer raises no objections to the application subject to appropriate planning condition. With regard to tree planting in mitigation for the removal of trees, the Officer advises that a proposed tree removed from the most recent iteration of the landscape plan should be reinstated within the retained vegetated soil between the proposed access and the neighbour's boundary wall, but planted at smaller size to avoid excessive excavation within the root protection area of the Sycamore tree.

- 5.7 The Conservation Officer comments as follows:

The plot is large enough to accommodate an additional dwelling without harming the character or appearance of the conservation area in terms of the established building lines, plot size and the distinctive character created by large, landscaped gardens such as this. Although it will be close to the southern boundary, this is not unusual within the area and the building would be appropriately scaled relative to the size of the resulting plot.

The building would reflect the form, detailing and materials which characterise the conservation area. Such details include the use of tall brick chimneys, steeply pitched gables and slate roofs, vertically emphasised fenestration, stone bay

windows, use of hanging tiles and red brick paired with white render. Further architectural detail drawings will be required in order to ensure that the building is appropriately high quality in execution. A materials sample condition should also be applied.

The new garage and glazed link to number 71 would be positioned well back into the site and would not be prominent within the conservation area. Limited details have been provided regarding the materials or architectural detailing for this element. These details should be secured by condition to ensure that it is a sympathetic addition.

Detailed plans are required to show how the wall would be altered and to describe the methodology and materials to be used in making good. Conditions should be applied to ensure that these drawings are provided in advance of any partial demolition being undertaken.

Subject to resolution of the above issues, it is considered that the character of the conservation area would be preserved.

- 5.8 The Ecologist recommends an informative relating to bats and the condition relating to the protection of nesting birds.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru advises that the site is crossed by a public sewer. It states that if it needs to be diverted this could be addressed outside the planning application but that it would be beneficial to advise the applicant so that discussions can commence.

The Company requests a drainage condition if the Council minded to grant planning permission.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised in the press and by the display of a site notice. Neighbouring occupiers have also been notified.
- 7.3 A 63 signature petition has been received objecting to the application and requesting to speak at at planning committee.
- 7.4 Some 38 representations were initially received objecting to the application. Full details of the representations can be viewed on the application file. In summary, the grounds of objection are as follows:

Detrimental impact on the character and appearance of the Church Road Conservation Area.

The proposed development is not considered to accord with relevant policy guidance including the Cardiff Infill Sites Supplementary Planning Guidance, Cardiff Residential Design Guide and the Church Road Conservation Area

Appraisal.

The development fails to respond to the existing urban grain and fails to preserve or enhance the character or appearance of the Conservation Area.

The proposal constitutes overdevelopment and would be out of scale with its environment.

The proposal is not in character with the area.

Lack of amenity space.

A section of the existing boundary wall is to be removed.

Significant views in and out of the conservation area and along a principal road is not respected.

The development does not maintain common building plot size or subdivision and will involve the removal of the side garden from 71 Church Road, reducing its framing by gardens and landscaping.

The proposal will remove soft landscaping to provide a hard surface driveway and parking for the new property.

The removal of trees/shrubs will negatively affect the character of the street, the continuity of the tree canopy and the framing of 1 Wingfield Road by mature landscaping which comprise the south west boundary of the conservation area.

The proposed garage studio could be used as a self-contained separate dwelling unit. Small independent dwellings of this nature would be inappropriate in an area of Victorian and Edwardian villas.

The proposed parking area and removal of soft landscaping will create a car-dominated frontage and will be detrimental to the street scene and historic built environment.

Adverse effect on tree and nature conservation

The proposed development would adversely impact an existing group designation of a 1975 Tree Preservation Order within the Church Road Conservation Area. Specifically, it will remove trees between the Sycamore (in the garden of 1 Wingfield Road) and a Cedar at 71 Church Road in a manner that will detrimentally affect the tree line and canopy which provides a visible marker to the entrance to the conservation area. Reference is made to supplementary planning guidance which states that significant public views or vistas in the street scene, including between and beyond buildings, which contribute to the character of the area should be respected.

The protected Sycamore in the garden of 1 Wingfield Road and near the boundary with the application site will be adversely affected by the proposed development. A neighbouring occupier has submitted an arboricultural assessment in support of objections to the application on tree grounds.

Detrimental effect on highway safety

The proposed access is located next to a bus stop, close to a well-used pedestrian crossing and on a route to primary and secondary schools in the area. The crossing is at the top of the hill at Llandaff North. Reference is also made to a one way restriction on the Parade and the closure of the vehicular access to Wingfield Road.

Having regard to this context, the proposed access is considered to raise

significant highway and pedestrian safety concerns.

Approaching from Llandaff North, it is of concern that cars will be required to stop within the pedestrian zig-zag lines before turning and that coming from the other direction, cars turning will obscure the view for cars and pedestrians. There is also concern that highway safety would be compromised as a result of traffic associated with the construction of the proposed development.

Some residents have made reference to collisions/accidents in the vicinity of the site.

Detrimental effect on residential amenity.

Loss of light, overlooking and overshadowing of neighbouring properties contrary to advice in supplementary planning guidance. Both the proposed dwelling and garage/studio would adversely impact on the privacy of neighbours resulting in unacceptable overlooking. There would be overshadowing of neighbouring properties including garden areas and loss of sunlight.

The proposed development would be contrary to the provisions of the Human Rights Act (right to peaceful enjoyment of their private and family life).

- 7.5 Neighbours and nearby occupiers have been consulted on amended plans and a further site notice has been displayed. Some 18 further representations objecting to the application have been received.

In summary the objections generally reiterate the concerns submitted in relation to the plans as initially submitted referencing highway safety, impact on the character of the conservation area, the amenity of neighbouring and nearby occupiers, impact on trees/landscaping. A neighbouring occupier has submitted an updated arboricultural assessment in support of tree/ objections.

It is commented that that the original application is now several years old and that material changes will have occurred in the surrounding area and that the time given to comment on the amended application is minimal. It is queried whether this is in line with policy.

There is that the planning process is not considered to be fair, open or transparent. Officer comments have not been uploaded for public consideration. It is queried whether the application remains in line with all relevant statutory and regulatory guidance.

8. ANALYSIS

- 8.1 This planning application relates to land at the side of no. 71 Church Road where permission is sought to demolish an existing garage/outbuilding and construct a detached dwelling together with a detached replacement garage with studio space above, joined to the existing house by a glazed link. A section of the existing brick boundary wall would be removed to facilitate access to the site.

- 8.2 The main planning issues are considered to relate to:
- (i) The effects of the proposed development on the character and appearance of the Church Road Conservation Area, within which the site is located;
 - (ii) The effect on the living conditions of neighbouring occupiers;
 - (iii) Whether the proposed development will provide an acceptable living environment for prospective occupiers;
 - (iv) The acceptability of the proposed parking/access arrangements;
 - (v) The effect on trees and ecology/nature conservation interests.
- 8.3 Design guidance for the assessment of the proposal is provided by Policies EN9: Conservation of the Historic Environment, KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan and the Church Road, Whitchurch, Conservation Area Appraisal.
- 8.4 Policy EN9: Conservation of the Historic Environment advises that within conservation areas, development will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 8.5 Policy KP5 : Good Quality and Sustainable Design states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by (inter alia):*
- (i) responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;*
 - (x) ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.*
- 8.6 Planning Policy Wales (2021, Ed. 11) at paragraph 3.9 states that *'The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.'*
- 8.7 PPW contains the following guidance in respect of development within conservation areas:
- 6.1.15 There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.*
 - 6.1.16 Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.*

- 8.8 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance (SPG): Cardiff Infill Sites (2017).
- 8.9 At paragraph 3.8 the SPG states that: *Infill development needs to be sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatments complement the character of the surroundings.*
- 8.10 At paragraph 3.15 the SPG states that: *The spaces between adjacent buildings often have as much impact on the character of the area as the form of the buildings themselves. Plots must be of sufficient width to accommodate buildings that fit well into the street scene and provide adequate visual separation where appropriate.*
- 8.11 It is considered that the plot is large enough to accommodate an additional dwelling without harming the character or appearance of the conservation area in terms of the established building lines, plot size and the distinctive character created by large landscaped gardens such as this. Although the dwelling will be sited close to the southern boundary, this is not unusual within the area and the building would be appropriately scaled relative to the size of the resulting plot. Its front elevation would be sited approximately 8.0 metres from the back edge of footway and would be partially screened by the retained section of boundary wall. Sufficient distance would be retained between the dwelling and its neighbours to provide adequate visual separation in views from the street.
- 8.12 The appearance of the dwelling has been amended since the application was initially submitted for determination. In its revised form, the proposed building would reflect the form, detailing and materials which characterise the conservation area. Such details include the use of tall brick chimneys, steeply pitched gables and slate roofs, vertically emphasised fenestration, stone bay windows, use of hanging tiles and red brick paired with white render. Further architectural drawings will be required in order to ensure that the building is appropriately high quality in execution. Conditions are proposed to address this matter.
- 8.13 The new garage and glazed link to number 71 will be positioned well back into the site and will not be prominent within the conservation area. A condition is recommended to require approval of the materials and architectural detailing for this element to ensure that it is a sympathetic addition. With regard to the proposed opening in the boundary wall, it is proposed to form new piers with reclaimed bricks. The agent has clarified that a disc cutter will be utilised for the opening and the reclaimed bricks utilised to build the new piers. Notwithstanding this clarification, a condition is recommended requiring the submission of details to show how the wall will be altered and to describe the methodology and materials to be used in making good.
- 8.14 The impact of the proposed development on trees/landscape is a further important material consideration in the assessment of the application as trees contribute to the character of the Conservation Area. The proposals necessitate the removal of a Bay prominently located towards the front of the site and a Laurel also located towards the front of the site near the boundary with no 1. Wingfield Road. The trees

have been graded B (moderate quality) and C (low quality) in the applicant's Arboricultural Survey and Impact Assessment. Some work to other trees on the site are also recommended. Prominent Cedar trees located near the existing driveway are retained. As initially submitted, the proposed vehicular access was positioned directly next to the northern site boundary of 1 Wingfield Road. Amended layout plan has moved the access further north within the plot, and therefore further away from a mature protected Sycamore tree within the neighbour's garden.

- 8.15 A landscape scheme proposes 2no.new trees along the site frontage in mitigation (comprising 1no.Cotoneaster and 1no.Ilex aquifolium) in mitigation together with other shrub planting.
- 8.16 The Tree Officer has considered the application and is aware of the representations received from residents on tree grounds. Having regard to the amended plans which include the relocation of the access and the retention of a soft landscaped bed between the access and the neighbour's boundary wall, the Officer raises no objections to the application subject to appropriate planning condition. With regard to tree planting in mitigation for the removal of trees, the Officer advises that a proposed tree removed from the most recent iteration of the landscape plan should be reinstated within the retained vegetated soil between the proposed access and the neighbour's boundary wall, but planted at smaller size to avoid excessive excavation within the root protection area of the Sycamore tree.
- 8.17 On balance, having regard to the proposed dwelling's amended design and revised access and subject to the recommended conditions it is considered that the scheme would reasonably preserve the character of the conservation area.
- 8.18 The Infill Sites SPG advises at paragraph 4.5 that *'Houses and ground floor flats that will serve as family accommodation should include enclosed and secure private amenity areas. Such amenity areas should measure at least 10.5m in depth or 50sq.metres overall but generally reflect that which is characteristic of the surrounding area'*.
The subdivision of the plot provides a rear garden of approximately 120 sq metres for the proposed dwelling and the retention of at least 250 sq metres of rear garden for the existing house.
- 8.19 With regard to the effect on the living conditions of neighbouring occupiers, the main impact of the proposed development would be no 1.Wingfield Road which adjoins the application site to the south, the existing house at no.71 Church Road and neighbouring properties in Bishop's Road.
- 8.20 The Council's Infill Sites SPG advises that a minimum of 21.0 metres should be maintained between principal habitable room windows to ensure adequate privacy for the occupiers of proposed buildings as well as for neighbouring properties. The SPG also advises that the minimum overlooking distance from habitable room windows to a garden area of a separate dwelling should be 10.5 metres. Having regard to the siting and orientation of the proposed dwelling, the application is considered to satisfy this guidance. The amended plans have sought to mitigate overlooking concerns by deleting a large dormer roof extension initially proposed

on the rear roof plane and replacing this with a number of high level roof lights. At first floor level, the nearest window in the rear elevation of the proposed dwelling to the boundary with no 1. Wingfield Road now serves a dressing room and is conditioned to be obscurely glazed as are upper floor windows on both side elevations of the dwelling. Whilst oblique views across neighbouring gardens may be possible, a degree of mutual overlooking between neighbouring two storey dwellings is an inevitable feature of suburban living.

8.21 The south elevation of the proposed dwelling will be sited between approximately 2.2 metres and 4.6 metres from the northern boundary of the neighbouring property at no 1. Wingfield Road. A single storey element initially proposed directly next to the boundary with the neighbour's garden has been deleted from the scheme. Having regard to the relative siting of the proposed dwelling in relation to this neighbouring property and to the other neighbours, it is not considered that the proposed development would impact unacceptably on light to habitable rooms having regard to the Council's guidelines on this matter or be likely to 'overbear' and dominate the neighbours' outlook to such an extent that the application should be refused for this reason.

8.22 With regard to matters relating to transportation and highway safety, the application has been considered by the Operational Manager, Transportation (refer paragraph 5.1). The officer notes that the proposed dwelling is located in a highly sustainable location in transport terms, providing readily available access to frequent public transport options and local shopping/services. He is satisfied that car and cycle parking can be provided for both the proposed and existing dwelling in accordance with the Council's adopted Managing Transport Impacts (Incorporating Parking Standards) SPG.

8.23 The Officer notes the objections received from local residents as follows:

i) The new access is too close to the existing crossing and bus stops, leading to safety concerns for pedestrians;

ii) Cars will be turning into the new drive from the zig-zags of the crossing, leading to safety concerns for pedestrians and vehicles;

iii) Visibility to/from the new entrance is restricted and/or obscured by the brow of the hill, leading to safety concerns for pedestrians;

vi) Increased congestion locally at the entrance and on the wider network.

8.24 In response to these concerns, the Officer advises that the visibility splays for vehicles leaving the site have been assessed and are within guidelines, both vertically and horizontally, for the circumstances and speed limit of the adjacent road. The Officer states that the presence of a crossing is considered to make drivers more attentive to their surroundings and generally results in lower vehicle speeds. He confirms that he is not aware of any instances where the proximity of a drive to a crossing or bus stop has been recorded as a contributory factor in a collision.

- 8.25 In respect of the proximity of the bus stops to the proposed access, the Officer points out that the arrangement is not unusual and that there are a significant number of similar examples throughout Cardiff referring to one on Station Road/Heol Don approximately 200m to the north. The Officer comments that the proximity of the access to, or even from/within the zig-zigs, is not uncommon and confirms that no offence is committed by a driver waiting for a gap in traffic to make a turn.
- 8.26 In respect of the concerns submitted in relation to increased traffic congestion, the Officer advises that the traffic generated by a single dwelling with 2 parking spaces will be imperceptible amounting to a fraction of a percent of the daily traffic on the local network.
- 8.27 In conclusion, the Officer advises that the proposed access is considered acceptable on highway safety grounds and raises no objections subject to appropriate conditions.
- 8.28 The Council Ecologist considered the application and has raised no objections on nature conservation grounds.
- 8.29 With regard to comments received concerning procedural aspects relating to the determination of the application, following the initial notification of neighbouring occupiers, residents have been notified of amended plans/additional details on two further occasions giving opportunity to comment. Site notices have been displayed on two occasions. Although the application was submitted in 2018, it is being assessed in relation to extant planning policy guidance. Final representations received from Council officers are referenced in the Committee report.
- 8.30 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and planning permission is recommended subject to the attached conditions.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

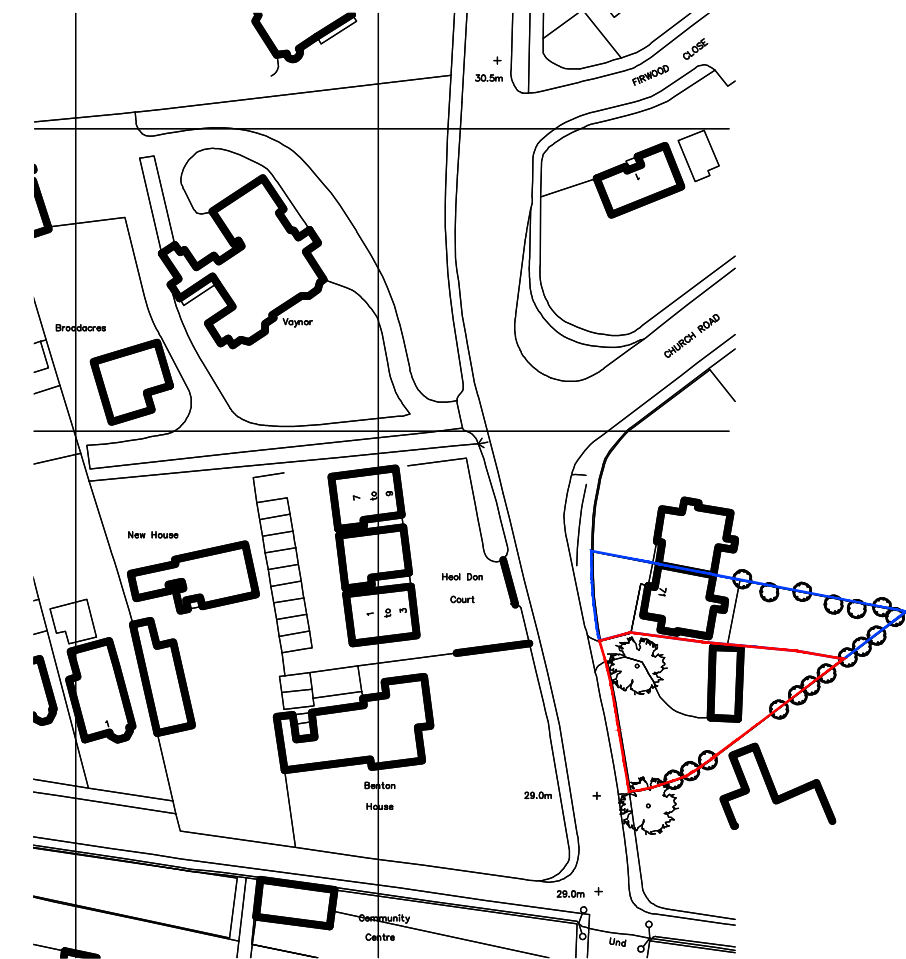
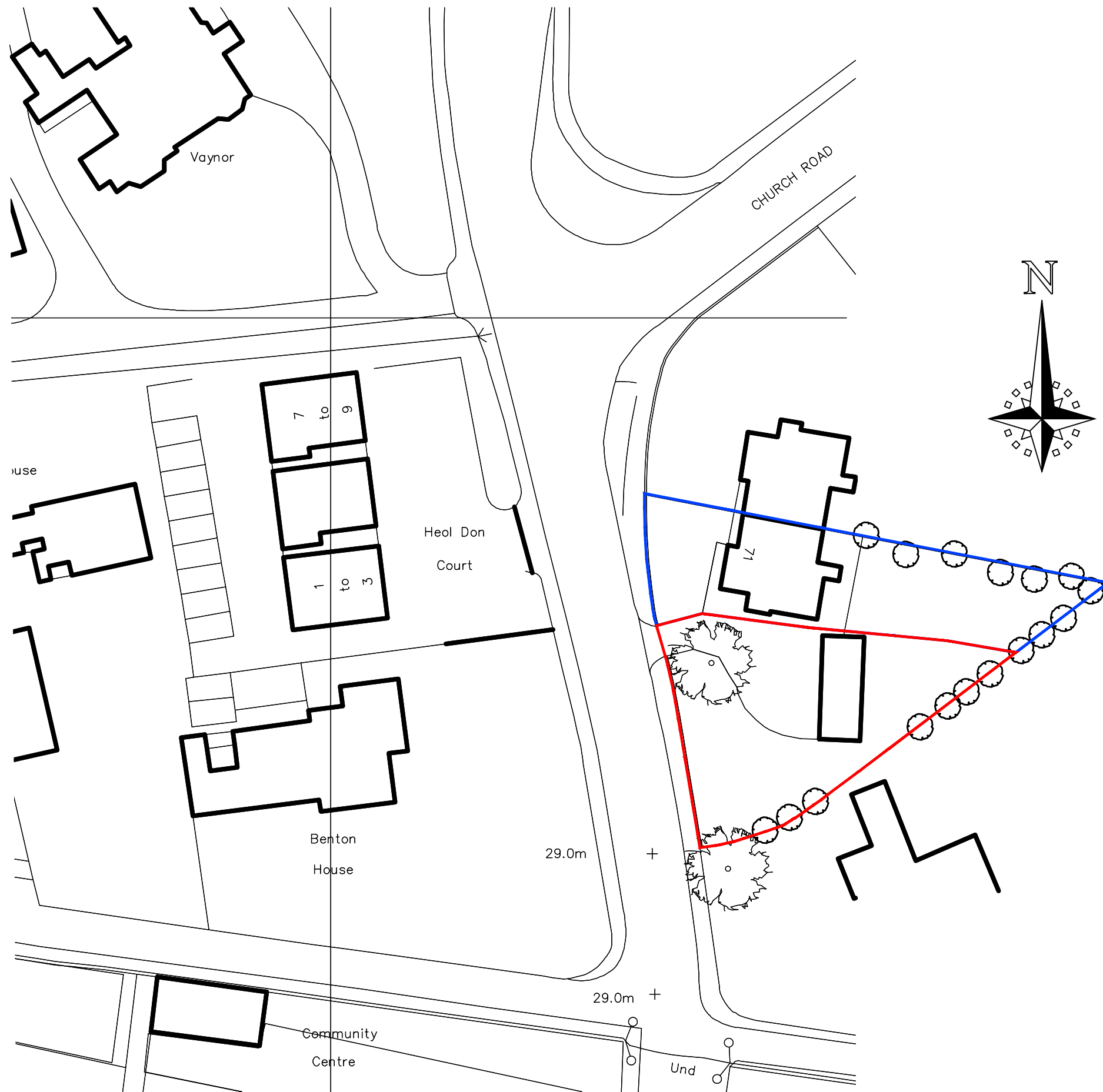
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in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

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

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

9.4 *Environment (Wales) Act 2016*

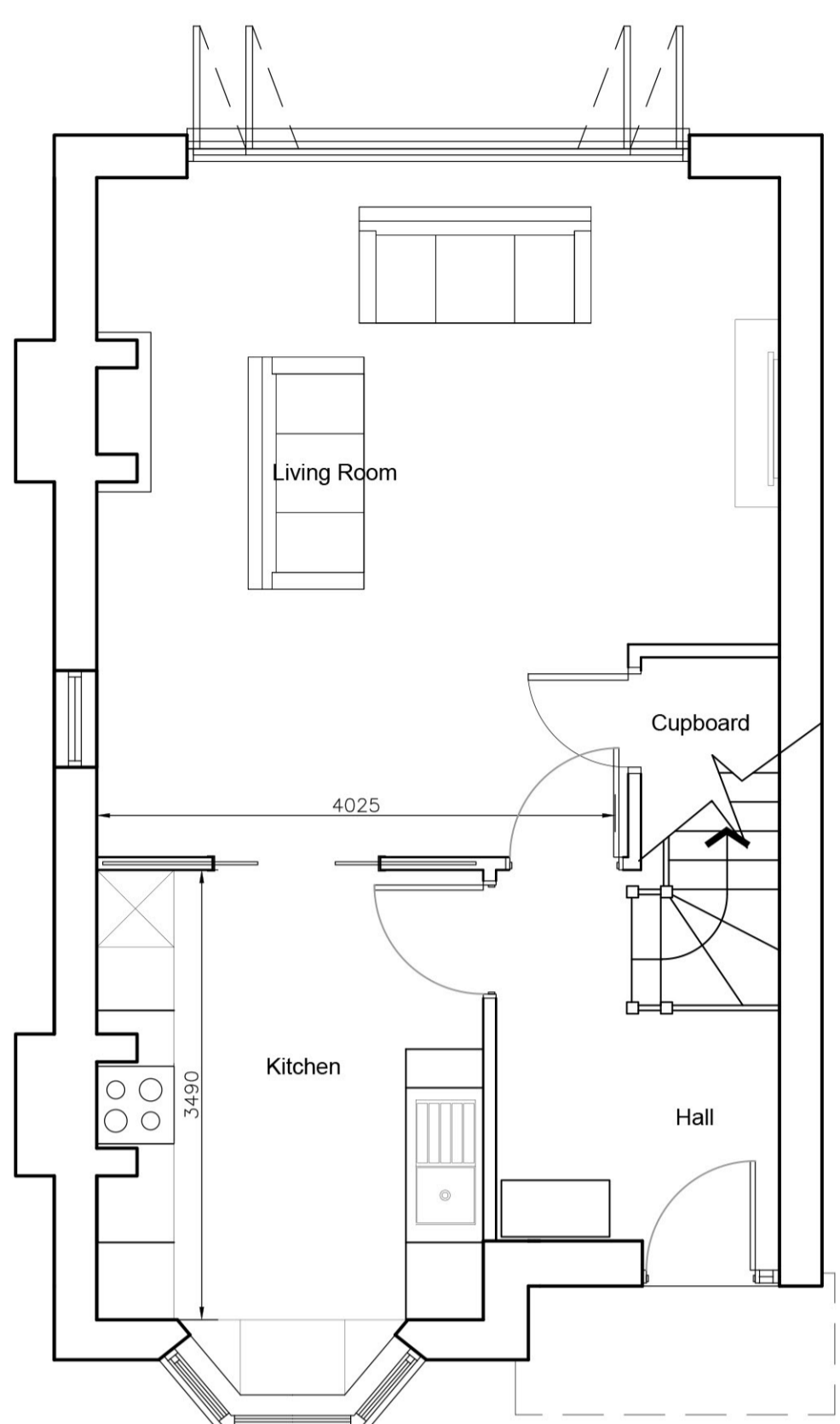
The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications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



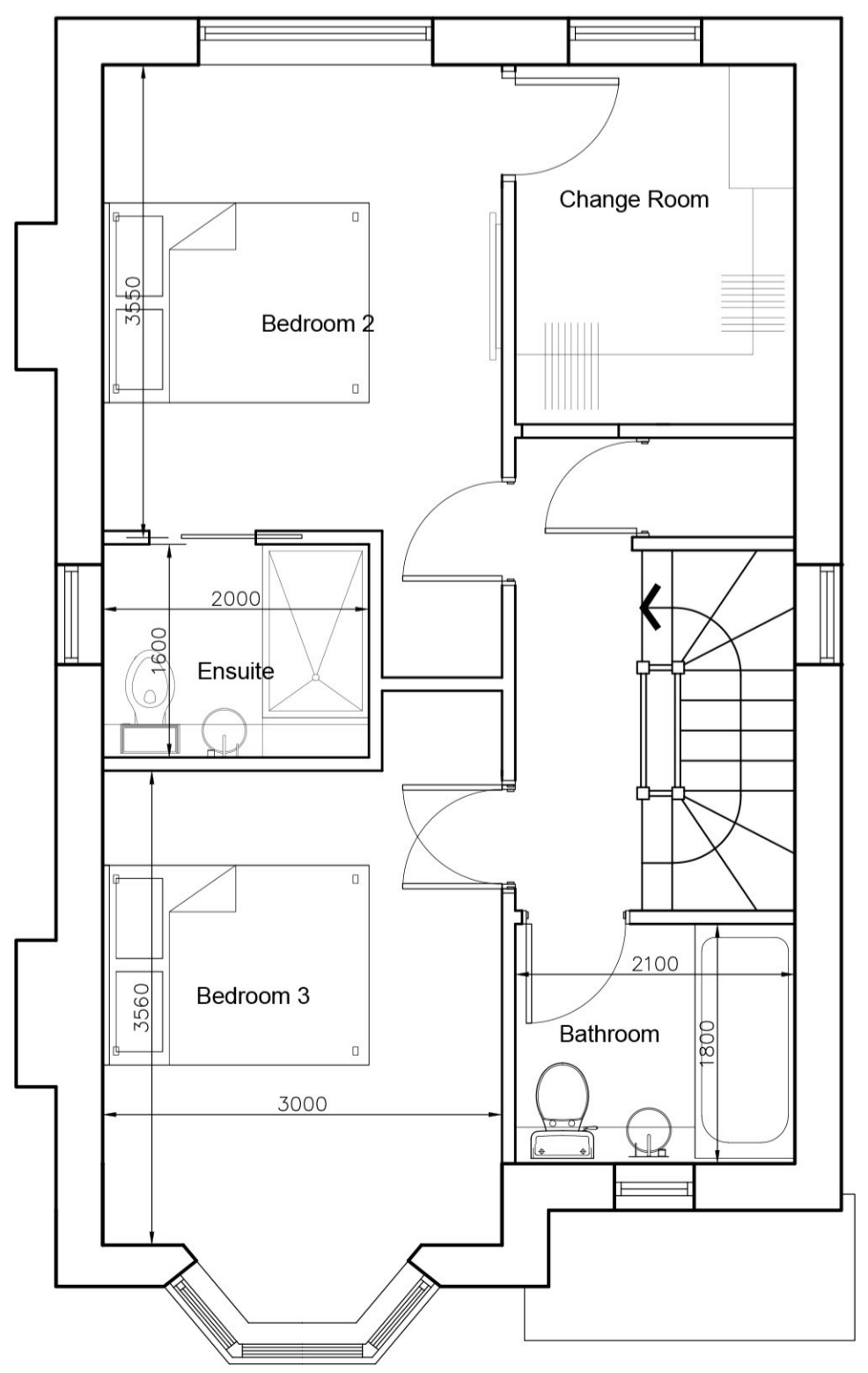
Site Plan 1:1250

Site Plan 1:500

71 Church Rd. Whitchurch Existing Site Plan Dr Martin Andrew		Job No. 17_034 Dwg No. AL(90)01	Rev.
Title Site Plan			
Date 27.02.15	Drawn SJD	Scale 1:100 @ A1 & 200 A3	
		Architects · Town planners Environmental & Urban design	
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		www.cjarchitects.co.uk tel: 029 20452100	



Ground Floor



1st Floor

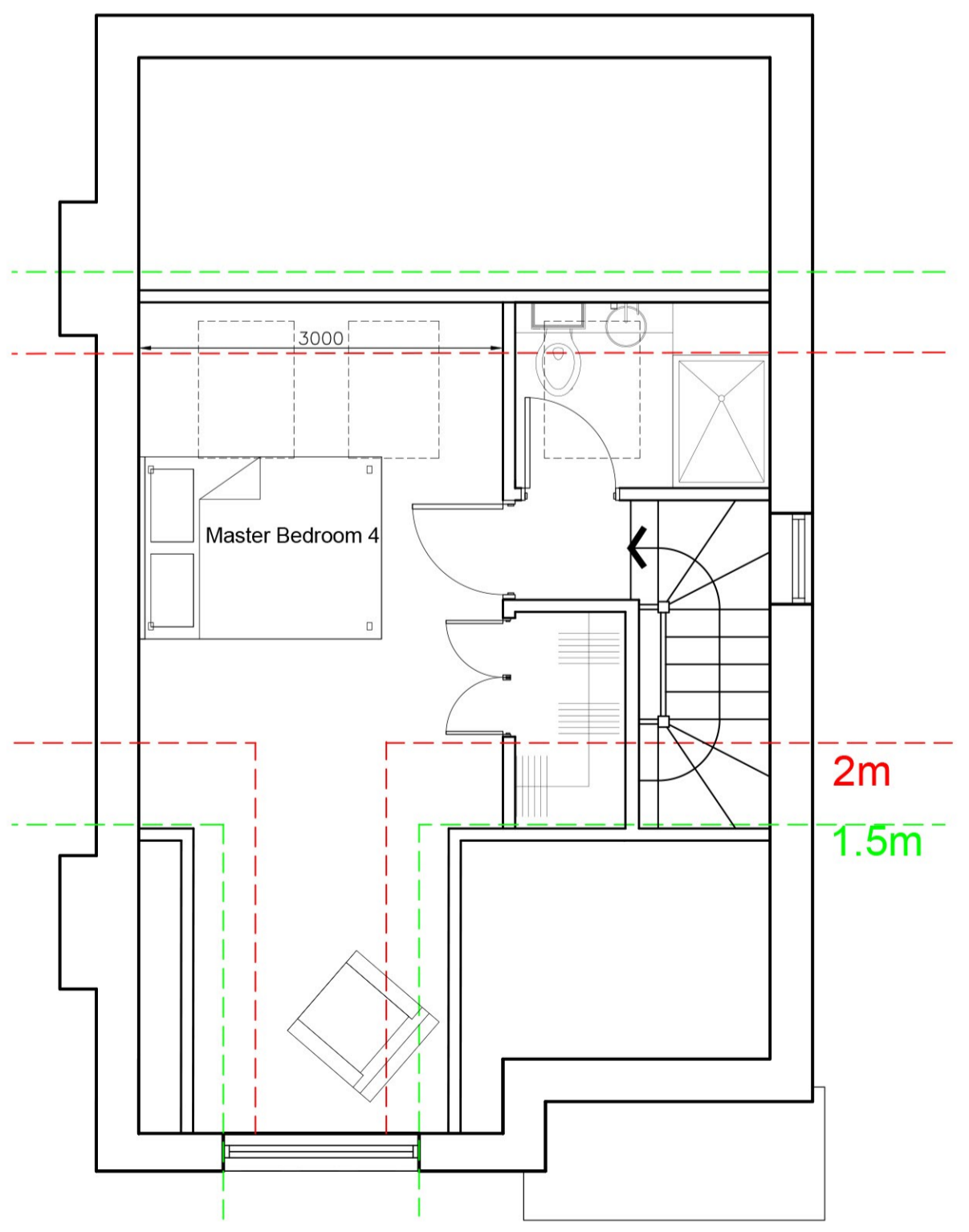
- External Materials
- 1: Slate Roof
 - 2: Hanging Tile
 - 3: Cast - Stone Head
 - 4: UPVC Sash Windows
 - 5: Cast - Stone Cill
 - 6: Render
 - 7: Vertical Facing Brickwork Band with String Course Above
 - 8: Facing Brickwork
 - 9: Facing Brickwork Feature Plinth
 - 10: Conservation Roof Lights



Front Elevation



Side Elevation



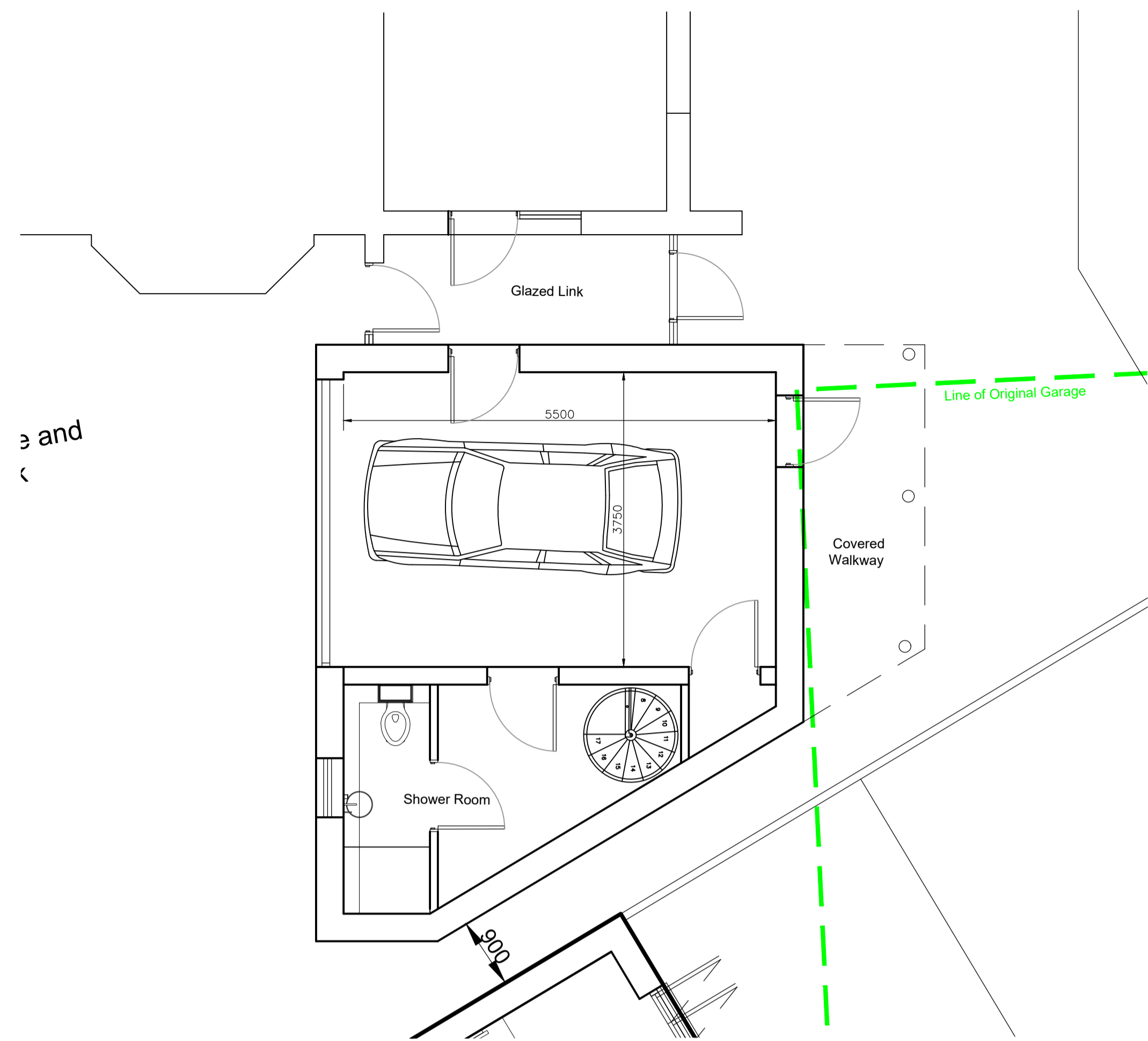
Attic Floor



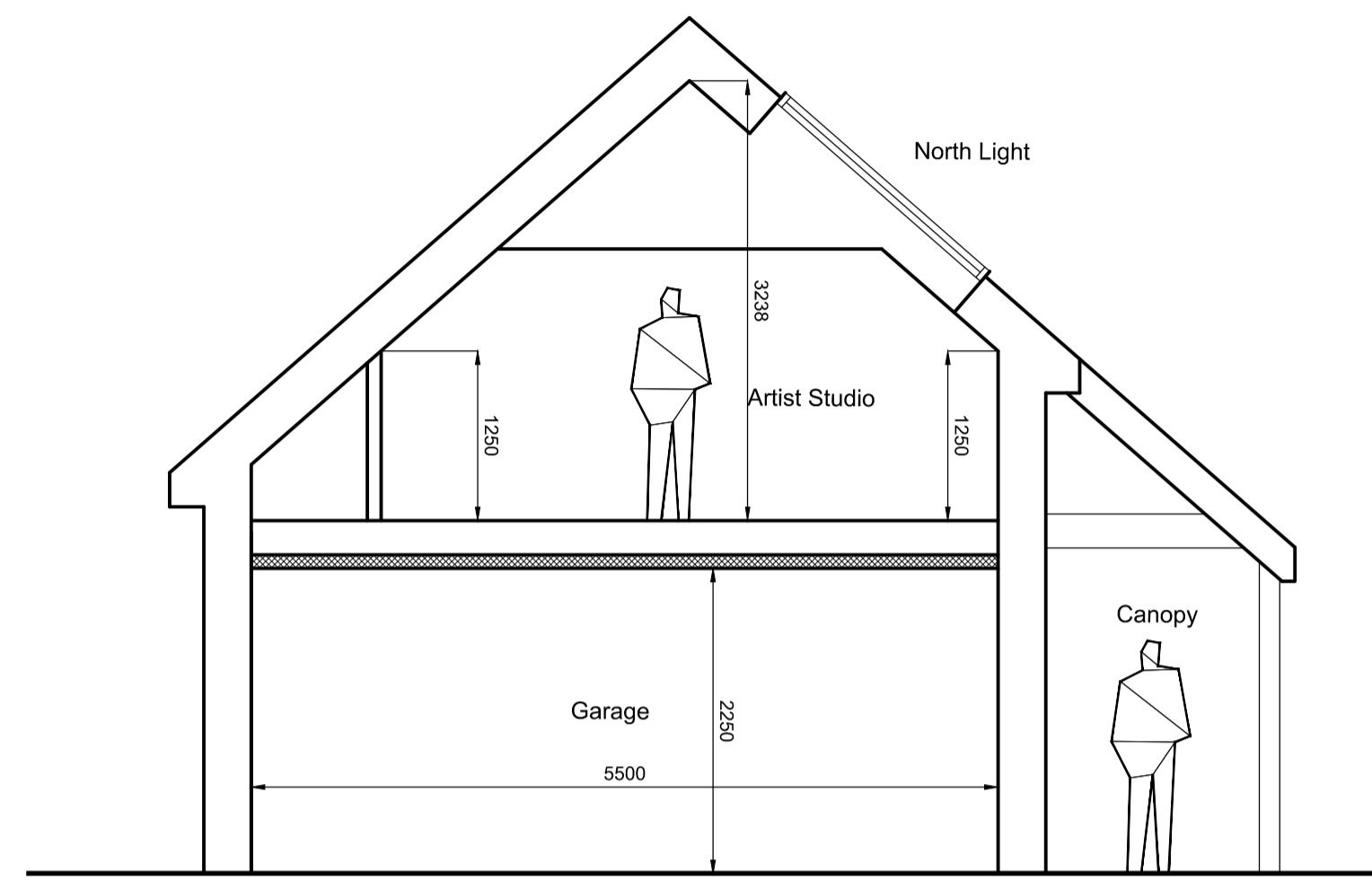
Rear Elevation



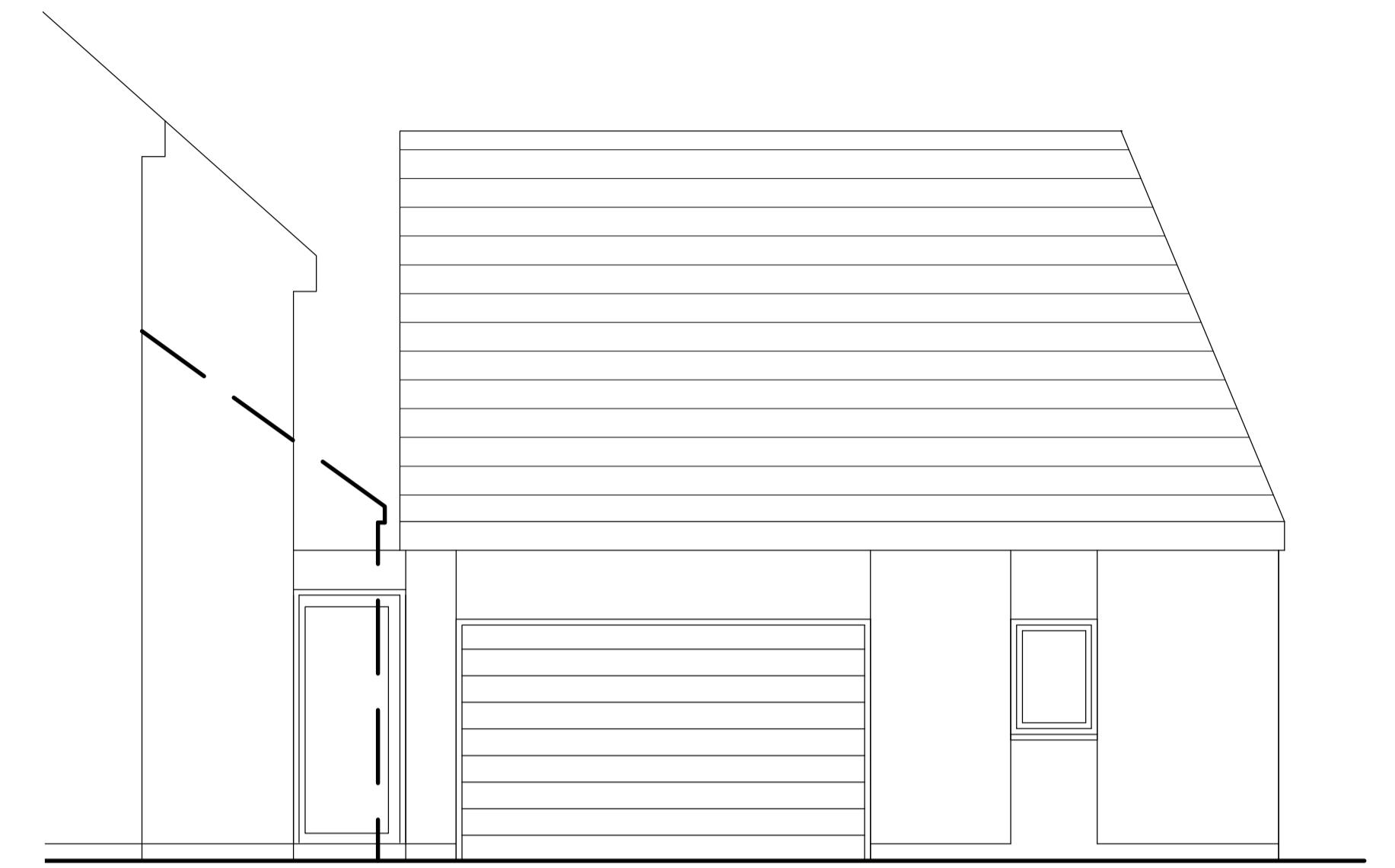
Side Elevation



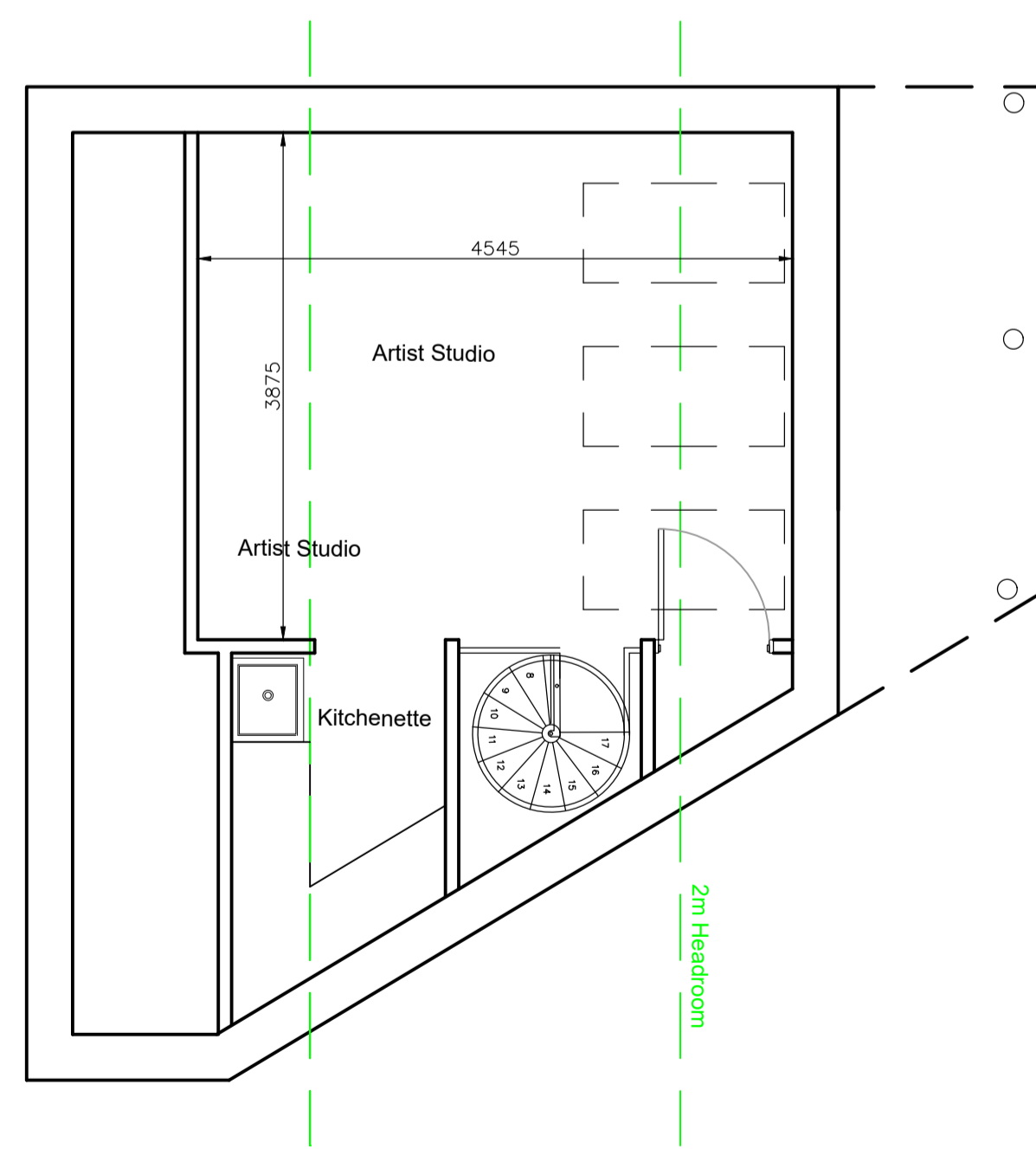
Ground Floor



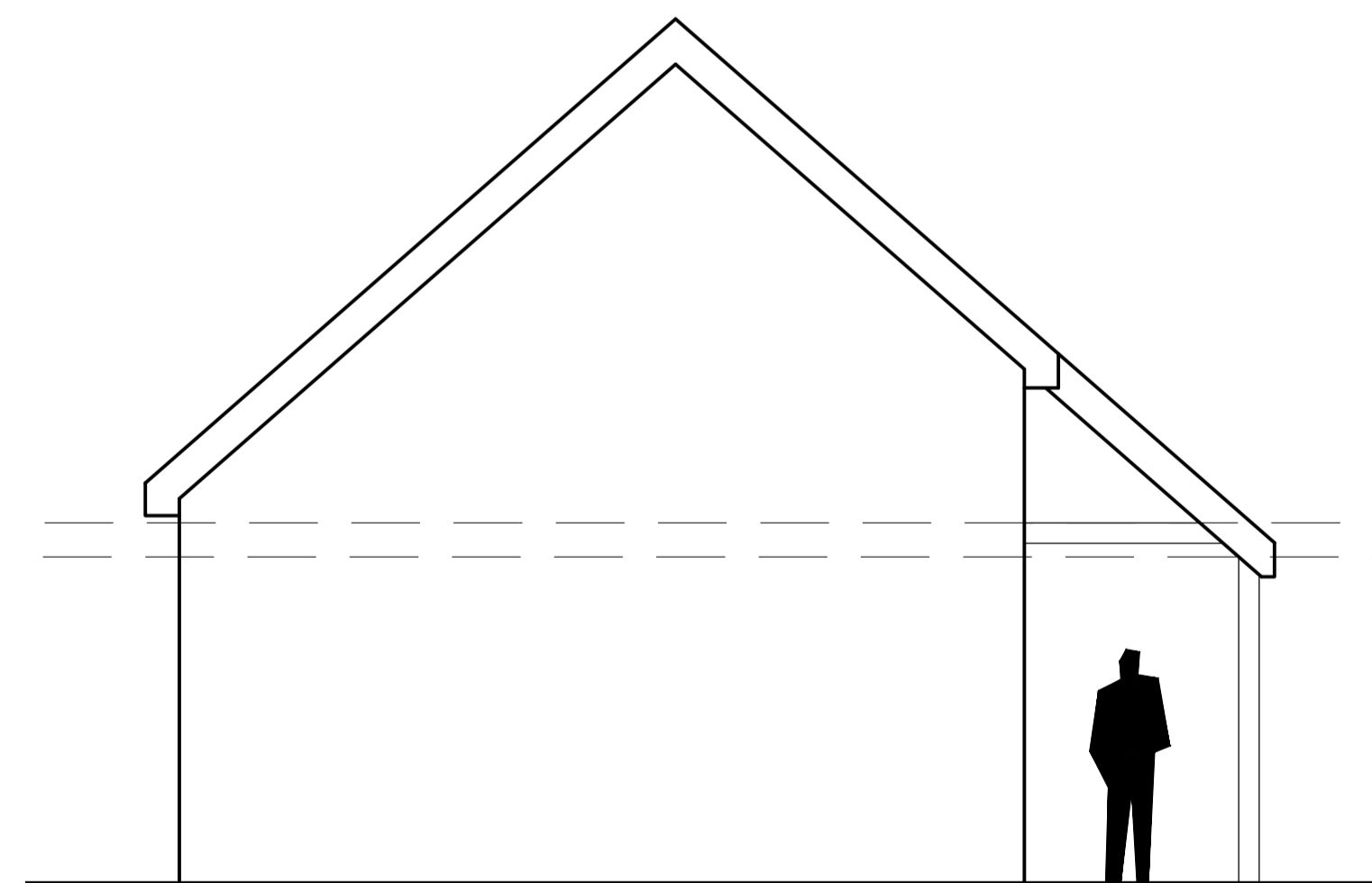
Section A-A



Front Elevation



1st Floor



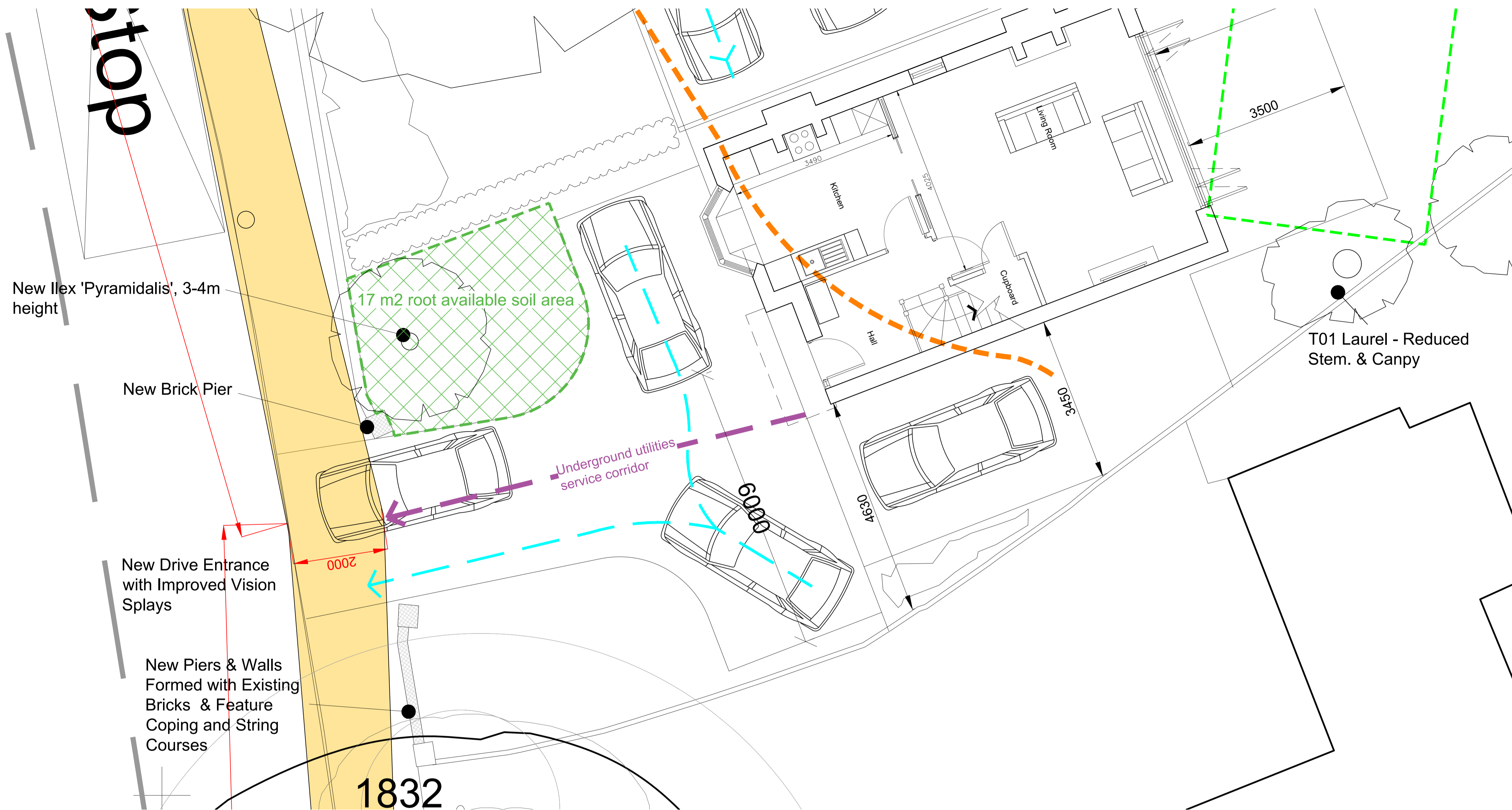
Side Elevation



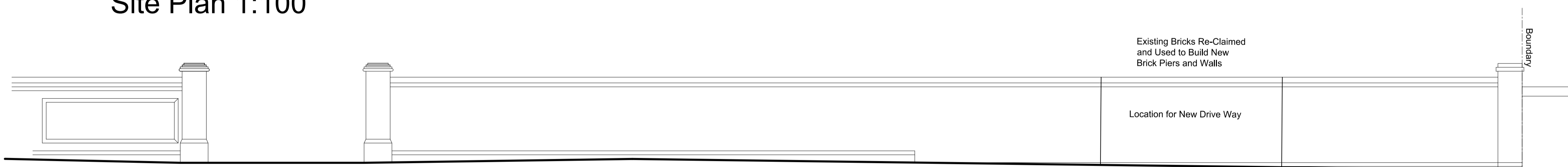
Rear Elevation

71 Church Rd, Whitchurch		Job No.	15_034
Proposed New Garage/Studio		Dwg No.	AL(01)03
Dr Martin Andrew		Rev.	
Title: Proposed Plans and Elevations			
Date: 27.02.15	Drawn: SJD	Scale: 1:50 @ A1 & 100 @ A3	
		Architects - Town planners Environmental & Urban design	
Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0LW.		www.c-jarchitects.co.uk tel: 01222 346521/01	

Date	Drawn	Check	Description	Rev.
16/12/2019	WS	---	Drawings amended and bay shown.	A
21/07/2020	WS	---	Ground floor areas removed, dwelling moved 500mm off boundary, driveway and landscaping amended.	B
08.03.22	---	---	New opening to existing boundary wall moved	C
01.04.22	---	---	Landscaping updated in line with AL0001 rev.L.	D



Site Plan 1:100

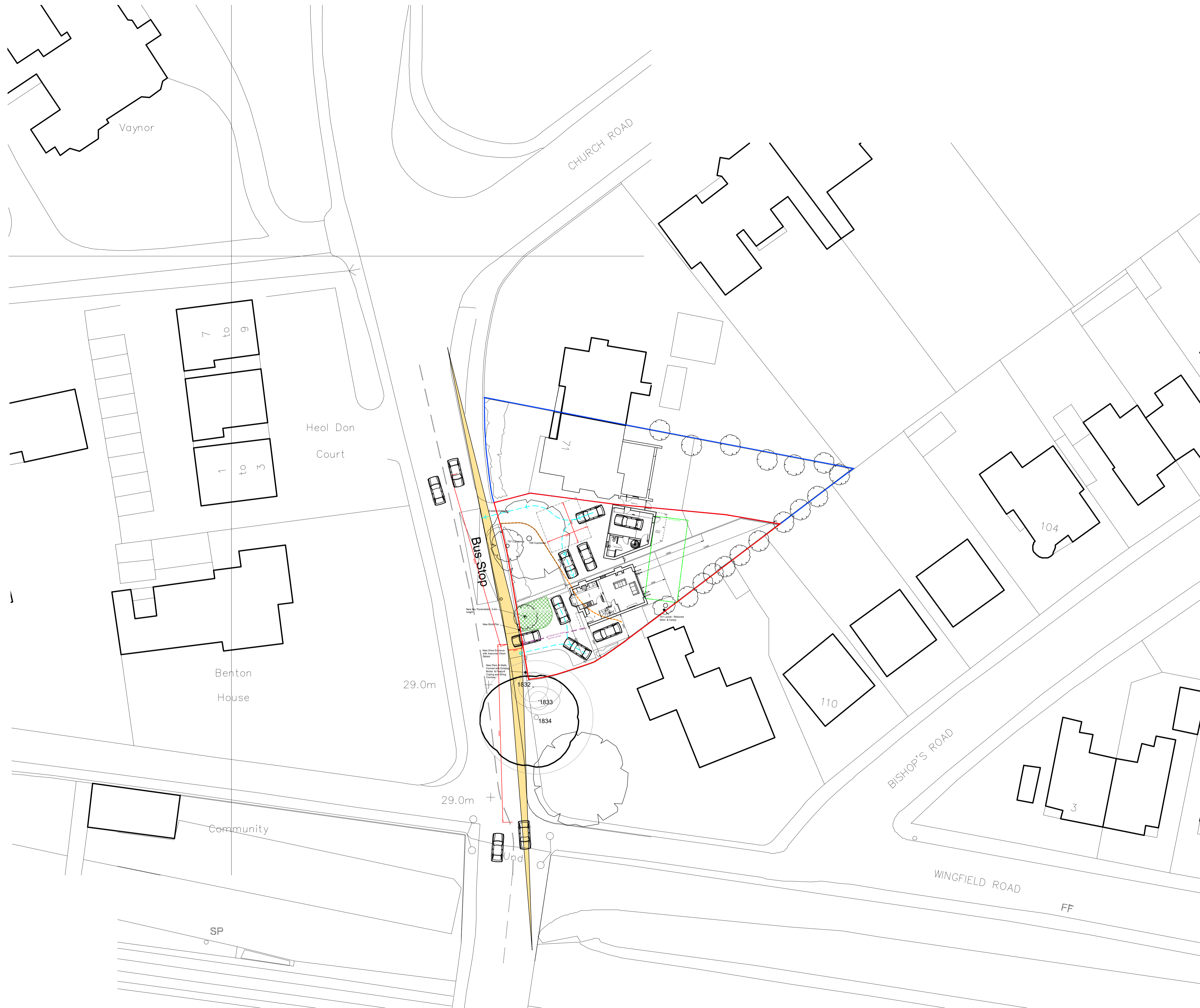


Existing Boundary Wall 1:50



Proposed Boundary Wall 1:50

71 Church Rd, Whitchurch		Job No.	17_034
Proposed New Dwelling		Dwg No.	AL(01)04
Dr Martin Andrew		Rev.	D
Title			
Boundary Wall Details			
Date	Drawn	Scale	
12/12/18	SJD	1:100 & 50 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0PL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452100</small>	



71 Church Rd, Whitchurch		Job No.	17_034
Proposed New Dwelling		Dwg No.	AL(01)07
Dr Martin Andrew		Rev.	B
Proposed Context Plan			
Date	Drawn	Scale	
26.01.21	WS	1:500 @ A3, 1:250 @ A1	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0NL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452101</small>	

Implementation

1.0 GENERALLY

All work must be carried out in accordance with good horticultural practice and to the satisfaction of the supervising Landscape Architect.

1.1 SITE CLEARANCE (areas to be planted)

Reference should be made to the Arboricultural Impact Assessment. Where the site has not been wholly cleared, the Contractor shall cut, rake up and remove from areas to be planted all surface vegetation excepting those existing plants to be retained as shown on the drawings. Roots within planting areas outside of Root Protection Areas and buffer zones shall be grubbed up. The Contractor is to allow for the removal from Site of all rubbish, stones and weed growth.

1.2 EARTH FILL AND GRADING

When this is to form part of the works, the Contractor must firstly strip all site topsoil from the area to be filled or graded, making sure that all the existing vegetation and stones over 50mm have been removed and carted off site. Store the topsoil in uncompacted heaps not over 1.25m in height, taking care that it is not mixed with subsoil or deleterious material.

1.3 SUBSOILING AND TOPSOILING

Soil profiles for areas of new planting:

- Grass: 150mm depth topsoil over 150mm depth subsoil
- Shrubs and Hedges: 300mm depth topsoil over 300mm depth subsoil
- Trees: 300mm depth topsoil over 600mm depth subsoil
- Root Protection Areas: undisturbed

Any levels to be made up beneath topsoil depths shall be made up by using sub-soil fill. Topsoil and sub-soil shall each be deposited in separate spoil heaps. Deposited material shall be evenly consolidated, and lumps broken up. A suitable period is, if possible, to be permitted to elapse subsequent to soil being placed to allow for major settlement prior to finishing, grading, grassing and planting.

1.4 TIMING OF PLANTING

All tree and shrub planting, including containerised stock, shall be carried out between November and March but not during periods of frost, drought or cold drying winds. Planting to take place in first planting season after building and infrastructure works are completed.

1.5 PROTECTION OF SUPPLIED PLANTS

Plants shall be protected from root exposure and desiccation at all times, bare roots shall be heeled in properly and protected during the planting operation. Containerised plants shall be adequately watered whilst awaiting planting. Seeds shall be protected from harmful temperature/moisture fluctuations and vermin.

1.6 TREE SUPPLY, HANDLING AND PLANTING

Shall be accordance with BS8545:2014 (Trees: from nursery to independence in the landscape - recommendations). Staking (low-level) only required for standards and larger sizes. All ties to be biodegradable. Native trees and shrubs to be of local provenance.

1.7 SHRUB CULTIVATION, PREPARATION AND PLANTING.

The whole of the areas to be shrub planted outside of Root Protection Areas, are to be thoroughly cultivated to a fine tilth by hand or machine, where appropriate and broken up to not less than 300mm deep and thoroughly cleared of all extraneous matter. Fill depressions in ground surface with topsoil and lightly compact in 150mm layers until surface is level with surface of surrounding ground. Prior to planting, fork in a 50mm layer of composted bark, composted garden waste or mushroom compost. Bring the soil to an even tilth and necessary firmness. Dig holes to adequate size and depth to take rootball or root system. Pit diameter should exceed root spread by 300mm). Notch planting must be used within Root Protection Areas. Make sure that the root system is not damaged in any way and that the plant is at the same depth as it was at the nursery. Backfill is to be well worked in around the roots and properly firmed in.

1.8 SEEDING

The Contractor shall carry out seeding and maintenance of seeded areas in accordance with the seed supplier's guidance. Areas for seeding/turfing should be on firmed but not compacted topsoil of minimum 150mm depth that has been broken up to full depth (except within in Root Protection Areas). The surface should be reduced to a fine tilth and areas to be seeded/turfed should be free of weeds. Surface stones exceeding 10mm should be removed prior to seeding/turfing.

1.9 WATERING

At the time of planting and at such times as directed, all plants shall be thoroughly watered. Thoroughly water all plants immediately after planting but prior to mulching. Water as required to ensure establishment.

1.10 BARK MULCH

After planting spread bark mulch to a depth of 75mm over all tree and shrub and herbaceous planted areas. Medium grade bark mulch particle size 10-40mm, wood content <20%. Dust and fines minimum, durability 1-2 years, FSC certified, free from pests disease fungus weeds or any contaminant that is hazardous to human or animal life or detrimental for plant growth.

Aftercare

2.0 TREES

Newly planted specimen trees will be inspected monthly to check condition. Any tree stakes will be checked, and ties adjusted if required.

Pruning dead, dying or diseased wood : In accordance with good horticultural and arboricultural practice and with reference to BS3998:2010 Tree Works.

- Removing branches: Do not damage or tear the stem or bark.
- Wounds: Keep as small as possible and cut cleanly back to sound wood.
- Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. Use sharp clean tools.

Where individual trees have died these will be replaced with similar species and size trees during the next planting available season.

Maintain levels of mulch material required to suppress weed growth at a depth of 75mm (25mm over rootballs), if necessary, topping up levels on an annual basis.

Weeds to be removed by hand.

Once the specimen trees have become sufficiently established and self-supporting, any tree stakes will be removed.

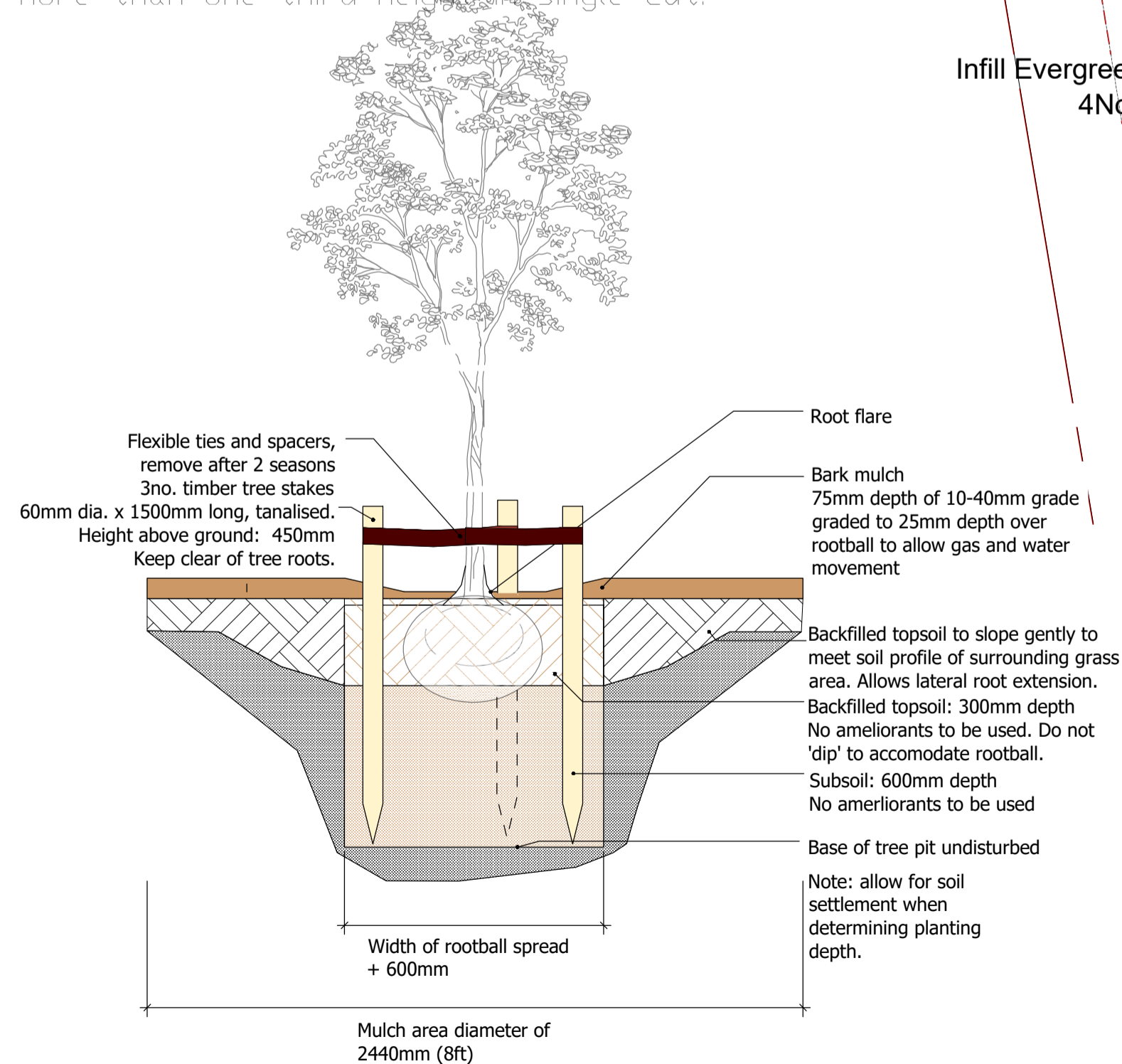
2.1 SHRUBS

Newly planted shrubs will be inspected monthly to check condition. Where individual shrubs have died these will be replaced with similar species and size shrubs during the next planting available season. Dead, dying and diseased wood to be removed as above.

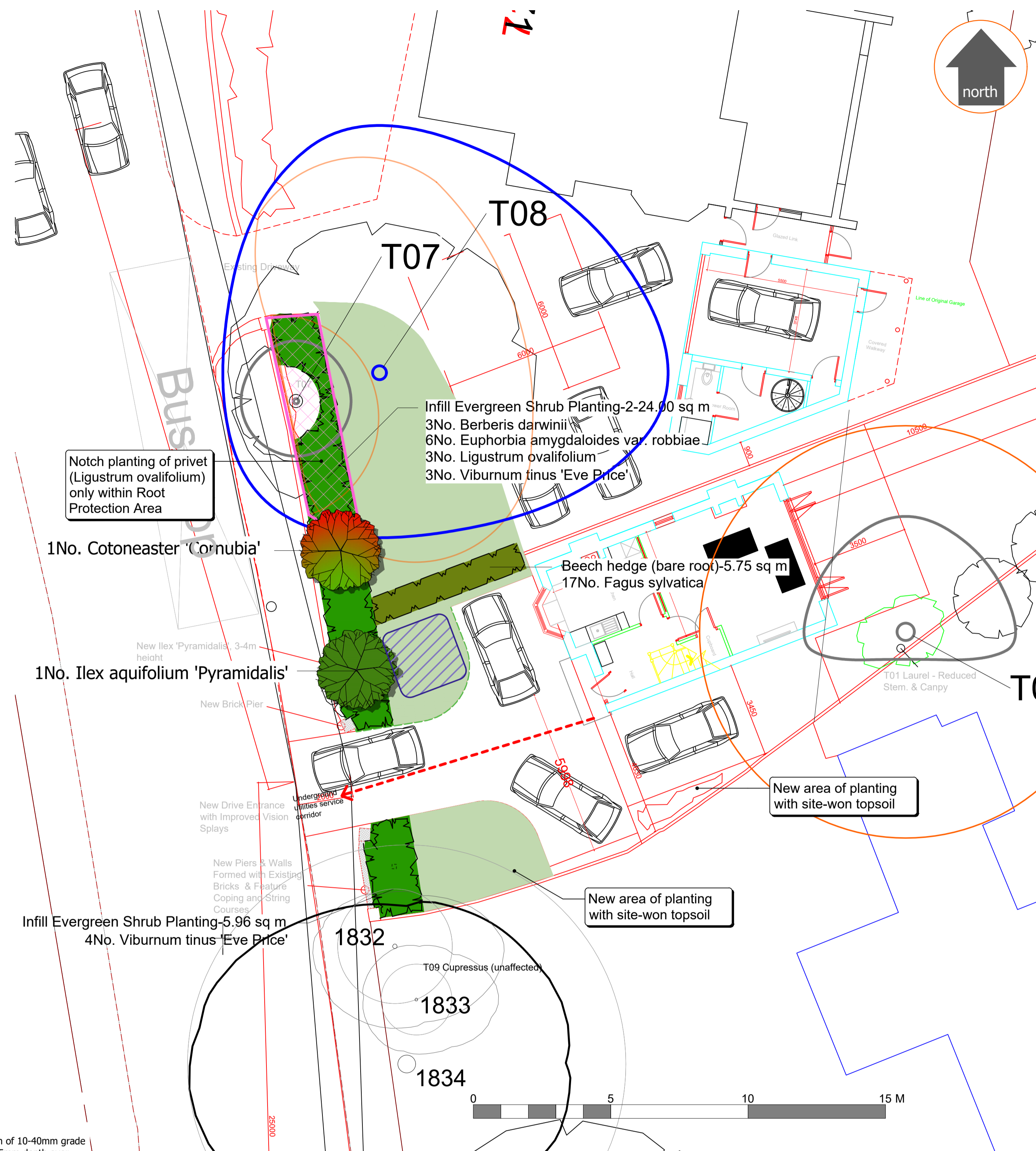
Maintain levels of mulch material required to suppress weed growth at a depth of 75mm (25mm over rootballs), if necessary, topping up levels on an annual basis. Weeds to be removed by hand.

2.2 LAWN AREAS

Minimise usage during first growing season
First cut: to 70mm height, do not remove more than one third height in single cut.
Subsequent cuts: to 20-40mm height, do not remove more than one third height in single cut.



Tree Pit Detail: triple staking



Tree Schedule

ID	Latin Name	Scheduled Size	Quantity
Co-Cor	Cotoneaster 'Cornubia'	Extra Heavy Standard, RB	2
Li-Py	Ilex aquifolium 'Pyramidalis'	Extra Heavy Standard, C 90L	1

Hedge Schedule

ID	Latin Name	Scheduled Size	Quantity
Fa-sy	Fagus sylvatica	60-80cm, 1+1 transplant, bare root	32
			0

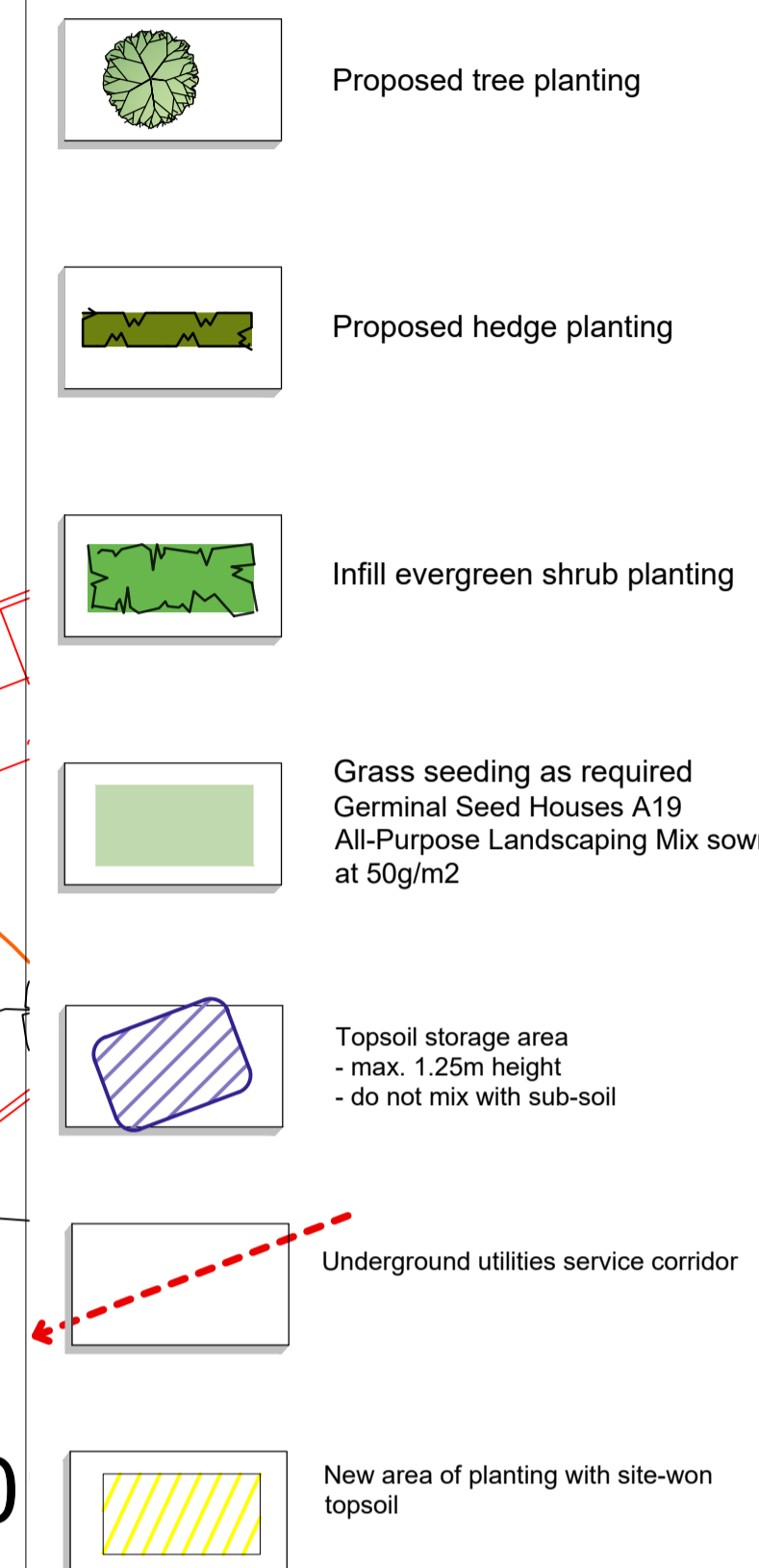
Shrub Schedule

ID	Latin Name	Scheduled Size	Quantity
Ber-d	Berberis darwinii	5L	3
Eu-rob	Euphorbia amygdaloides var. robbiae	3L	17
Li-ov	Ligustrum ovalifolium	60-80cm, 1+1 transplant, bare root	3
Vi-EvPr	Viburnum tinus 'Eve Price'	5L	9
			0

notes:

- All dimensions to be checked and confirmed onsite prior to any works.
- Do not scale off this drawing.
- Any errors, omissions or discrepancies are to be brought to the attention of Lingard Farrow Styles immediately.

key:



lingard-farrow-styles
landscape architects - urban designers / environmental consultants

-	10/11/20	first issue
A	16/12/20	updated
B	05/03/21	updated
C	17/12/21	updated
D	01/04/22	updated

tel: 0333 4561132 fax: 01743 243602
email: info@lingardstyles.co.uk
9 College Hill, Shrewsbury Shropshire. SY1 1LZ
The Studio, Farm Lodge, Leighton, Welshpool, Powys. SY21 8HJ

client / project:

Dr Martin Andrew
Proposed New Dwelling
71 Church Rd, Whitchurch
Cardiff

title:

Landscape Scheme

dwg. no: 2956-002 rev: D scale: 1:100 @ A1 draw: tm chkd by: ps

DO NOT SCALE FROM DRAWING. © DRAWING IS COPYRIGHT



Front Elevation

Original - AL(01)02

- External Materials
- 1: Slate Roof
 - 2: Hanging Tile
 - 3: Cast - Stone Head
 - 4: UPVC Sash Windows
 - 5: Cast - Stone Cill
 - 6: Render
 - 7: Vertical Facing Brickwork Band with String Course Above
 - 8: Facing Brickwork
 - 9: Facing Brickwork Feature Plinth
 - 10: Conservation Roof Lights



Front Elevation

Current - AL(01)02 rev. C



Rear Elevation

Original - AL(01)02



Rear Elevation

Current - AL(01)02 rev. C

71 Church Rd, Whitechurch		Job No.	17_034
Proposed New Dwelling		Dwg No.	AL(01)06
Dr Martin Andrew		Rev.	A
Title: Front and Rear Elevations Comparison			
Date	Drawn	Scale	
25.01.21	WS	1:50 @ A1 & 100 @ A3	

Architects · Town planners
Environmental & Urban design

Unit 1A, Copsey Business Park, Pacific Road, Corsham, Wiltshire, SN13 9JL. www.jardines.co.uk Tel: 01299 296270

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COMMITTEE DATE: 15/06/2022

APPLICATION No. 21/02883/MJR APPLICATION DATE: 13/12/2021

ED: **BUTETOWN**

APP TYPE: Full Planning Permission

APPLICANT: Rightacres Property Company Ltd

LOCATION: PHASE 2, PLOT 1, CENTRAL QUAY AT FORMER BREWERY
SITE, CRAWSHAY STREET, BUTETOWN, CARDIFF

PROPOSAL: Full planning application for a mixed-use building providing commercial uses at ground floor/mezzanine level (use classes A1/A2/A3/B1/D1/D2) and residential development above (Use Class C3), landscaping including a new public square (Chimney Square), associated car and cycle parking, access, drainage and other infrastructure works required for the delivery of central quay (phase 2, plot 1)

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 Section 11 of this report, planning permission be GRANTED subject to the conditions listed in Section 14.

RECOMMENDATION 2: That delegated authority is given to the Head of Planning & Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

1. **BACKGROUND INFORMATION**

1.1 Two full planning applications are reported concurrently to the 15th June Committee relating to Phase 2 of the proposed 'Central Quay' development, on land to the south of the railway station/line, comprising the site of the former Brains Brewery, Network Rail car park and the demolished Sytner BMW car showrooms.

1.2 The 'Central Quay' development has been the subject of a previous Masterplan, but to date there has been no single outline planning application and instead individual parts of the site have come forward as separate proposals (identified in section 5 below).

- 1.3 While the two schemes have been submitted separately, and separate reports and decisions are therefore required, Figures 1 and 2 below show how the two schemes are inextricably linked as together they make up a significant proportion (one-third) of the wider 6.3Ha site, and connect the essential highways, sustainable connections and green infrastructure within the site. Therefore, the schemes will be presented at Committee 'as one'.

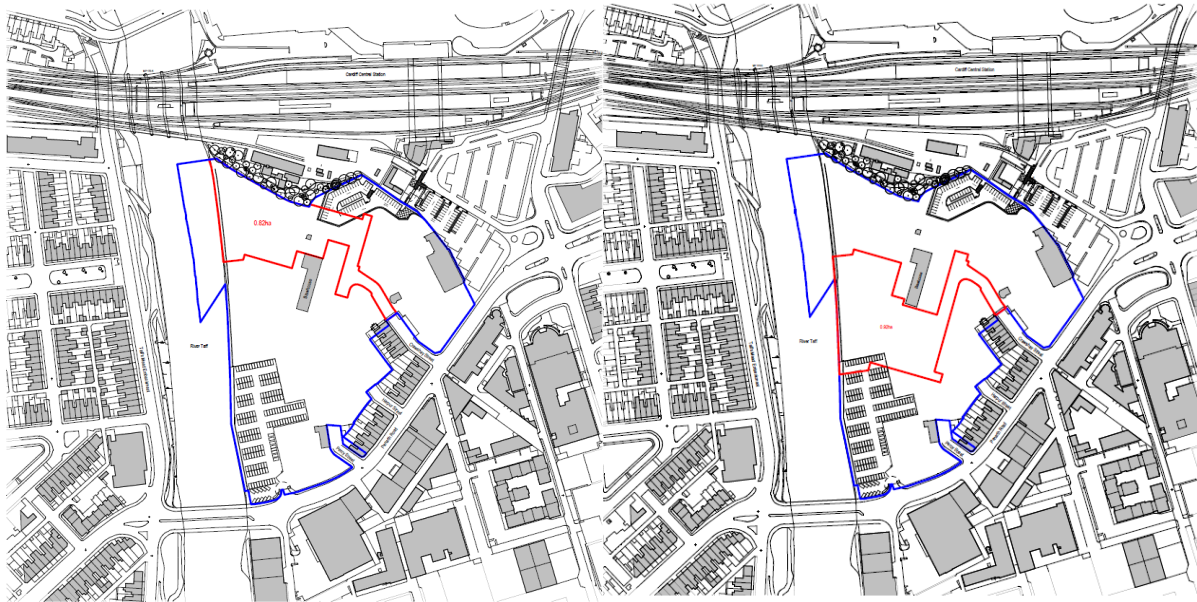


Figure 1: Plot 1 site boundary

Figure 2: Plot 2 Site Boundary

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises Plot 1 of Phase 2 of the wider illustrative 'Central Quay' masterplan site. The site which has been cleared of previous development (with the exception of the brewery building and chimney) and is now vacant pending redevelopment to commence.
- 2.2 The application site (Plot 1) is vacant brownfield land that measures 0.77 hectares and lies centrally within the wider site which measures 6.3 hectares in total. Figure 1 above shows the extent of the red line for Plot 1 with the blue line illustrating the wider 'Central Quay' site ownership.
- 2.3 Directly to the south of the application site is the part four / part five storey former Brains brewhouse building, with its associated 43 metre high chimney lying centrally within the application site. The brewhouse was built in 1889 and was formerly occupied by Hancocks, Welsh Brewers and then Brains, who vacated the site in 2019. Work has since commenced on clearing the vacant site and demolishing various ancillary and unoriginal elements of the building (demolition application refs: 17/03049/MJR and 18/03033/MJR consented in 2017 and 2018 respectively). The brewhouse and the associated chimney has since been granted planning permission for its refurbishment, including the construction of a six-storey rear extension to the east and a single storey front extension to the west (20/00102/MJR).

- 2.4 The brewhouse and its associated chimney are neither designated nor non-designated heritage assets, and the site is not located within a designated conservation area. The St Mary Street Conservation Area, which contains numerous listed and locally listed buildings, lies approximately 270 metres to the north of the site. The Grade II listed Central Station lies approximately 80 metres immediately to the north of the site. The Grade II listed Jacobs Antique lies approximately 350 metres to the east fronting West Canal Wharf.
- 2.5 In addition to the above, the site is bounded to the east (within the Central Quay site) by a site which has been granted planning permission (as amended) for an 8-storey mixed use office building, a multi-storey car park (MSCP) and associated public realm and access works. 'Plot 2' of Phase 2 (subject of the separate application ref. 21/02884/MJR reported concurrently to this Committee) lies directly to the south of the site.
- 2.6 The Cardiff Central Railway Station lies directly to the north of the site with its associated car park to the north-east. Beyond this again Central Square which features the BBC Cymru Building and the emerging bus station. The surrounding uses are predominantly transport, office or employment-related uses, and some two-storey terraced housing on Crawshay Street and Penarth Road to the south-east.
- 2.7 Beyond Penarth Road to the south is the Curran Embankment development site (21/00783/MJR), which proposes 2,500 new homes (Use Class C3), business space (B1), complementary food, drink, hospitality, retail and wellbeing uses (A1, A2, A3, D1 and D2), areas of open space and new cycle and pedestrian facilities including a shared cycle and pedestrian footbridge over the River Taff. Finally, the Central Shopping Area is also situated to the north of the railway station, which benefits from a range of shops, services and facilities.
- 2.8 Straddling the boundary to the west lies the River Taff, with the Taff Mead Embankment in Riverside beyond, which predominantly comprises two-storey terraced houses. The existing riverbank is delineated by a 1.2 metre high masonry flood defence wall which is owned and operated by National Resources Wales (NRW). Lining the riverbank is a steeply sloping concrete revetment situated on top of a sheet pile wall that drops to the riverbed. Parts of the concrete revetment have become overgrown over time but the vast majority remains a concrete face.
- 2.9 Pedestrian access to the site is currently limited to the station car park and the rear entrance to Cardiff Central Railway Station. There is no access through the site or along the River Taff embankment. Access into the site is through the wider Central Quay site, which has an existing access from Penarth Road, via Crawshay Street. Penarth Road to the south is a high frequency bus corridor with around 16 buses per hour during the peak period (in both directions). The Taff Trail, which forms part of Route 8 of the National Cycle Network, runs alongside the river Taff and Taffs Mead Embankment providing a north/south cycle corridor between Cardiff Bay, the city centre and beyond. Nextbike bicycle hire and commercial car hire are also located close to the site.

- 2.10 The site is within the allocated strategic site KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub within the adopted LDP. It is also within the Central Business Area (CBA). The site is located outside, but on the edge of the Central Shopping Area (CSA) as defined by Policy R2 of the LDP.
- 2.11 The majority of the site comprises hardstanding, with small areas of scattered scrub and ephemeral vegetation. The site is not subject to any statutory environmental designations, however the River Taff is a designated Site of Importance for Nature Conservation (SINC). There are also a number of designations within the site's potential zone of influence. These comprise the Severn Estuary Ramsar/Special Area of Conservation (SAC)/Special Protection Area (SPA)/Site of Special Scientific Interest (SSSI); Cardiff Beech Woods SAC; Cwm Cydfin SSSI; and Gwent Levels – Rumney and Peterstone SSSI. The Blackweir and Dock Feeder SINC) is located within 1km of the application site. Finally, the site is located within a C1 Flood Zone (served by flood defences) as defined on Welsh Government's TAN15 Development Advice Map.

3. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 The application seeks full planning permission for the construction of a mixed-use development comprising 402 residential apartments (Use Class C3), 810sqm of commercial floorspace (Uses A1/A2/A3/B1/D1/D2), hard and soft landscaping, associated vehicular and cycle parking, access, drainage and other infrastructure works including part of a new 'boulevard' access road and a new square.
- 3.2 The breakdown of the 402 apartments comprises 64x studios, 214x 1-bedroom units, 123x 2-bedroom units and 1 x 3-bedroom units. 78 balconies are proposed in total on the lower levels, 579sqm of internal amenity space is proposed at ground (127sqm), first (235sqm) and second floors (217sqm). The application also proposes an external communal amenity terrace on the first floor measuring 850sqm.
- 3.3 The scheme comprises four connected blocks of varying heights. The main central block is the tallest element at 29 storeys (91 metres high), with the western block closest to the river lowering to 22 storeys (69 metres). The southern block facing the main square comprises 16 storeys (60 metres), with the lowest block adjacent to the retained brewhouse chimney at 13 storeys (45 metres). Finally, fronting the main square is a double height plinth (6 metres high), which will provide commercial floorspace for the ground floor (and mezzanine level) interface to the public realm, with the two communal roof terraces located above. The commercial units may be sub-divided into a series of units as required by future occupiers. This is shown on figure 3 below:

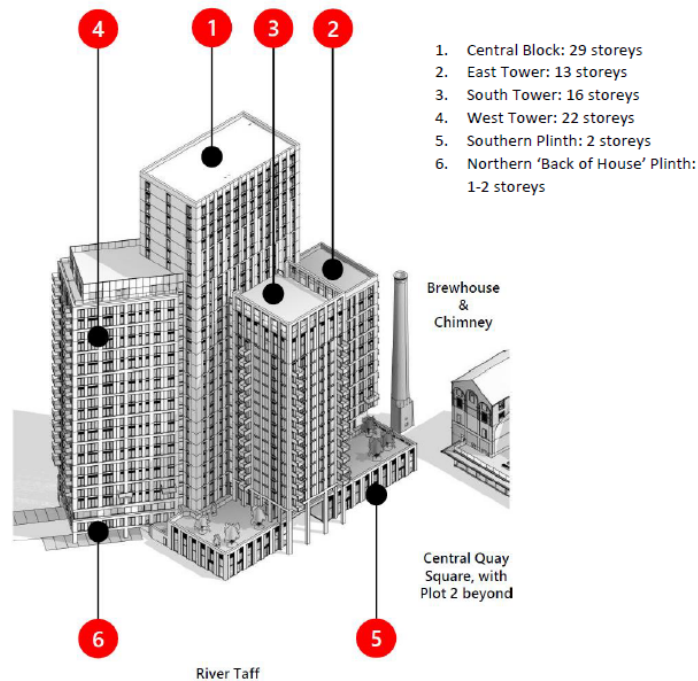


Figure 3: The different height blocks.

- 3.4 Each of the proposed blocks will be finished in a mixture of colours, which will be confirmed at planning condition stage. The detail of the cladding on the tallest block will result in a staggered appearance with four storey staggers, reducing to three and two storeys from the top to bottom. The lower blocks will be defined by a mixture of vertical and horizontal banding, generally between alternate floors and will have prominent roof parapet levels. The plinth will be differentiated from the upper levels through the use of contrasting grey facing materials, with the commercial frontages characterised by double height glazing. The main entrance will be located centrally to the south, with ancillary entrances to the north leading out to the servicing road. The ground floor plan proposes a central core with three lifts and a staircase. Plant rooms are located to the north.
- 3.5 The ground floor comprises 810sqm of double height commercial floorspace fronting the public realm area to the south and the 'Chimney Square' to the east. These may be sub-divided into a series of units as required by future occupiers. The main entrance to the residential units is situated centrally on the southern elevation. The ground floor plan proposes a central core with three lifts and a staircase. Plant rooms, cycle and refuse storage are located to the rear (north).

Public Realm

- 3.6 The proposed site is linked to the public realm and landscaping proposals for Plot 2 of Phase 2 (ref 21/02884/MJR). Plot 1 proposes a promenade area to the south of the commercial frontages to be used as an external dining area, with associated semi-mature tree planting and hedges. Plot 1 proposes approximately 1,500sm of public realm at ground level with new connectivity for pedestrians across the site. A new 'Chimney Square' is proposed adjacent to the existing retained Brewhouse chimney to the east of the site, measuring 550sqm. Further public realm areas then surround the building with areas for spill out tables and chairs for the

commercial uses. An additional seating area is located adjacent to the river frontage to the west of the site. A stepped access is proposed to the future bridge connection across the River Taff (the bridge does not form part of this application).

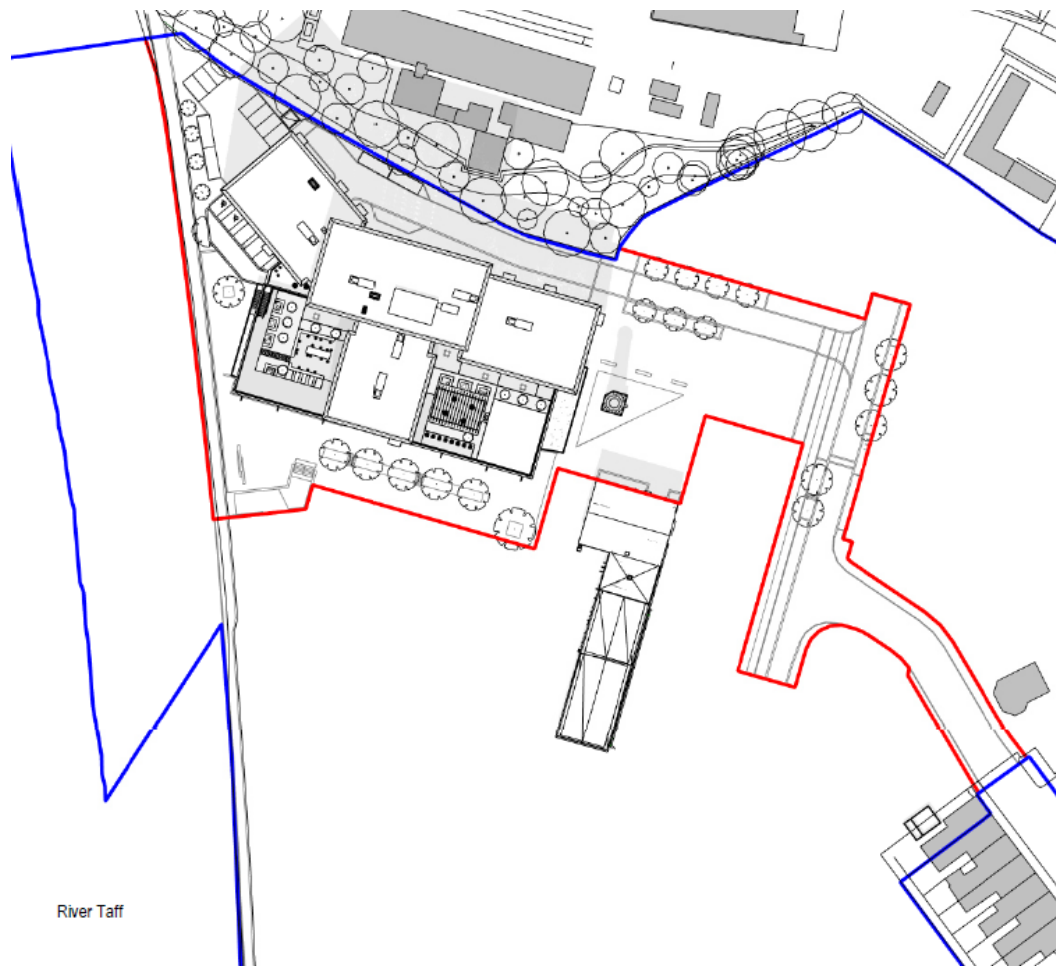


Figure 4: Internal site layout including 'Chimney Square' and 'Boulevard'

- 3.7 A number of landscaping features proposed have a dual purpose to form part of the sustainable drainage strategy to treat water at source and to improve biodiversity. This includes rain gardens (bioretention areas), tree pits and attenuation basins along the north-western river edge and adjacent to the retain chimney. In addition, green roofs are proposed on each development block. Further soft landscaping proposals are positioned parallel to the commercial frontage for public amenity and provide wind mitigation and also along the 'boulevard'.
- 3.8 Improvement works are also proposed to the existing riverbank to create a soft, green edge to the river. This is less engineered in appearance and provides multiple benefits to the river environment and future visitors/passers-by to the development.

Accessibility, Parking and Refuse

- 3.9 Plot 1 will be serviced to the rear (north) of the building, which will then connect to a boulevard. This main vehicular access was approved as part of the 'One Central

Quay' (formerly known as the 'Ledger Building') permission (19/03171/MJR) to the west of the site. The proposed boulevard will then run centrally from north to south through the wider 'Central Quay' site and will connect to the Plot 2 (21/02884/MJR) section of the boulevard. The servicing road which will then form a two-way vehicle route at the northern section of the boulevard, connecting to the existing Crawshay Street access. The boulevard will then become a one-way vehicular road to the south.

- 3.10 The 16.75m wide 'boulevard' is designed to provide a high quality footway/cycleway, along with access to the development and consists of the following elements from west to east:
- 2.2m wide pavement to the west
 - 3m wide two-way cycle lane with stone kerbs
 - 2.5m wide tree lined, rain gardens strip
 - 5m wide two-way highway (just for Plot 1)
 - 2m wide pavement to the east
- 3.11 8 car parking spaces are proposed, which will be allocated to residential units, 3 of which are designated disabled parking bays. The car park is situated to the north-east of the site and will be accessed using a rear service lane, with a turning head to the north-eastern corner. This will then lead to the part two-way vehicle route of the boulevard, connecting to the existing Crawshay Street access.
- 3.12 336 cycle parking spaces are proposed for residents in the form of double stacked racks and Sheffield stands, providing flexibility to accommodate a variety of bicycle types. Cycle storage for the ground floor commercial units will be provided as open-air Sheffield stands in the areas surrounding the buildings, which will be confirmed at planning condition stage. The refuse store is also located centrally to the rear. Access to the car park, cycle parking and servicing (bin store, plant etc.) will be secured via lockable vehicle and pedestrian gates accessed from the main north/south boulevard.

Sustainability

- 3.13 The development is being designed to achieve BREEAM Excellent for the shell of the commercial units and Home Quality Mark Level 3 as a minimum (3 or above means that a home meets high standards of the HQM performance indicators). Upper roof levels will also feature solar panels in addition to the green roofs.
- 3.14 Standalone Air Source Heat Pump (ASHP) are proposed as part of the energy strategy to provide hot water. The ASHPs will be located internally within each apartment and a louvre is incorporated into the façade of the units. Where apartments are unable to achieve the required louvre, heat and hot water will be generated by electricity.
- 3.15 The application has been supported by the following documents:

- Application drawings
- Design & Access Statement
- Daylight and Sunlight Report
- Drainage Strategy
- Site wide Drainage Strategy Note
- Ecology Appraisal
- Economic Assessment
- Energy and Sustainability Strategy
- Flood Consequences Assessment
- Ground Conditions Desk Study Report
- Site Investigation Report
- Landscape Design & Access Statement
- Noise and Vibration Assessment
- Pre-Application Consultation Report
- Site wide SuDS and Drainage Temporary Works
- Sun Path Analysis
- Temporary Access Note
- Transport Statement
- Wind Microclimate Report
- Balcony Positioning Report

3.15 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link; [21/02883/MJR](https://www.miltonkeynes.gov.uk/21/02883/MJR)

4. **RELEVANT SITE HISTORY**

4.1 The site (and wider Central Quay development site) has the following relevant planning history: -

- 17/03049/MJR - Prior approval granted in Feb 2018 for the demolition of the existing buildings on this Phase 1 application site.
- 17/03116/MJR - Planning permission granted in Feb 2018 for a temporary car park on part of the application site. The proposed temporary car park is to serve as a replacement for Network Rail's existing car parking spaces that will be lost during the construction of the current application proposals.
- 18/00735/MJR – Planning permission granted in July 2018 for an office building (One Central Quay formerly known as the Ledger Building) providing business (Use Class B1) floorspace, with ancillary gym (D2), marketplace / retail (A1) and food and drink (A3) uses; a multi storey car park (Sui Generis) with ancillary retail (A1), and public realm, access, drainage and other infrastructure works required for the delivery of Central Quay (phase 1).
- 18/03033/MJR – Planning permission granted in February 2019 for the demolition of various ancillary buildings in preparation for redevelopment proposals.

- 19/03171/MJR – Permission granted in March 2020 for the variation of condition 2 of 18/00735/MJR (One Central Quay) to vary the approved drawings to reduce the scale of the approved office building and other alteration.
- 21/00102/MJR – Planning permission granted in May 2020 for the change of use, refurbishment and extensions to the existing Brewhouse building and the retention of the associated chimney.
- 21/02884/MJR – Phase 2, Plot 2 – Full planning application is proposed for a mixed-use development comprising 316 residential apartments (Use Class C3), 1,319sqm of commercial floorspace at ground and mezzanine level (A1/A2/A3/B1/D1/D2), hard and soft landscaping including a new public square ('Central Quay Square') associated car and cycle parking, access, drainage and other infrastructure works. Outcome: Pending.

Screening Opinion:

- 4.2 This application and the concurrent Phase 2, Plot 2 (21/02884/MJR) were subject to a joint screening opinion under the Environmental Impact Assessment Regulations 2017 in December 2021 (ref: SC/21/00009/MJR). It was the Council's opinion that an Environmental Statement was not required to enable the Local Planning Authority to understand and consider the likely environmental effect of the proposal. This was subject to the subsequent planning applications being supported by a number of supporting documents to allow for the robust assessment of this major development and the subsequent implementation of avoidance, mitigation and enhancement measures, as appropriate.

5. POLICY FRAMEWORK

National Policy:

- 5.1 The [Well-being of Future Generations \(Wales\) Act 2015](#) (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.
- 5.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 5.3 'Sustainable development principle' means that Local Authorities must 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.
- 5.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales

- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

5.5 The [Environment \(Wales\) Act 2016](#) has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.

5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

5.8 PPW takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance:

- TAN 4: Retail and Commercial Development (2016)
- TAN 5: Nature Conservation and Planning (2009)
Noting also the Chief Planning Officer letter dated 23/10/19 securing biodiversity enhancement
- TAN 10: Tree Preservation Orders (1997)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 13: Noise (1997)
- TAN 15: Development and Flood Risk (2004)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (March 2007)
- TAN 20: Planning and the Welsh Language (2017)
- TAN 21: Waste (February 2017)

- TAN 23: Economic development (2014)
- TAN 24: The Historic Environment (May 2017)

5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan:

5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

5.14 Policies 1 and 33 emphasise the support for sustainable growth in all parts of Wales, identifying Cardiff, Newport and the Valleys as one of three National Growth Areas where there will be growth in employment and housing opportunities and investment in infrastructure.

5.15 Policy 33 emphasises that Cardiff will remain the primary settlement in the region, its future strategic growth shaped by its strong housing and employment markets and it will retain its capital city role, accommodating higher level functions and attractions.

5.16 Policy 2 states that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and

healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:

- creating a rich mix of uses;
- providing a variety of housing types and tenures;
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other.
- increasing population density, with development built at urban densities that can support public transport and local facilities;
- establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

5.17 Policy 6 states that significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.

5.18 Policy 16 states that within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixed-use development 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.

5.19 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

Key Policies:

- KP1 Level of Growth
- KP2 Strategic Sites
- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
- KP3(B) Settlement Boundaries
- 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 & 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:

Housing:

- H3 Affordable housing
- H6 Change of use or redevelopment to residential use

Economy:

- EC1 Existing Employment Land
- EC3 Alternative Use of Employment Land and Premises

Environment:

- EN4 River Corridors
- EN6 Ecological Networks and Features of Importance for Biodiversity
- 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
- EN13 Air, Noise, Light Pollution & Land Contamination
- EN14 Flood Risk

Retail:

- R1 Retail Hierarchy
- R6 Retail Development (Out of Centre)
- R7 Retail Provision within Strategic Sites
- R8 Food and Drink Uses

Transport:

- T1 Walking & Cycling
- T4 Regional Transport Hub
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- T9 Cardiff City Region 'Metro' Network

Community:

- C1 Community Facilities
- C3 Community Safety / Creating Safe Environments
- C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
- C6 Health
- C7 Planning for Schools

Waste:

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.20 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application:

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Food, Drink and Leisure Uses (November 2017)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Planning Obligations (January 2017)
- Public Art (June 2006)
- Residential Design Guide (January 2017)
- Tall Buildings Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016).

6. **INTERNAL CONSULTEE RESPONSES**

6.1 **Transportation:** The application proposes 18 car parking spaces for the proposed 402 apartments, 3 of which are designated disabled/accessible parking bays. The supporting Transport Assessment (TA) identifies that all the parking spaces will be allocated to the residential use, which is consistent with policy. Access to the car parking, cycle parking and servicing (refuse store, plant etc.) is provided by a stub road accessed from the main north/south boulevard. The principle of minimal car parking for the proposed development type is considered to be policy compliant and therefore acceptable; noting in this respect that car parking standards are expressed as a maximum, with no minimum requirement, supporting a move away from reliance on the ownership and use of private cars.

6.2 In terms of resident transport and movement, the site is located in the city centre within a very short level walk (circa 200m) of Cardiff Central Railway Station

and the emerging bus station, located north of the rail line. Nextbike bicycle hire and commercial car hire facilities are also located close to the site, with the opportunity to add more Nextbike stands as the wider site evolves. The site is therefore considered to be extremely sustainably located in transport terms and a location where public transport and active travel offer viable daily alternatives to the ownership and use of private cars.

- 6.3 Vehicular (along with non-vehicular) access to the site will be taken from the previously approved 'One Central Quay' junction (19/03171/MJR) and the internal network and includes a new Boulevard that connects to/from Penarth Road. The proposed layout and cross section of the boulevard as shown in the supporting documents is considered to be acceptable, with the final design and delivery being secured via requested condition.
- 6.4 It is proposed that cycle parking will be provided internally at ground floor level, accessed via a secured outside space. This will be in the form of double stacked racks and Sheffield stands, providing flexibility to accommodate a variety of bicycle types. Cycle storage for the ground floor commercial units will be provided as open-air Sheffield stands in the areas surrounding the buildings. The site is in close proximity to the city centre, Cardiff Central Railway Station, the emerging bus Interchange building and the availability of Nextbike cycle hire. Therefore, it has been agreed that the demand for on-site residential cycle parking is likely to be lower than for similar developments located elsewhere, with a much higher proportion of trips being undertaken by walking and public transport. As such, it has been agreed that the total number of cycle parking spaces can be reduced to a minimum of 50% of the SPG requirement of 1 space per bedroom. This approach is consistent with similar city centre residential developments and Transport Officers are advised that further cycle parking for the residential uses could be added in external areas in the future if the provided cycle parking becomes overused.
- 6.5 The site has excellent access to the public transport network, including bus stops and Cardiff Central Railway Station located within 150 metre. The wider public realm incorporates further pedestrian and cycle routes, including a minimum 5 metre wide shared cycle footway along the River Taff connection to Penarth Road and segregated cycle provision within the boulevard. The proposed development also includes for the provision of a new bridge landing point on the eastern embankment of the river adjacent to the square and a financial contribution towards the delivery by the Council of a new bridge across the River Taff has been agreed. The proposals seek to restrict the amount of car parking on site to a minimum, which will give rise to negligible impacts.
- 6.6 In light of the above, Transportation Officers consider that the proposed development will make appropriate and welcome provision for active travel as part of the overall deliverables of the scheme and raise no objection, subject to the following conditions; cycle parking details, a Construction Environmental Management Plan (CEMP), highway public realm works and a travel plan. In addition, a condition has been applied to ensure that the riverside shared route will be implemented prior to the occupation of the development.

- 6.7 **Trees:** Plot 1 proposes 25 new trees (50 in total over Plots 1 and 2). Situated along the riverbank to the north-east, fronting the commercial units which also act as wind mitigation, along the service road adjacent to the 'Chimney Square' and along the boulevard. The supporting documents include plans depicting Root Available Soil Volumes factoring in subsoil. The Tree Officer is satisfied that enough information has been provided up front to raise no objection, subject to conditions. These relate to full landscaping details, landscaping maintenance and roof terrace landscaping details for the western first floor roof terrace.
- 6.8 **Parks:** These comments relate to the current LDP Policy C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the Planning Obligations SPG which set out the Council's approach to open space provision.
- 6.9 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.

Overview:

- 6.10 The Central Quay development forms part of Strategic Site A. Policy KP2A of the LDP sets out specific infrastructure requirements for the Strategic Site including 7ha of open space. The 'Central Quay' development constitutes 5.3% (4.23ha) of the Strategic Site (78.8ha). Plot 1 measures 0.77ha and should incorporate 0.07ha of public open space as its proportionate contribution.
- 6.11 The development includes a reasonable amount of amenity space particularly the 'Chimney Square' which will provide a pleasant setting for relaxation and social interactions. However, there is no public open space proposed. Whilst a play area is suggested to be located on the podium terrace, this is not accepted as public open space, as it only caters for children up to the age of 5 and is only accessible through the building, only available for residents.
- 6.12 While it is not expected that a high-density city centre development such as this provides on-site public open space in line with the LDPs adopted standard, the Parks Officer states that it should at least provide space as required by Policy KP2(A). This is considered especially important as efforts are ongoing to secure a proportionate contribution at the adjacent Curran Embankment application (21/00783/MJR) and a consistent approach needs to be taken. This would require providing 0.07ha of on-site public open space as its proportional contribution. Policy KP2(A) also requires the provision of a teen facility, which has not been incorporated into the development.
- 6.13 The proposed bridge though part of a separate application is welcomed as it will provide residents with a quicker route to Bute Park rather than going around Cardiff Central Station.

- 6.14 Based on the information provided on the number and type of units, officers have calculated the additional population generated by the development to be 566. This generates an open space requirement of 0.07ha of on-site open space based on the criteria set for housing accommodation, or an off-site contribution of £587,357.
- 6.15 As no public open space is being provided on-site, Parks Officers have requested that the developer makes 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, informal recreation 1000m, and formal recreation 1500mm, measured from the edge of the site.
- 6.16 **Regeneration:** Officers note that the Cardiff Planning Obligations SPG 2017 (Section 8 – Community Facilities) states that ‘Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:
- The provision of new facilities,
 - The extension to, or upgrading of existing facilities’.
- 6.17 If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.
- 6.18 The formula in the SPG is based on the number of bedrooms and associated occupancy figures per dwelling. In summary, a contribution of £324,396.67 is sought from the developer.
- 6.19 Several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards one of these facilities.
- 6.20 **Ecology:** The Council’s Ecology Consultant has reviewed the supporting documents, including the Ecological Appraisal, dated December 2021. This identifies the Severn Estuary Ramsar, SAC, SPA, SSSI and the Cardiff Beech Woods SAC and SSSI within the sphere of influence of the development. It also identifies several SSSIs, with the Cwm Cydfin SSSI being the closest.
- 6.21 The Council undertook a Habitat Regulations Assessment (HRA) covering the site for the Cardiff Central Enterprise Zone and Regional Transport Hub area Policy KP2(A) of the LDP. Whilst the findings of this HRA have been noted, the Ecology Officer undertook an additional HRA covering the Severn Estuary Ramsar, SAC, SPA, SSSI in light of concerns regarding cumulative impacts

from the wider Central Quay site and for best practice versus mitigation. Based on the location, it was considered that the SSSIs outside of the Severn Estuary and as part of the Cardiff Beech Woods would not be subject to adverse impacts from the development.

Non-statutory Sites

- 6.22 The River Taff Site of Importance for Nature Conservation (SINC) is directly adjacent to the western site boundary and there is a further SINC within a 1km radius of the site.
- 6.23 The Ecology consultant welcomes the proposed re-profiling of the bank of the River Taff to improve flood defence and incorporate sustainable drainage features, and states that although the very edge of the River Taff SINC will be altered, this should result in positive outcomes for the SINC. Conditions have been recommended to address concerns with regards to otter and bats, which are associated with the River Taff SINC.

Habitats

- 6.24 A number of habitats have been identified at or adjacent to the site. These include broadleaved woodland, felled coniferous tree line, scrub, ephemeral/short perennial vegetation, watercourse, hardstanding and buildings. The woodland will be fenced to prevent construction intrusion in line with BS5837: 2012. Whilst the woodland/scrub area will potentially be more shaded following construction, this has been determined to only be of site value. It will receive sunlight from the east and west, and shading is unlikely to lead to its deterioration. The protection of the River Taff is described at para xxx above for the Severn Estuary Ramsar, SAC, SPA, SSSI which it feeds, and the River Taff SINC.

Protected Species/Species of Principal Importance

Bats:

- 6.25 Appropriate surveys have been conducted and the site now has negligible potential for roosting bats following previous surveys and demolitions in 2019 onwards. Surveys conclude that there were 6 species/groups present using the River Taff Corridor, but none of these species/groups would be unexpected and are of no greater than county level importance.
- 6.26 With regards to mitigation, lighting has been highlighted as a key consideration both during and following construction. In addition, the use of vegetation to create an ecological corridor and screening is also welcomed.

Otters and water vole:

- 6.27 Water vole is considered absent. Whilst no evidence of otter was recorded during the Phase 1 survey, otter is known to occur on the River Taff and "*the River Taff adjacent to the Application Site is of value as a foraging resource for*

this species and likely to be occasionally by otter dispersing across the wider landscape.” It is correctly recommended that “As such, prior to the commencement of works, it is recommended that the watercourse be subject to an update assessment for evidence of otters by a suitably qualified ecologist.” Equally reasonable avoidance measures are noted as per the Severn Estuary Ramsar SAC / SPA and River Taff SINC, that will protect otter from works within 10m of the river and also from water pollution. A Lighting Strategy and Sensitive Drainage Strategy are noted.

Invasive non-native species:

- 6.28 The Ecological Appraisal states that *“Japanese knotweed, an invasive species listed on Schedule 9 of the Wildlife and Countryside Act(1981), is present within vegetation adjacent to the northern boundary of the Application Site”*. The report states *“Appropriate measures are therefore required to minimise the risk of its spread, with advice from a specialist contractor sought to ensure its treatment and eradication whilst preventing any spread as the scheme progresses.”* This is considered appropriate and will be conditioned.

Other:

- 6.29 The Ecology Officer agrees with the supporting documents that no mitigation measures are required for badgers, dormice, the European hedgehog, reptiles, amphibians, invertebrates and plants.
- 6.30 With regard to birds, the assemblage of birds is considered of site level importance only. The mitigation includes avoidance of the bird breeding season or suitable clearance in the present of a suitably qualified ecologist, between March to August, if habitats suitable for birds require clearance. Finally, it is considered that the conditions contained within the Habitat Regulations Assessment shall protect fish.
- 6.31 In light of the above, the Ecology consultant raises no objections, subject to conditions. These relate to ensuring that the Ecological Assessments are contained within the approved documents condition, site clearance and for a Green Infrastructure Management Strategy to be provided.
- 6.33 **Affordable Housing:** The Councils priority is to deliver on-site affordable housing, in the form of affordable (social) rented accommodation, built to Welsh Government Development Quality Requirements (WDQR) (2021) for purchase by a nominated Registered Social Landlord (RSL) partner or the Council at a specified price. Given the proposed design/configuration of the scheme, we would need to understand how any on-site affordable units can meet WDQR standards and how any demarcation between the market and the affordable would work. The scheme must be able to be managed and easily maintained by the Registered Social Landlord or the Council.
- 6.34 As an alternative, in line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 402 units (81 units) is sought on this brownfield site or a financial contribution of £6,934,422. This has been

calculated in accordance with the formula in the Planning Obligations–Supplementary Planning Guidance (SPG) (2017).

- 6.35 **Pollution Control (Contamination):** Contamination Officers have reviewed the supporting Ground Investigation Desk Study Report (ref: 12865/LP/21/DS Rev A, dated September 2021), prepared by Integral Geotechnique. This includes a detailed assessment of potential contamination and ground gas and the associated risks to human health and the environment.
- 6.36 The investigations identify contaminants of concern and remediation works are required in relation to this, including a clean cover system of 600mm clean soil over high visibility separation geotextile membrane in all areas of soft landscaping. A remediation strategy and verification plan, that provides details of the proposed works to remediate the site and procedures for verifying the works undertaken, including the provision of a remediation verification report, will be required. Conditions are requested below to address this.
- 6.37 In addition, the investigations include the monitoring and assessment of the ground gas regime which classifies the development as a 'CS2' site requiring ground gas protection measures. A gas protection strategy and verification plan, that provides details of the proposed measures and procedures for verifying the works undertaken including the provision of a gas protection verification report, will be required. Conditions are therefore requested to address this.
- 6.38 The proposals include significant earthworks, including regrading and soft landscaping. Should there be any importation of soils to develop the 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.
- 6.39 Conditions and advisory notes in accordance with CIEH best practice have therefore been recommended to ensure that the safety of future users is not prejudiced in accordance with Policy EN13 of the LDP. The following amended standard conditions have been recommended; ground gas protection, contamination land measures (remediation and verification plan, remediation and verification, unforeseen contamination), imported soil, imported aggregates and use of site won materials. A contamination and unstable land advisory note has also been included.
- 6.30 **Pollution Control (Air Quality):** The site is located close to the Cardiff City Centre AQMA, which encompasses the areas surrounding Westgate Street and St Mary's Street and passes to the north of the boundary of the proposed development site. The Cardiff City Centre AQMA (formerly called St Mary's Street AQMA) was initially declared in 2002 and was extended in 2013 in response to monitored exceedances of the NO₂ air quality objectives in Westgate Street.

- 6.32 The Air Quality Officer is satisfied with para. 5.64 of the supporting Planning Statement which discusses the need for a Construction Environmental Management Plan (CEMP) due to the close proximity of residential premises to the development. As such, no objection is raised subject to a CEMP being applied as a condition.
- 6.33 **Pollution Control (Noise):** The Noise Officer has reviewed the Noise and Vibration Assessment (ref: REP/218559/3-01, dated 21/10/2021), prepared by Arup. In order to achieve the desired ambient noise levels for the proposed residential units, the report has considered minimum glazing performance for all of the facades, with the highest standard required for the apartments overlooking Cardiff Central Railway Station. The standards are in line with the British Standard (and detailed in Table 1 of the Assessment). This standard however is only achieved with windows closed, meaning Mechanical Ventilation is required to achieve this standard. Whilst it is noted that the residential units will not be located directly above the commercial units (separated by communal areas), there are 10 units that will be located directly above plant equipment rooms. To ensure that the noise mitigation measures and results outlined in the supporting Noise and Vibration Assessment are implemented and complied with, a pre-occupation validation noise survey has been requested as a condition. Further, a fixed plant condition and a food extraction condition have been recommended.
- 6.34 Given that different use classes at ground floor level pose different noise related risks, a separate condition relating to any D2 Use Class has been recommended ensuring that a separate Noise Impact Assessment is provided. Finally, conditions restricting the commercial operation and delivery hours have been applied.
- 6.35 No objection is raised from the vibration of the railway line and the report has recommended solid construction to ensure doses are not exceeded.
- 6.36 **Waste:** In a mixed development, a strict separation of waste is required to ensure that non-domestic waste does not enter the domestic waste stream. The residential and commercial waste will be stored within individual units until it is ready for collection. The level of space required will depend upon the nature of the future occupiers however this can be fully accommodated within the development as part of the fit-out of the spaces. The supporting documents confirm that the waste will be collected privately twice a week. Tracking has been provided for refuse collection vehicles and is considered acceptable. Given that the waste will be collected privately, no objection is raised.
- 6.37 Notwithstanding the above, an informative has been included reminding the applicant that any future requests to use the domestic council collection service would not be possible. This is due to the size of the bin store and number of bins proposed does not meet the Council's recommendations. Further, the informative reminds the applicant that a commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care

to ensure that their waste is transferred to and disposed of by a registered waste carrier.

6.38 **Education:** A financial contribution of £119, 937 has been requested towards the expansion of school provision in accordance with the Planning Obligation SPG formula using net pupil yield.

6.39 **Health:** The Health Board have made the following recommendations:

- That public spaces are accessible and maintained to ensure that all members of the community included those with disabilities can enjoy the spaces
- Cycle routes should be separated to ensure no conflict with pedestrians. Cycle and walking routes should also be well lit, attractive and link with the existing infrastructure
- Land should be provided for food growing. Selling of fruit and vegetables is supported fast food /hot food takeaways should be restricted
- Consideration to be given to the provision of space which could be utilised as informal play spaces for children, with the inclusion of natural play facilities and features
- Recommended that a Health Impact Assessment is undertaken

7. **EXTERNAL CONSULTEE RESPONSES**

7.1 **Natural Resources Wales (NRW)** raise no objection subject to conditions. Their comments have been summarised as follows:

- NRW note that the Ecological Appraisal identifies the need for a CEMP, that there are three existing outfalls from the Drainage Strategy, and these are potential pathways of pollution to the Severn Estuary during the construction phase. NRW welcome the approach of the Ecological Appraisal and advise that the CEMP condition is applied to protect the environment during construction.
- Regarding land contamination and controlled waters, NRW confirm that they are broadly in agreement with the conclusion of the Site Investigation Report (SIR) for a piling risk assessment and monitoring. Two conditions have been recommended; one for contamination and the other for piling/foundation details.
- Flood risk: The site lies entirely within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers and Sea. A new flood defence wall will be built which will provide the same level of protection as the existing defence wall. NRW thus consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. Finally, the FCA has considered the flood risk elsewhere and advises that the access/evacuation routes will be flood free during all events due to the

protection afforded by the flood defence wall. As such, NRW raise no objections on flood risk.

- 7.2 To conclude, subject to conditions, NRW raise no objection.
- 7.3 **Police Architectural Liaison:** The Police have raised no objection but have provided a number of security-related recommendations. An informative has been included.
- 7.4 **Cadw** have reviewed the Heritage Impact Assessment (dated December 2021). They confirm that the report has considered the impact of the proposed development on designated historic assets that are located inside 3km and concluded that whilst there may be slight visual changes from these designated historic assets, this will not have any impact on the way that they are experienced, understood and appreciated and therefore have no impact on their settings. As such, there is no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens.
- 7.5 **Glamorgan-Gwent Archaeological Trust (GGAT)** raise no objection subject to a condition for a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.
- 7.6 **Dwr Cymru Welsh Water (DCWW)** raise no objection, subject to conditions. They note that the intention is to drain foul water to the mains sewer and that there will also be a site wide SUDs drainage connectivity strategy with the intention to direct all surface water through sustainable drainage. Notwithstanding this, DCWW have requested a surface water and/or land drainage condition to prevent hydraulic overloading of the public sewerage system. This will protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 7.7 DCWW also request a conditions to ensure that a grease trap fitted, to prevent grease entering the public sewerage system, and a hydraulic modelling assessment to be undertaken to confirm capacity within the potable water system.
- 7.8 **Network Rail** raise no objection but have provided a number of comments to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway system. An informative has been included.

8. **REPRESENTATIONS**

- 8.1 The application was subject to a 21-day consultation period, being advertised by press and site notices and neighbours and local members were notified. Following amended plans being received, a reconsultation was undertaken on 17/05/2022.

8.2 To date 1 letter of objection has been received. For the benefit of members, this has been summarised as follows:

- Concerns that the provision of cycle parking does not accord with the Managing Transportation Impacts SPG

9. **ANALYSIS**

9.1 Having regard to the above policy framework, the main issues to be assessed are:

- a. Principle of development
- b. Design
- c. Impact on neighbouring amenity
- d. Transport, servicing and waste
- e. Provision of public open space
- f. Ecology
- g. Drainage and flooding
- h. Sustainability
- i. Economic impact
- j. Health and wellbeing

a. Principle of development

9.2 The policy framework for these comments is as follows:

- Planning Policy Wales (Edition 11, February 2021)
- Cardiff Local Development Plan 2006-2026 (January 2016)
- Food, Drink and Leisure Uses SPG (November 2017)

9.3 The application site is located within the boundary of Strategic Site KP2(A) (Central Enterprise Zone and Regional Transport Hub), as identified by the Local Development Plan (LDP). The Strategic site as a whole is (at 78.8Ha) the largest brownfield site within the DLP and occupies a particularly accessible location in the centre of Cardiff. The site is allocated for major employment led initiatives, focussing on financial and business services, together with other mixed uses including residential development.

9.4 As well as forming part of the wider Strategic Site KP2(A), the application site boundary (for both plots 1 and 2) forms part of the 'Central Quay' development, which forms a critical part of the site and the wider LDP strategy, and seeks to create a 'southern gateway' with development to the south of the railway line/station, enhancing north to south connectivity (and east to west), and creating a 'destination space'. Plots 1 and 2 together will create such a destination through the provision of significant areas of public realm surrounded by a mix of uses. This will respond to other nearby approved schemes such 'One Central Quay' (formerly known as the 'Ledger Building'), and the multi-storey car park, the redeveloped brewhouse building, and the proposed 'Moxy Hotel', thus ensuring a true mixed-use development.

Residential Use

- 9.5 The principle of residential development is well established within the surrounding area and the central location of this site is suited to residential use as it is well served by transport links and is close to local amenities. In this respect Policy KP2(A) emphasises that densities will be maximised to make efficient use of city centre land in a highly accessible location, noting that high rise, high density developments at appropriate locations within the site are encouraged and residential densities in excess of 100 dwellings per hectare are not considered unreasonable in principle.
- 9.6 Accordingly the residential use of the site, and at the high density proposed, is positively encouraged, subject (as discussed below) to it forming part of a mixed-use development.

Ground floor commercial uses:

- 9.7 The use of Class A3 uses, such as restaurants, cafes and snack bars (and where the primary use is for the sale and consumption of food on the premises) will add significantly to the 'destination', creating active uses and frontages around the new public square, while also contributing towards the range and choice of facilities available in the Central Business Area. Class A3 uses are therefore positively encouraged, subject to amenity considerations.
- 9.8 The site is located outside, but on the edge of the Central Shopping Area (CSA) as defined by Policy R2 of the LDP. Taking into consideration the location of the site within the Central Business Area, it is considered that an element of Class A1 retail floorspace will provide a complementary and ancillary role to the wider 'Central Quay' development and could provide an element of convenience goods retailing to serve the newly established population. However, a condition has been recommended restricting the net retail sales area of any unit within Class A1 (shops) to be no more than 500 sqm. This will ensure that large floorplate retailers will not be attracted to the site, as this may prejudice the retail strategy of the development plan. To ensure 'Central Quay Square' and 'Chimney Square' become vibrant and active spaces, a condition has also been recommended which seeks to ensure A3 restaurants/cafes/bars on these frontages are maximised, albeit still allowing for some A1 uses to be permitted.
- 9.9 With regard to LDP Policy KP10 (Central and Bay Business Areas), Class A2 (Financial and Professional Services), B1 (Business), D1 (Non-residential Institution) and D2 (Assembly and Leisure) uses would be considered acceptable at this location, subject to amenity considerations.
- 9.10 Subject to the aforementioned conditions, the principle of development is considered acceptable from a land use policy perspective.

b. Design

9.11 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. A criterion includes, for example, the influence of the proposal on the local character and context. Other criteria include creating legible development, providing a diversity of land uses, creating distinctive places and providing a healthy environment.

Scale and Massing:

9.12 The proposed development (on plots 1 and 2) incorporates high density development with tower blocks on Plot 1 ranging from 91 metres to 45 metres in height. Accordingly, the Tall Buildings Supplementary Planning Guidance (SPG) (January 2017) is a material consideration in determining this application.

9.13 Para. 1.5 states that *“well-designed tall buildings in appropriate locations have the potential to add significant value to Cardiff. They can enhance skylines and provide recognisable landmarks that can serve to promote the city on a national and international stage”*. Para. 1.7 states that *“Cardiff seeks to be the most liveable capital city in Europe and to create an inclusive, vibrant, thriving, sustainable and attractive city in which to live and work. Proposals for tall buildings need to demonstrate an exceptional standard of design together with appropriate land uses and public realm through careful planning and design so that they knit well into the existing fabric of the city”*.

9.14 Further, para 2.1 of the Tall Buildings SPG states that *“attractive tall buildings in clusters can help to signify the core areas of the city, particularly areas within the city centre”*, and states that *“the areas that tend to lend themselves to tall buildings are often along railway corridors, urban corner sites in the core of the city centre, sites that form part of existing clusters of tall buildings and waterfronts”*.

9.15 Tall buildings are therefore assessed having regard to locational criteria, specifically that they will only be acceptable where (para. 2.2):

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

9.16 The above criteria are considered in detail later in the analysis.

9.17 The site is considered to be one which can accommodate sensitively designed buildings of significant height, which accords with the wording of para. 2.1. This

is due to the site being located in the city centre, in very close proximity to Cardiff Central Railway Station, along the rail corridor and also adjacent to the river frontage. The site is located outside the 'area of very high sensitivity' within the Tall Building SPG and there are also a number of tall buildings in close proximity. This includes the 'Interchange' bus station which is currently being constructed at a height of 83 metres. The Crawshay Street tower to the south-east was permitted in December 2021 (19/01930/MJR) and proposes a 78 metre high tower.

- 9.18 As noted above, the site is considered a suitable location for tall building(s). Whilst Plot 1 proposes significant scale, the design of the building contains a combination of different linked blocks. Each block helps break-up the bulk of the building and the juxtaposition of the blocks means that the building will be viewed differently from a variety of angles. On balance, the scale and massing is therefore considered to be acceptable.

Skyline and Key Views:

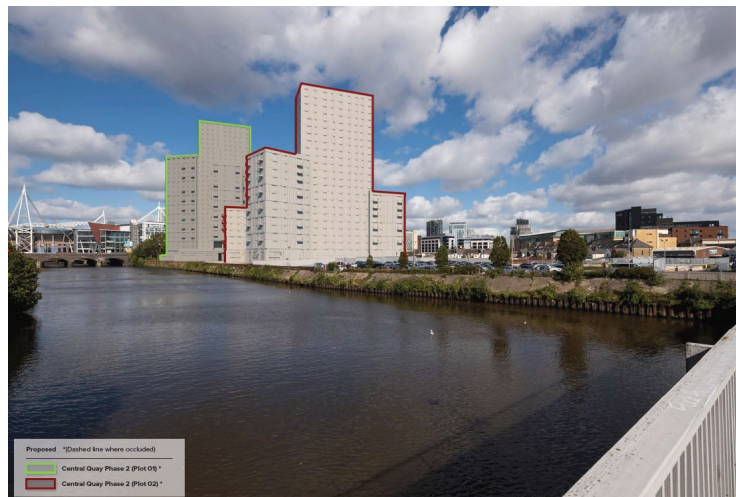
- 9.19 In addition to the Tall Buildings SPG, further national policy guidance is provided in TAN12, which also highlights the importance of identifying distinctive views, key skylines and vistas.
- 9.20 The visual impact has been tested by means of a series of key views from agreed locations, which are assessed below. These comprise:
1. Facing east from the Merches Gardens junction with Taffs Mead Embankment across the River Taff
 2. Facing north-east from Penarth Road Bridge
 3. Facing south-west from the southern entrance from Cardiff Central Railway Station
 4. Facing south-west from the southern entrance from Central Square
 5. Facing north-west from Penarth Road Road

View 1: Facing east from the Merches Gardens junction with Taffs Mead Embankment across the River Taff



- 9.21 When facing east from the Taffs Mead Embankment, it is acknowledged that there will be a substantial change of view with the introduction of a significant scale of new development viewed across the River Taff. The site is, however, part of a much larger cleared site, and the proposed development (on plots 1 and 2) will provide a landmark view within the skyline from the west. The stepped nature and distinctive architectural treatment of the different blocks will provide visual interest to the townscape.
- 9.22 Importantly, the view of the existing brewhouse will remain intact and will provide a focus to the centre of the view, with the chimney being visible when situated further south on Taffs Mead Embankment, and creating a waymarker towards and through the site. It is also notable that a pedestrian footbridge (not forming part of the application) is proposed to connect around this point into the 'Central Quay Square'. This view will also incorporate Plot 2 of Phase 2, the brewhouse extension and the 'One Central Quay' office building, whereby the accumulative visual impact is considered acceptable in this city centre context.
- 9.23 In addition, the proposals include reprofiling and proposed planting enhancements to the riverside embankment adjacent to the development, as part of the enhanced pedestrian link along the edge of the River Taff. These works and the proposed tree planting and soft landscaping in 'Central Quay Square', will complement the view providing a more visually attractive boundary with the river, enhancing the view from the west.

View 2: Facing north-east from Penarth Road Bridge:



- 9.24 The north-east facing view from Penarth Road Bridge features the River Taff in the foreground with a steeply sloped riverbank rising along the western boundary. The existing view comprises the existing accumulation of tall buildings in the city centre including the Principality Stadium, Stadium Plaza and Stadium Tower together with the bus Interchange rising behind the chimney. Numerous developments on Penarth Road and Callaghan Square can be seen from the vantage points, as can existing and current high-rise development within the City Centre. Views of the rooftops of the residential terraces along Penarth Road and Crawshay Street are also visible.
- 9.25 Whilst the tower will provide a substantial difference to the view point, the majority of Plot 1 will be obscured by Plot 2 from this view. It is also notable that the land to the south, identified in the picture above (on the right) also forms part of Central Quay / Strategic Site KP2(A), and it is anticipated that further high density mixed-use development will be proposed on the remainder of the site.

View 3: Facing south-west from the southern entrance from Cardiff Central Railway Station:



- 9.26 The above image demonstrates the south-western facing view from the 'Regional Transport Hub' of the wider LDP KP2(A) strategic site. This view is likely to be subject to considerable change as part of the wider development to the south of the station, with a range of new buildings and significant public realm improvements (including those proposed under the two applications for plots 1 and 2). In this regard, the supporting Townscape and Visual Assessment provides cumulative outlined images of the 'One Central Quay and brewhouse extension, showing how the proposed site and the Plot 2 site (21/02884/MJR) forms part of the bigger picture of the wider 'Central Quay' site.
- 9.27 Within this proposed context, the existing brewhouse chimney will provide a focal point between the buildings, and a wayfinding route towards the new 'Chimney Square' and the 'boulevard' leading towards Penarth Road and the 'Central Quay Square' (as part of Plot 2). This accords with LDP KP2(A) which states that the site should provide a *"high quality way-finding and clearly defined pedestrian routes to key destinations"*.

View 4: Facing south-west from the southern entrance from Central Square



- 9.28 The view facing south-west from the southern entrance from Central Square provides a backdrop of the Grade II listed Cardiff Central Railway Station. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when assessing development which affects a listed building or its setting, special regard shall be paid to the desirability of preserving the building or its setting or any special architectural or historic interest it possesses. This approach is supported by Policy EN9 of the LDP, which makes clear that development relating to a listed building or its curtilage structures will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.

- 9.29 The Plot 1 development will rise above the western end of the station building and platforms. This view provides a new focus from Central Square when viewed from the northern edge and provides a positive visual link from Central Square towards Central Quay, drawing the development to the south of the railway line further into the strategic site. It is therefore considered that the development will enhance the wider contextual setting of Central Square.
- 9.30 Whilst Plot 1s materiality will contrast with the light coloured stonework of the station, Conservation Officers consider that the special interest and setting of the listed building will be preserved. Again, the scale is considered acceptable in this city centre context.

View 5: Facing north-west from Penarth Road:



- 9.31 The existing westwards facing view from Crawshay Street features the brewhouse and its chimney. The proposed view of Plot 1 appears as a slender building complementing the brewhouse and the materiality of the proposal will be sympathetic in terms of colour and tonality with both the brewhouse and buildings on Crawshay Street (subject to a conditions).

Building Appearance and Ground Floor Interface

- 9.32 Placemaking Officers initially raised concerns with the proposed elevational treatment and requested that more variety be provided between the different blocks to reduce the bulk and massing. Significant discussions have been ongoing and led to amended plans being received for the Plot 2 design, ensuring that it differs to the Plot 1 design. It is considered that the materiality maintains a robust and restrained palette, which take reference from the stone and brick tones of the brewhouse, as well as the sites industrial heritage bringing in metallic tones and textures.
- 9.33 Officers are satisfied that an increased differentiation between the between the different elements of the building can be achieved at planning condition stage,

to ensure that the proposed materials and architectural details are agreed by the Local Planning Authority to maintain the highest specification and design of the proposed building. As a whole, the development provides a distinctive architectural treatment and will provide visual interest to the townscape that will complement the existing brewhouse building. This is taken as a whole with Plot 2 and other nearby developments. It is considered that the lighter colour plinth contrasts sufficiently with the upper floors.

- 9.34 The form and extent of the ground floor active uses are considered to be very positive, which includes double height ground floor to ceiling heights. The active frontages face the proposed 'Central Quay Square' and 'Chimney Square' which will help create vibrancy and activity at street level.

The 'Boulevard'

- 9.35 The proposed 'boulevard' forms the main spine road through the wider 'Central Quay' development site, forming critical part of the scheme in both placemaking and movement terms. The road will run north to south along the boundaries of Plots 1 and 2, with the brewhouse in the centre and will provide the link to the approved scheme at 'One Central Quay' and the multi-storey car park, which will then link to Crawshay Street. The road will be a two-way highway to enable the servicing of Plot 1 and will then connect to the Plot 2 boulevard section forming a one-way route. A single planning application has been sought from the developer to cover the whole boulevard highway works, which will connect all of the approved and proposed schemes on the wider 'Central Quay' site onto a single plan.

Green Infrastructure and Public Realm:

- 9.36 The application is a large-scale proposal, where the introduction of 402 apartments will place increased pressure on the surrounding pedestrian environment. Planning Policy Wales, paragraph 4.1.19 states that *'Well-designed, people orientated streets are fundamental to creating sustainable places and increasing walking, cycling and use of public transport. New development should improve the quality of place and create safe, social, attractive streets where people want to walk, cycle and enjoy'*.
- 9.37 Cardiff Local Development Plan Policy KP6 seeks that new developments make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements and public art.
- 9.38 Further, LDP Policy KP5 states that new development should *"providing a 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"*.

- 9.39 The proposed public realm facing the 'Central Quay Square' (as part of Plot 2) and the 'Chimney Square' will create attractive spaces through appropriate soft landscaping and high quality hard landscaping. The efforts that have been made to incorporate formal green infrastructure provision into the built development have been welcomed. This includes the addition of 25 new trees (50 in total over Plots 1 and 2) and the improvement works to the existing riverbank to create a soft, green edge to the river that is less engineered in appearance and provides multiple benefits to the river environment and for the public. This will enhance the buildings presence at street level and significantly enhance the pedestrian experience. The commercial units will include a mix of uses that will encourage movement and activity at varying times throughout the day, both within the buildings themselves and through the surrounding routes.
- 9.40 A 'Landscape Design Statement (December 2021)' has been provided which outlines the public realm treatment within the site and the provision of public art. This outlines the design principles for the public realm around the building, including the new public square and an indicative palette of materials for both hard and soft landscaping. A public art condition has been recommended and more details will need to be provided regarding the final public realm treatment for the site as part of a condition. Details shall include proposed finished levels, earthworks, hard surfacing materials including the demarcation of the cycle route and location/design of cycle stands for the commercial units, street furniture including the provision of street lighting, proposed planting plans, details and sections associated with the proposed water features, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme.
- 9.41 Whilst not part of the application site, as detailed late in the report, a financial contribution has been secured towards the delivery of a new shared cycle and pedestrian bridge across the River Taff. In this respect, the scheme provides for such a critical active travel route to be achieved, linking the Taff Mead Embankment on the opposite side of the river to the 'Central Quay Square' (as part of Plot 2), 'Chimney Square' (as part of Plot 1) and through to Cardiff Central Railway Station. Such a link will form a critical part of the effective management of crowds using the area on event days, and serve as a segregated walking and cycling route to access the development and wider city centre from the west.

Layout and Amenity of Future Occupiers:

- 9.42 Para. 3.3 of Planning Policy Wales states that *"design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area"*.

- 9.43 The proposed residential units are considered a reasonable size and will receive sufficient levels of outlook and ventilation. The application proposes 78 balconies for the 316 units which equates to 25% of the overall units. 45 have been allocated to the studios and 33 to the 1-bedroom units, with no balconies allocated to the 2 and 3-bedroom units. Officers sought to negotiate wherever practicable that further balconies are provided, however the applicant has advised that this was not possible due to wind constraints. The lack of additional balconies is considered a missed opportunity for enhancing the liveability of the scheme, however this has been considered as part of the wider planning balance. The balconies on the plans measure 3 sqm, which fail to comply with the Residential Design Guide SPG requirement of 5 sqm balconies to maximise the usability of the spaces. The balconies are also not accurately shown on the elevations. As such, the architectural details condition will require balcony specifications to ensure that they are larger (deeper) to maximise their useability, which is especially important on such a high density city centre development.
- 9.44 With regard to outdoor communal amenity space, the Residential Design Guide SPG requires 75 sqm of external amenity space for up to 5 units and an additional 10 sqm of space for each additional unit. Plot 1 proposes 402 units and if 78 units are discounted where they provide balconies this equates to a requirement for 3,315 sqm of external communal amenity space. The proposal, however, falls short of such standards, providing only 850 sqm of external communal spaces on the first floor terrace and 579s of internal communal amenity space.
- 9.45 Whilst the significant short fall of amenity space is noted and regrettable, the particular context of this site is acknowledged, as is the fact that the sites combined will create both a new 'Central Quay Square', 'Chimney Square' and a riverside route, which will provide a high quality environment for future occupiers and the public to use.
- 9.46 As noted earlier, LDP Policy KP2(a) also recognises that the strategic site allocation is suitable for residential development and requires that densities are maximised to make efficient use of city centre land in a highly accessible location. Given the size of the site and its highly sustainable location adjacent to Cardiff Central Railway Station, the bus interchange and the Central Shopping and Business Areas, the shortfall of amenity space is considered, on balance, to be acceptable in this instance.

Daylight and Sunlight to Proposed Units:

- 9.47 The Residential Design Guide SPG requires development to provide adequate light for residential units in accordance with BRE guidance. The applicant has therefore provided a Daylight, Sunlight and Overshadowing Assessment (DSR), prepared by McCann and Partners (dated: 08/04/2022). This has assessed the impact on the existing adjacent residential properties based on the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. Two of

the testing methods include a Vertical Sky Component (VSC) and an Average Daylight Factor (ADF) assessment. If a unit fails a VSC assessment it must then provide mitigation to enable it to pass an ADF assessment. The ADF assessment requires living rooms to facilitate 1.5% of light, while a bedroom requires 1%. Kitchens require 2% but these rooms were not assessed as part of this daylight sunlight report.

- 9.48 There is a recognition that the high density, high-rise nature of the development, and its relationship with approved (and proposed) development, may make it difficult for all units to fully achieve the require standard of daylight/sunlight. Nevertheless, there have been considerable discussions with the developer to maximise the ambient light levels for the future residents of flats.
- 9.49 The final report states that the total number of rooms failing to meet the ADF assessment is 3%. This is based on calculating all rooms which include both living rooms and bedrooms. The number of living rooms, which includes studios failing to meet the ADF requirement is 5%, which equates to 32 living rooms in total failing. The units that fail are predominantly in the south-eastern corner between the central and eastern blocks. Further, the BRE guidance requires that 50% of a garden achieves 2 hours of sunshine on the 21st of March. The proposed first floor roof terrace will receive an adequate amount of sunlight and as a result this improves the quality of the space.
- 9.50 Significant efforts have been made by officers to amend the scheme to improve the ambient light levels within the proposed units and to improve the amenity spaces to address such failures. This has led to improvements and to only 5% of the overall units not meeting the DSR tests for daytime living spaces. Ultimately, the scheme has been improved to the maximum extent possible within the constraints of the site/development and having regard to viability considerations. In this regard and given the acknowledgement of the specific context of the site, the failure of parts of the development to achieve a satisfactory level of light to some apartments and amenity space, while regrettable, is not considered, on balance, to outweigh the positive benefits of the scheme in terms of bringing forward residential-led, city centre regeneration south of the railway line.

Other matters impacting upon amenity:

- 9.51 The Noise Officer has reviewed the Noise and Vibration Assessment (ref: REP/218559/3-01, dated 21/10/2021), prepared by Arup. In order to achieve the desired ambient noise levels for the proposed residential units, the report has considered minimum glazing performance for all of the facades, in line with the British Standard (and detailed in Table 1 of the Assessment). This standard however is only achieved with windows closed, meaning Mechanical Ventilation is required to achieve this standard. Whilst most of the residential units will not be located directly above the commercial units (separated by communal areas), there are 8 residential units that will be located directly above plant equipment rooms. To ensure that the noise mitigation measures and results outlined in the supporting Noise and Vibration Assessment are implemented and complied

with, a pre-occupation validation noise survey has been requested as a condition.

- 9.52 Further, given that different use classes at ground floor level pose different noise related risks, a separate condition relating to any D2 Use Class has been recommended ensuring that a separate Noise Impact Assessment is provided. Finally, a fixed plant noise condition and a condition ensuring that the preparation and cooking of hot food and the extraction of all fumes from the food preparation areas in the ground floor units shall be mechanically extracted.
- 9.53 The Noise Officer has assessed the supporting Train Induced Vibration and Assessment Report and has raised no objection with regard to potential vibration impacts from the railway line.
- 9.54 Conditions have been applied ensuring that there will no delivery vehicles arriving, departing, loading or unloading outside the hours of 7am and 8pm. The commercial units will also have operation hours restricted to 8am to 12am on any day. These hours are not considered to be unreasonable in a city centre location and will not result in an unacceptable level of noise disturbance.
- 9.55 In light of the above, subject to the aforementioned conditions, it is considered that the amenity of the future occupiers and any neighbouring occupiers within the vicinity, will be sufficiently protected.

Microclimate:

- 9.56 A Wind Microclimate Report, prepared by Arup (dated 01/04/2022) has been provided. This identifies that windiness increases in almost all areas, with Cardiff experiencing the most winds from the south-west. Therefore, wind mitigation measures have been proposed around the stie and have been designed to allow for emergency access as well as the following best practice for wind mitigation. This includes large trees and screens being positioned on the roof terraces and additional soft landscaping and movable porous screens around the western and southern sides of the building. Large trees and hedges are proposed to the south of the building by the commercial entrances and spill out areas. Due to the wind conditions, certain commercial entrances have been repositioned. Given that the hard/soft landscaping details on the terraces will be decided by the tenant, the final details will be required as a condition and will require updated wind mitigation information. With the above mitigation and landscaping in place and subject to final landscaping and terrace landscaping conditions, no concerns are raised with regard to any potential microclimatic effects.

c. Impact on neighbouring amenity

- 9.57 LDP Policy KP5 contains criteria for assessment of new development proposals to ensure that no undue effect on the amenity of neighbouring occupiers occurs. The scheme has been carefully assessed against the Council's SPG guidance on sunlight/daylight, overlooking and privacy.

- 9.58 The application is supported by a Sun Path Analysis, which creates shadowing effects created by the sun during the December Solstice, June Solstice, March Equinox and September Equinox. This shows that the shadow will only extend to the far bank of the River Taff, overshadowing the 'Unite Student' student accommodation block at 9am during the March and September Equinoxes. From before midday and during the afternoon the development will not cast any shadow on existing residential properties or the student block. The overshadowing impact on existing neighbours dwellings is therefore considered to be within reasonable limits.

d. Transport, Servicing and Waste

Resident and Transport Movement:

- 9.59 This site is located in the city centre within a very short level walk (circa 150m) of Cardiff Central Railway Station and the emerging bus station, located north of the rail line. Nextbike bicycle hire and commercial car hire are also located close to the site, with the opportunity to add more Nextbike stands as the wider site evolves. The site is therefore considered to be extremely sustainably located in transport terms and a location where public transport and active travel offer viable daily alternatives to the ownership and use of private cars.
- 9.60 To the west of the development site lies the River Taff and beyond that is Taffs Mead Embankment and Merches Gardens. The Taff Trail, which forms part of Route 8 of the National Cycle Network, runs alongside the river Taff and Taffs Mead Embankment providing a north/south cycle corridor between Cardiff Bay, the city centre and beyond. The development is currently connected to the Taff Trail by on-road cycle lanes on Penarth Road which, while currently substandard, will be upgraded as part of the Phase One Central Quay development, which will improve cycle infrastructure on Penarth Road. Further improvements to and connections with the Taff Trail and other cycle and pedestrian infrastructure will also be brought forward as development of the wider site progresses.
- 9.61 The local and wider area in the vicinity of the site will also benefit from improvements captured in Cardiff Council's Integrated Network Map, which sets out the Council's 15-year vision to improve cycling and walking routes across the city, in order to meet the requirements of the Active Travel (Wales) Act 2013 to plan for the provision of routes and improvements for active travel.
- 9.62 Vehicular (along with non-vehicular) access to the site will be taken from the previously approved Phase One junction and internal network and includes a new boulevard that connects to and from Penarth Road. The proposed boulevard will provide a high-quality footway and cycleway, along with access to the development and will accommodate SUDS and soft landscaping, as well as cycle parking stands and benches. The proposed layout and cross section of the boulevard as shown in the supporting documents is considered to be acceptable, with the final design and delivery being secured via requested condition.

- 9.63 The wider public realm incorporates further pedestrian and cycle routes, including a minimum 5 metre wide shared cycle footway along the River Taff connection to Penarth Road. The proposed development also includes the provision of a new bridge landing point on the eastern embankment of the river adjacent to the square. The provision of such a bridge will be a key piece of active travel infrastructure linking the wider City and Central Quay development across the River Taff to the west. The applicant has agreed to provide a financial contribution towards the delivery by the Council of the new bridge. As with the 'boulevard', the delivery of the riverside route is subject to a requested condition.

Car Parking:

- 9.64 The application proposes 18 accessible car parking spaces allocated for the proposed 402 apartments, 3 of which are designated disabled spaces, which complies with the Managing Transportation Impacts SPG. 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'*.
- 9.65 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. Transportation Officers raise no objection on the grounds of potential increased traffic congestion.

Cycle Parking:

- 9.66 The application proposes 336 residential cycle spaces for the proposed 525 bedrooms in the form of double stacked racks and Sheffield stands, providing flexibility to accommodate a variety of bike types at ground floor level, accessed via a secured outside space. Cycle storage for the ground floor commercial units will be provided as open-air Sheffield stands and sheltered and secured spaces for staff in the areas surrounding the buildings and further details will be required by condition.
- 9.67 Whilst it is acknowledged that the number of cycle parking spaces does not comply with the Council's adopted SPG guidance of providing a one space per bedroom, Transportation Officers have considered the site's close proximity to the city centre, central bus and rail stations, and the availability of Nextbike cycle hire. As a result of these factors, it is considered that the demand for on-site residential cycle parking is likely to be lower than similar developments located elsewhere, with a much higher proportion of trips being undertaken by walking and public transport. It has therefore been agreed that the total number of cycle parking spaces can be reduced to a minimum of 64% of the SPG requirement of 1 space per bedroom. This approach is consistent with similar

city centre residential developments and officers are advised that further cycle parking for the residential uses could be added in external areas in the future if the provided cycle parking becomes overused.

e. Provision of public open space

- 9.68 LDP Policy C5 requires the provision of a satisfactory level and standard of open space on all new housing developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Further, LDP Policy KP2(A) sets out specific infrastructure requirements for the Strategic Site including 7ha of open space. Plot 1 measures 0.77ha and should incorporate 0.07ha of public open space as its proportionate contribution.
- 9.69 Whilst it is noted that the site does not provide any public open space, the application benefits from a significant public realm provision which provides a high quality environment for future occupiers and the public to use. Further, LDP Policy KP2(A) recognises that the strategic site allocation requires densities to be maximised to make efficient use of city centre land in a highly accessible location. The site has maximised its density and has provided the 'Chimney Square' and areas of public realm to the north of Plot 2s 'Central Quay Square'. Whilst these spaces do not constitute public open spaces the site is in close proximity to existing public open spaces such as Bute Park and Canal Park. Parks have requested a contribution towards off-site POS provision of £587,357 (£1,022,713 when combined with Plot 1), which is considered in section 11 having regard to wider viability issues. Whilst the lack of on-site public open space is regrettable, it is not considered sufficient to outweigh the clear benefits of the scheme in terms of bringing forward city centre regeneration south of the railway line. Therefore, on balance, the lack of public of open space is considered acceptable in this instance.

f. Ecology

- 9.70 The conservation of native wildlife habitats and the safeguarding of protected species is discussed in Planning Policy Wales (Edition 11). New development opportunities have an important part to play in creating new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Improving habitat connectivity through promoting wildlife corridors, whilst ensuring development minimises species and habitat impact, are also important considerations.
- 9.71 The application is supported by an Ecology Appraisal and the Council has undertaken its own Habitat Regulation Assessment (HRA). The Ecology Officer considers the re-profiling of the bank of the river will result in positive outcomes for the River Taff SINC. Further, there will be no loss of existing trees with 25 new additional trees (50 for Plots 1 and 2 combined) and the proposed SUDs pocket gardens site will also help enhance the ecology, biodiversity, resilience of ecosystems, green infrastructure, sustainable drainage and visual amenity of a site that is, currently predominantly hardstanding. This is considered to be in line with national and local planning policy, including Future Wales Policy 9

(Resilient Ecological Networks and Green Infrastructure).

- 9.72 Further, the HRA has considered protection species/species of principal importance (refer to para 6.24 for further details). Conditions have been requested ensuring that the Ecological Assessments are contained within the approved documents condition, site clearance and for a Green Infrastructure Management Strategy to be provided. Subject to these conditions, it is considered that the development reflects the statutory duty imposed by the Environment (Wales) Act 2016 for public bodies to both maintain and enhance biodiversity, and to further promote the resilience of ecosystems.

g. Flooding and drainage

- 9.73 LDP Policies EN10 and EN14 require water sensitive design solutions that do not increase the risk of flooding elsewhere to be incorporated within new development.
- 9.74 The site is located within a C1 Flood Zone of the Development Advice Map (DAM) as contained in TAN15. This means that the area is served by significant infrastructure, including flood defences. Natural Resources Wales (NRW) consider the risk of tidal flooding to the proposed development as negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk.
- 9.75 A new flood defence wall will also be built which will provide the same level of protection as the existing defence wall. The application is supported by a Drainage Strategy which identifies that SuDS features have been integrated into the development that treat water as close to source as possible whilst also minimising runoff. This will ensure that the development does not increase the risk of flooding within the site or elsewhere. The Flood Consequence Assessment (FCA) has considered the flood risk elsewhere and advises that the access/evacuation routes will be flood free during all events due to the protection afforded by the flood defence wall. Noting the conclusions of the submitted FCA, the advice received by NRW and Dwr Cymru Welsh Water, and the recommended conditions for surface water drainage, grease traps and a hydraulic modelling assessment to be undertaken, it is considered that drainage and the risks and consequences of flooding can be acceptably managed.

h. Sustainability

- 9.76 Future Wales Policy 16 emphasises that within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixed-use development 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. Policy 17 outlines support for developing renewable and low carbon energy at all scales.

- 9.77 Para 5.8.1 of Planning Policy Wales states that the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 9.78 LDP Policy EN12 requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low carbon technologies.
- 9.79 The development is being designed to achieve BREEAM Excellent for the shell of the commercial units and Home Quality Mark Level 3 as a minimum (3 or above means that a home meets high standards of the HQM performance indicators). Upper roof levels will also feature solar panels in addition to the green roofs. Standalone Air Source Heat Pump (ASHP) are proposed as part of the energy strategy to provide hot water. The ASHPs will be located internally within each apartment and a louvre is incorporated into the façade of the units. Where apartments are unable to achieve the required louvre, heat and hot water will be electric. Finally, the development design takes a fabric-first approach and the building has been designed to have a low U value.
- 9.80 The applicant has submitted a response to officer's requests for the feasibility of the scheme connecting to the proposed Cardiff District Heat Network. This states that a connection to the heat network could not be achieved for plots 1 and 2 within the timescale of the proposed development, such that the feasibility arguments put forward are accepted. The developer has nevertheless agreed that future phases, including the adjoining 'Moxy Hotel' site (itself the subject of a separate planning application (22/00378/MJR)) will connect, with a connection from Penarth Road up Crawshay Street and servicing the remainder of the site having been identified.
- 9.81 This above approach is considered to, on balance, meet the policy objectives of Future Wales, Planning Policy Wales (Edition 11) and LDP Policies KP15 and EN12.

i. Economic Impact

- 9.82 Planning Policy Wales (PPW) (Edition 11) places a duty on the LPA the need to improve the social economic of Wales' disadvantaged areas. Chapter 5 'Productive and Enterprising Places' covers the economic components of placemaking and states that *"a more Equal Wales can be achieved through promoting sufficient employment and enterprise opportunities for people to realise their potential and by recognising and building on the existing economic strengths of places to assist in delivering prosperity for all."*
- 9.83 Chapter 4 of PPW also recognises the need to *"realise the potential of new sustainable transportation infrastructure to create new or renewed hubs of activity to support sustainable communities which capitalise on their location and the opportunities these present."* TAN 23 (Economic Development) also

states economic generation is a material consideration.

9.84 Further, para 4.8 of the LDP clarifies the importance of the Cardiff economy and the importance of the Central Enterprise Zone to the Cardiff economy, stating that *“The key economic role performed by Cardiff must be maintained and enhanced for benefits to Cardiff, the city-region and Wales. The Cardiff Central Enterprise Zone will be a key element of the approach but there is also a need to maintain the roles of the City Centre, Cardiff Bay, existing employment sites together with providing a range and choice of sites to cater for demand across sectors.”*

9.85 The application is supported by a Economics Benefit Assessment (dated 06/12/2021). This concludes that the development represents a significant new capital investment in the area, which will help to enhance the profile of Cardiff city centre and will raise the overall economic activity in the area. For Plot 2 the following benefits have been identified:

During the construction phase:

- The proposed development could be expected to support 427 gross direct full-time equivalent ('FTE') jobs
- 581 spin-off FTE jobs would be supported annually by supporting suppliers and businesses (shops/bars/restaurants) in the local and wider area that would support the construction phase
- Almost £64 million would be contributed to local economic output, as measured by Gross Value Added

During the operational phase:

- 'First occupation expenditure' is expected to generate £2.9 million from furnishing and decorating properties, which will generate a range of economic benefits for the local economy by supporting jobs within local businesses
- Ongoing household expenditure will generate over £11.8 million (gross) every year, with c.£4.32 million relating to retail expenditure and £2.98 million relating to leisure expenditure. Whilst not all of this will be 'new' to the local area, as some will be moved from elsewhere in Cardiff, it is expected that new people will move into the new units
- Approximately £698,000 of council tax revenue will be generated, which would be used to fund the services provided by the Council for residents of the new buildings.
- The assessment considers four scenarios for the type of uses that could occupy the commercial units within the development. For the Plot 1 development between 38 and 44 FTE jobs are expected to be created within the development itself. Between 14 and 20 FTE indirect jobs may be supported in the region and between 8 and 13 FTE indirect jobs are expected to be created in the local area.

- The economic output generated by the creation of the commercial units within Plot 1 are expected to range from between c.£1.4 million and c.£2.2 million, depending upon the occupation scenario.
- The commercial units would generate between c.£69,600 and £80,200 of business rates per annum, depending upon the occupation scenario.

9.86 The proposed development meets the number of placemaking-related objectives outlined in PPW. Of relevance to the economic assessment is the alignment of employment and residential development with transport infrastructure, and the regeneration of disadvantaged communities. The economic potential of the proposed development will contribute to the goals outlined in the Well-being of Future Generations Act 2015 by boosting improving the cohesion of communities and boosting the prosperity and resilience of Wales.

9.87 The Economic Benefits Assessment concludes that the provision of residential accommodation and public amenity space alongside the employment opportunities will support the LDP's ambition in reducing the need to travel and making the city centre an attractive place to live, thereby improving the wellbeing of Cardiff's residents. In this respect, and having particular regard to the advice in PPW and TAN23, along with the recent guidance on post Covid-19 recovery in Wales; 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures', the proposals are considered to have significant direct and indirect economic benefits.

j. Health and well-being

9.89 The Well-being of Future Generations (Wales) Act 2015 puts in place seven well-being goals to work towards the vision of a Sustainable Wales. With regards to the planning context, PPW dedicates Section 2 to the achievement of well-being through placemaking.

9.90 LDP Policies KP14 states that development proposals should seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities. Further the Planning for Health SPG (2017), which provides supporting information for addressing the effect of the built and natural environment on health as part of a strategic approach to tackle the city's health inequalities and promoting healthy lifestyle options. The SPG highlights that health and the environment are inextricably linked and that the location of new development and facilities should enable people to have a choice of high quality, attractive places to live and allow them to reach the services they need.

9.91 The application proposes significant public realm provision in the form of the 'Chimney Square' and the public realm to the north of the 'Central Quay Square' within a highly sustainable city centre location. Limited car parking spaces are proposed and the development will enhance connections through the incorporation of traffic-free pedestrian and cycle routes through the site, as well as a financial contribution towards the delivery of a new bridge over the River

Taff between the site and Taff’s Mead Embankment. It is therefore considered that proposals meets the well-being goals in the Well-being of Future Generations (Wales) Act 2015 and will encourage healthy lifestyles.

10. **PLANNING OBLIGATIONS**

- 10.1 Policy KP7 (Planning Obligations) states that “planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance”.
- 10.2 The supporting text emphasises that new development often generates additional demands upon existing services, facilities, infrastructure and the environment, with planning obligations being a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits.
- 10.3 The Planning Obligations SPG sets out the Council’s approach to planning obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.
- 10.4 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 10.5 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations were identified as follows (in line with the Planning obligations SPG). **These are the maximum levels of contributions which could be sought, and are subject to viability considerations:**

CONTRIBUTION	(£) Plot 1	(£) Combined for Plots 1 & 2
Affordable Housing	£6,934,422	12,255,168
Community Facilities	£324,396.67	574,913
Education	£119, 937	240,972
Public Open Space	£587,357	1,022,713

Public Realm/Bridge	£3,750,000	7,500,000
TOTAL	£11,596,176	21,593,766

- 10.6 To assist the consideration of planning obligations, the applicant provided a Viability Assessment prepared by Savills (dated February 2022). This concludes the Benchmark Land Value to be £2,450,000. In order to be considered viable, the scheme must produce a sufficient developer's profit margin which in this instance is 15% on cost. This is considered appropriate for this type of development, where it is not uncommon to require a developer profit in excess of 20%. Based on the Viability Assessment, the scheme produces a profit on cost of 2.67% before the deduction of any S106 obligations or provision of affordable housing and is therefore considered unviable. When assessed against a fixed profit margin of 15% on cost the residual land value is -£5,954,955 and therefore there is a deficit of £8,404,995 before the scheme generates any surplus for S106 contributions.
- 10.7 In accordance with the established practice of obtaining an independent assessment of viability appraisals presented in support of planning applications, the Council has sought the advice of an independent assessor (Avison Young), who has reviewed the viability submissions for both Plots 1 and 2. Avison Young have not agreed with the Savills report in full, notably stating that "Savills approach to both the Existing Use Value (EUV) and Benchmark Land Value (BLV) are overly conservative" but have nevertheless concluded that: -
- Based on our viability assessment and incorporating a review of the Savills February 2022 report. Whilst we have applied a different rationale, we are in agreement that the likely developer profit on completion of the funding structured sale does not generate sufficient profit (a market accepted 15% Profit on Cost) to allow for S106 obligations to be incorporated"*
- (Note: The same conclusion has been reached for Plot 2 also)
- 10.8 While both schemes have been identified as unviable, nevertheless negotiations have been entered into with the developer to secure an appropriate financial contribution which would secure contributions towards identified community and transport infrastructure. These discussions have reviewed the entirety of the scheme (plots 1 and 2 combined) and have secured an overall financial contribution of £2.2 million.
- 10.9 It is recommended that the financial contribution will be apportioned as follows, with the greatest level of contribution proposed to be put towards the provision of the new bridge which will form part of the critical active travel infrastructure (or in the unlikely event such a bridge cannot be delivered, to be reallocated to provision of affordable housing).

CONTRIBUTION	(£) Combined for Plots 1 & 2	(£) Secured Contribution for Plots 1 & 2
Affordable Housing	12,255,168	600,000
Community Facilities	574,913	0
Education	240,972	25,000
Public Open Space	1,022,713	75,000
Public Realm/Bridge	7,500,000	1,500,000
TOTAL	21,593,766	2,200,000

11. OVERALL ASSESSMENT – ‘THE PLANNING BALANCE’:

- 11.1 Planning Policy Wales (PPW) (Edition 11) refers to the need to assess the Sustainable Benefits of Development and (at 2.27) emphasises that Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.
- 11.2 Paragraph 3.38 of PPW states that the countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of the local communities and visitors.
- 11.3 There may be occasions when one benefit of a development proposal outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.
- 11.4 Key factors in the assessment process include:
- *Social Considerations*, including: - who are the interested and affected people and communities; who will benefit and suffer any impacts from the proposal;
 - what are the short and long-term consequences of the proposal on a community;

- *Economic Considerations* including: - the numbers and types of long term jobs expected to be created or retained; whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities;
 - *Cultural Considerations* including: - how far the proposal supports the conditions that allow for the use of the Welsh language; whether or not the development protects areas and assets of cultural and historic significance; have cultural considerations and their relationships with the tourism industry been appropriately maximised; and
 - *Environmental Considerations* including: - will important features of the natural and built environment be protected and enhanced; are the environmental impacts of development on health and amenity limited to acceptable levels and the resilience of ecosystems improved.
- 11.5 At 2.29 it further refers to the need to have an integrated approach to balancing priorities against policy on an individual basis, which enables the full range of costs and benefits over the lifetime of development to be taken into account.
- 11.6 Section 5 of PPW provides further emphasis on the need to develop 'Productive and Enterprising Places' which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development.
- 11.7 The role of the Local Planning Authority is therefore to balance the weight to be attributed to each of the positive and negative impacts of the development and come to a balanced conclusion as to whether the development is acceptable or not.
- 11.8 The application has been subject to extensive negotiations between the developer and Council Officers, with input from Placemaking and Transportation Officers throughout. This has led to amended plans being received, responding to officer's concerns relating to the straightening and increased width of the riverside route, design improvements and changes in the materials proposed, and actions to address daylight/sunlight concerns.

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 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.
- 12.2 *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.

- 12.3 *Wellbeing of Future Generations (Wales) 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.
- 12.4 *Statutory pre-application public consultation*: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.
- 12.5 *Section 6 of Environment (Wales) Act 2016* subsection (1) imposes a duty that a public authority 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 subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
- (a) Diversity between and within ecosystems;
 - (b) The connections between and within ecosystems;
 - (c) The scale of ecosystems;
 - (d) The condition of ecosystems (including their structure and functioning);
 - (e) The adaptability of ecosystems.
- 12.6 It is considered that the Local Planning Authority has considered its duty under this Act and has met its objectives for the reasons outlined above.

13. CONCLUSION

- 13.1 The proposal will play a key role in delivering the LDP strategy, providing 402 new residential units as part of a high quality, mixed-use scheme on a vacant site in a highly sustainable, brownfield location within LDP strategic site KP2(A); Cardiff Central Enterprise Zone.
- 13.2 Plots 1 and 2 will bring vacant land into beneficial use with associated regeneration benefits, which promotes the efficient use of land and makes a positive contribution to housing supply. The proposals will create a vibrant, hard and soft landscaped 'place' and will provide a positive visual link from Central Square towards Central Quay, drawing the development to the south of the railway line further into the strategic site. The development will not harm the setting of any listed buildings.
- 13.3 The development will significantly enhance biodiversity befitting the sites riverside location, in direct contrast to the existing vacant and mainly sealed

site. The scheme will combat climate change by delivering landscape and SuDS proposals, including 25 new trees, and incorporating sustainable building design measures, including PV panels, Standalone Air Source Heat Pumps. The building will also achieve BREEAM Excellent for the shell of the commercial units and Home Quality Mark Level 3 as a minimum.

- 13.4 The site is also highly sustainable in transport terms with excellent access to the public transport network. The wider public realm incorporates further pedestrian and cycle routes. The proposed development also includes a financial contribution towards the delivery by the Council of a new bridge across the River Taff to enhance the active travel connection to the west of the river.
- 13.5 The proposals have been assessed against local and national policies and guidance. Whilst not all the identified concerns could be resolved, the clear benefits of the scheme in terms of bringing forward city centre regeneration south of the railway line and providing a new active travel bridge connection across the River Taff are considered to outweigh the concerns. Therefore, there is no demonstrable or compelling reasons which indicate sufficient harm to warrant refusal of the application. It is therefore recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement. Accordingly, the proposed development is considered, on balance, to be in accordance with Policies.

14. **RECOMMENDATION**

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 Section 11 of this report, planning permission be GRANTED subject to the conditions listed below:

RECOMMENDATION 2: That delegated authority is given to the Head of Planning & Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

CONDITIONS

1. The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan	CQ1-RIO-01-XX-DR-A-90000 Rev 03
Topographical Site Plan	CQ1-RIO-01-XX-DR-A-90001 Rev 03
Existing Site Plan	CQ1-RIO-01-XX-DR-A-90002 Rev 03
Proposed Site Plan	CQ1-RIO-01-XX-DR-A-90003 Rev 04
Ground Floor GA Plan	CQ1-RIO-01-00-DR-A-01100 Rev 02
First Floor GA Plan	CQ1-RIO-01-01-DR-A-01101 Rev 01
Second Floor GA Plan	CQ1-RIO-01-02-DR-A-01102 Rev 01
Third Floor GA Plan	CQ1-RIO-01-03-DR-A-01103 Rev 01
Typical Floors 04-13 GA Plan	CQ1-RIO-01-ZZ-DR-A-01104 Rev 02
Typical Floors 14-18 GA Plan	CQ1-RIO-01-ZZ-DR-A-01114 Rev 02
Typical Floors 19-21 GA Plan	CQ1-RIO-01-ZZ-DR-A-01119 Rev 02
Typical Floors 22-28 GA Plan	CQ1-RIO-01-ZZ-DR-A-01122 Rev 01
Roof GA Plan	CQ1-RIO-01-RF-DR-A-01124 Rev 01
South West Elevation	CQ1-RIO-01-ZZ-DR-A-02000 Rev 01
South East Elevation	CQ1-RIO-01-ZZ-DR-A-02001 Rev 01
North East Elevation	CQ1-RIO-01-ZZ-DR-A-02002 Rev 01
North West Elevation	CQ1-RIO-01-ZZ-DR-A-02003 Rev 01
West Block Elevations	CQ1-RIO-01-ZZ-DR-A-02004 Rev 01
GA Section 1	CQ1-RIO-01-ZZ-DR-A-03001 Rev 01
GA Section 2	CQ1-RIO-01-ZZ-DR-A-03002 Rev 01
GA Section 3	CQ1-RIO-01-ZZ-DR-A-03003 Rev 01
GA Section 4	CQ1-RIO-01-ZZ-DR-A-03004 Rev 01
GA Section 5	CQ1-RIO-01-ZZ-DR-A-03005 Rev 01
Plot 1 Context Section 01	CQ1-RIO-01-ZZ-DR-A-03021 Rev P1
Plot 1 Context Section 02	CQ1-RIO-01-ZZ-DR-A-03022 Rev P1
Plot 1 Context Section 03	CQ1-RIO-01-ZZ-DR-A-03023 Rev P1
Plot 1 Context Section 04	CQ1-RIO-01-ZZ-DR-A-03024 Rev P1
Drainage and Levels Plan 1 of 2	CQ1-CTF-01-00-DR-L-10001 Rev P05
Drainage and Levels Plan 2 of 2	CQ1-CTF-01-00-DR-L-10002 Rev P03
Hardworks Plan 1 of 2	CQ1-CTF-01-00-DR-L-40001 Rev P05
Hardworks Plan 2 of 2	CQ1-CTF-01-00-DR-L-40002 Rev P03
Softworks Plan 1 of 1	CQ1-CTF-01-00-DR-L-50001 Rev P05
Topsoiling Plan 1	CQC-CTF-XX-XX-DR-L-60001 Rev P01
Topsoiling Plan 2	CQC-CTF-XX-XX-DR-L-60002 Rev P01
Hard and Softworks Landscape Specification - Q28	CQ1-CTF-XX-XX-SP-0001
Separated Soil Volume	CQC-CTF-XX-XX-SH-L-50003
Site Section Central Quay Square 02	CQ1-CTF-01-ZZ-DR-L-20002 Rev P03
Site Section Central Quay Square 03	CQ1-CTF-01-ZZ-DR-L-20003 Rev P03
Site Section Chimney Square 01	CQ1-CTF-01-ZZ-DR-L-20004 Rev P03
Detailed Section Riverside 01	CQ1-CTF-01-ZZ-DR-L-21001 Rev P05

Detailed Section Boulevard 01	CQ1-CTF-01-ZZ-DR-L-22001 Rev P03
Detail Section North of Plot 1	CQ1-CTF-01-ZZ-DR-L-25001 Rev P03
Tree Pit Details 1 of 3	CQS-CTF-XX-XX-DR-L-30031 Rev P02
Tree Pit Details 2 of 3	CQS-CTF-XX-XX-DR-L-30032 Rev P02
Tree Pit Details 3 of 3	CQS-CTF-XX-XX-DR-L-30033 Rev P02
Landscape Site Plan	CQS-DTF-ZZ-00-DR-L-10000 Rev P06
Combined Hardworks Plan	CQ2-CTF-02-00-DR-L-40002 Rev P05
Combined Softworks Plan	CQ2-CTF-02-00-DR-L-50002 Rev P05
Site-Wide SuDS & Drainage Connectivity Strategy	CQC-HYD-XX-XX_DR-C-2203 Rev P09
Site-Wide Foul Water Drainage Strategy	CQC-HYD-XX-XX_DR-C-0101 Rev P06
Site Access and Haul Road – Stage 1	CQC-HYD-XX-XX-DR-C-0502 Rev P03
Site Access and Haul Road – Stage 2	CQC-HYD-XX-XX-DR-C-0503 Rev P01

Central Quay Cardiff (Phase 2) Ecological Appraisal. The Environmental Dimension Partnership Ltd, December 2021 ref edp4237_r010c
Landscape Design Statement, One Central Quay CQ1, Churchman Thornhill Finch, December 2021.

Plot 1 – Central Quay Softworks Plan – 1 of 1, Churchman Thornhill Finch, drawing number: CQ1-CTF-01-00-DR-L-50001 Rev P03

Technical Design Note, Central Quay, Site Wide Drainage Strategy Overview, ref CQCHYD-XX-XX-TN-C-0002, Hydrock December 2021

Reason: For the avoidance of doubt.

Pre-Commencement Conditions

3. *Construction Environmental Management Plan*: No development or phase of development 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 protection
 - Resource management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
 - Traffic management: details of site hoardings, site access and wheel

washing facilities, a strategy for the delivery of plant and materials, construction staff parking, traffic management proposals and details of dust/dirt suppression measures

- Soil management: details of topsoil strip, storage and amelioration for re-use
- Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

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

Reason: In the interests of highway safety, and protection of the environment and public amenity, in accordance with Policies KP5, T6, EN6, EN7 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

4. *Public Realm Works - Phasing*: No development shall commence (other than site preparation and below ground works) until such time as an overarching public realm implementation / phasing programme has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall establish a timetable for phased completion of all areas of highways and public realm within the site (along with the nature and duration of temporary works to facilitate movement within and through the site), including the delivery of the boulevard (including associated active travel route) and 'Chimney Square' (as shown on drawing numbers CQ1-CTF-01-00-DR-L-40001 Rev P05, CQ1-CTF-01-00-DR-L-40002 Rev P03 and CQ1-CTF-01-00-DR-L-50001 Rev P05), connections to the existing highway at Crawshay Street and access to the development as outlined in the submitted application supporting documents.

Thereafter, no part of the development shall be occupied until such time as details of all highways and public realm works, to include surfacing, kerbs, edging, drainage, SUDS, lighting, lining, signing, traffic orders, trees, soft and hard landscaping, and street furniture as required as a consequence of the scheme, have been submitted to and approved in writing by the Local Planning Authority.

All areas of public realm shall be completed on site to the satisfaction of the Local Planning Authority in accordance with the agreed phasing scheme.

Reason: To ensure all necessary highway and public realm works are approved and implemented in a phased manner, in the interest of future occupiers, users of the site and the character of the site as a whole, and also to ensure safe commodious access to and from the proposed development, in accordance with Policies T5 and T6 of the adopted City of Cardiff Local Development Plan (2006-2026).

5. *Green Infrastructure Phasing Plan / Management Strategy*: No development shall take place including riverbank reprofiling, ground works and vegetation

clearance, until such time as a Green Infrastructure Phasing Plan (to include the timetable for submission of details and implementation of approved schemes) has been submitted to and approved in writing by the Local Planning Authority.

Thereafter a Green Infrastructure Management Strategy (GIMS) for the delivery, establishment and ongoing management, maintenance and monitoring of green infrastructure (including enhancements) for the whole site, for both the establishment phase and long term, shall be submitted to the LPA for its approval in writing in accordance with the agreed phasing plan. The GIMS shall consider those elements discussed in the following documents: “Ecological Appraisal. The Environmental Dimension Partnership Ltd, December 2021 ref edp4237_r010c” and “Landscape Design Statement, One Central Quay CQ1, Churchman Thornhill Finch, December 2021, and shall as a minimum include the following details:

- a) Proposals for the protection, creation, enhancement and management and maintenance prescriptions of each landscaping type shown on CQ1-CTF-01-00-DR-L-50001 Plot 1 – Central Quay Softworks Plan -1 of 1, Churchman Thornhill Finch, the green roofs (within the Landscape Design Statement), retained woodland and scrub (northern boundary), bird boxes and bat boxes (further discussed under point 5 below). These proposals should include details of all species to be utilised. This should include aims and objectives of management, an introduction to each feature, the prescription as noted, work schedule and cover a minimum of 25 years, with reviews at 5 year intervals. The details of the body or organisation responsible for implementation of the plan should also be provided plus any legal or funding mechanisms. Should also include any failures in planting being rectified with the first year after planting and for 5 years following, or new landscaping agreed with the Local Planning Authority.
- b) Detail the “Sensitive Drainage Strategy” as noted per the Ecological Appraisal and the Technical Design Note, Central Quay, Site Wide Drainage Strategy Overview, ref CQC-HYD-XX-XX-TN-C-0002, Hydrock December 2021, to show how discharge of surface water run-off into the River Taff Site of Importance for Nature Conservation (SINC) is of acceptable quality such that significant adverse impacts upon the biodiversity of that site is avoided.
- c) Where required the continued treatment/eradication of any invasive species found at the site, as referred to in the Ecological Appraisal section 5.35.
- d) A “Lighting Design Strategy for Biodiversity” (considering bats and otter) in accordance with the Institute of Lighting Professional Guidance Note 08/18. The strategy shall:
 - Identify those areas/features on site that are particularly sensitive for bats and otter that are likely to cause disturbance in or around their breeding sites and resting places or along important routes

- used to access key areas of their territory, for example, for foraging;
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that the light spill on the River Taff will not exceed 0.5 lux (stated in section 6.48 of the Ecological Appraisal) and will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. Particular areas to consider are light spill from the south-western aspect of the building, any units that might require considerable external lighting such as bars, restaurants, gyms and the lighting alongside the River Taff. Landscaping along the River Taff may wish to include further screening trees to reduce light spill. Light reflectance should also be considered; and
- For all species to some degree this should consider; lighting direction, hooding, using minimum height and passive infrared on timers. Where possible, all lighting should be below 2700K and therefore a wavelength above 550nm. All aspects under Section 5.24 of the Ecological Appraisal should also be followed.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter, in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

e) A Biodiversity Enhancements Plan, a drawing clearly showing the location and short specification of the following elements considered at least in some degree to be enhancements at the site:

- All planting area as shown on CQ1-CTF-01-00-DR-L-50001 Plot 1 – Central Quay Softworks Plan -1 of 1, Churchman Thornhill Finch;
- The podium terraces;
- Riparian corridor;
- Standard trees;
- The green roofs (particular interest will be paid to the floral diversity and substrate);
- Six bat boxes attached on the west, south-west or east building facade (numerous aesthetically pleasing boxes are now available);
- A rocket bat box attached to a pole within the riparian corridor, in the north-west corner of Plot 1. All boxes should be a minimum 3m from the ground.
- 15 bird boxes erected on poles or the building itself, concentrating on species such as house sparrow, starling and swift (a conglomeration of 8 of the boxes). The south-west, north and east, will provide the most appropriate areas.

The above expands upon enhancements already mentioned in the Ecological Appraisal and that of the Landscape Design Statement.

The approved GIMS and any subsequent amendments, shall be agreed in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and programme for implementation. Should monitoring indicate a failure in any aspect of the GIMS, remedial measures shall be agreed in writing with the Local Planning Authority and shall be implemented as agreed.

Reason: Principally to comply with the provisions relating to the Section 6 Duty of the Environment (Wales) Act 2016, PPW 11 and Policies KP16, EN6 and EN7 of the City of Cardiff Local Development Plan (2006-2026).

6. *Written Scheme of Historic Environment Mitigation:* No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation, which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work must be fully carried out in accordance with the requirements and standards of the written scheme, with a detailed report on the archaeological work submitted to the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works of the archaeological resource, in accordance with Policy EN9 of the adopted City of Cardiff Local Development Plan (2006-2026).

7. *Ground Gas Protection:* Prior to the commencement of any development the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained 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 BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

8. *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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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 adopted City of Cardiff Local Development Plan (2006-2026).

Action Conditions

9. *Material Samples*: Notwithstanding the submitted details (condition 2), prior to their use on site samples of all external finishing materials shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

10. *Architectural Detailing*: Notwithstanding the submitted details (condition 2), prior to commencement of work on the external elevations, drawings showing the architectural detailing of the principal elevations, depths of the reveals and the balcony size specifications shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the agreed architectural details.

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).

11. *Hard and Soft Landscaping*: Within 12 months of commencement of development full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme
- A Soil Resource Survey and Plan prepared by a soil scientist, where it is intended to re-use site won soils for soft landscaping
- Imported topsoil and subsoil specification for all planting types prepared by a soil scientist, including full details of soil protection, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. The parameters for all imported planting soils shall be clearly stated
- 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 Local Planning Authority to confirm compliance with the approved plans and specifications
- Proposed finished levels, hard surfacing materials including the demarcation of the cycle route and location/design of cycle stands for the commercial units, street furniture including the provision of street lighting, sections associated with the proposed water features, proposed and existing services above and below ground level.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance, in accordance with Policies EN8 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

12. *Roof Terrace Landscaping:* No works to the rooftop amenity terraces shall take place until full details of both hard and soft landscape works and wind mitigation measures have been submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain and improve the appearance of the area and provide appropriate amenity for future residents, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

13. *Public Art:* Within 12 months of commencement of development a scheme, maintenance schedule and timetable for the provision of public art shall be submitted to and approved in writing by the Local Planning Authority. The public artwork(s) shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of creating a quality and legible built environment, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

14. *Cycle Parking:* Prior to commencement of above ground works, details showing the provision of the residential cycle parking spaces (comprising a minimum of 10% accessible ground-based stands and 50% of any two tier racks having tray centres of 500mm, with the remaining to be a minimum of 375mm centres), and appropriate access to them, shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use and

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 Policy T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

15. *Travel Plan*: No part of the development hereby permitted shall be occupied until a residential travel plan, to include but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of private cars, together with a monitoring regime to identify whether the scheme meets the agreed targets set in the travel plan, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainability and to limit the impact of the development on use of the adjacent highway, in accordance with Policies T1 and T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

16. *Servicing Management Plan*: Prior to the beneficial use of the building, a servicing management plan shall have been submitted to and approved in writing by the local planning authority. The plan shall identify all servicing protocols, procedures, and related facilities and equipment, for all types of delivery and collection services for the building, and the building shall thereafter be serviced in accordance with the approved plan.

Reason: To ensure that the servicing protocols, procedures and facilities will allow for the minimal potential for pedestrian and vehicular conflict, and to ensure for the safe free flow of traffic on the highway, in accordance with Policies W1 and T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

17. *Ecological Site Clearance*: If site clearance in respect of the development hereby approved does not commence within 18 months from the date of the most recent Extended Phase 1 habitat survey (and that which it encompassed, bats (trees and activity) and incidentally invasive plants), the approved ecological measures secured through (other planning conditions) 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 botanical aspects (including invasives and bats in trees or activity) 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 any 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.

Reason: To comply with the provisions of the Conservation of Habitats and

Species Regulations 2017 (as amended), The Wildlife and Countryside Act 1981 (as amended), the Section 6 Duty of the Environment (Wales) Act 2016, PPW 11 and Policy EN7 of the Cardiff Local Development Plan 2006 – 2026.

18. *Piling*: No piling or excavation works on building foundations shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

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

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

20. *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 Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

21. *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 Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

22. *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 adopted City of Cardiff Local Development Plan (2006-2026).

23. *Grease Trap:* Prior to the first beneficial occupation of any part of the development, grease trap(s) shall have been provided on site in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be maintained to prevent grease entering the public sewerage system.

Reason: To protect the integrity of the public sewage system and ensure the free flow of sewage, in accordance with Policies EN10 and EN11 of the adopted City of Cardiff Local Development Plan (2006-2026).

24. *Hydraulic Modelling Assessment:* No building shall be occupied until a point of connection on the potable water system has been identified by a hydraulic modelling assessment, which shall be first have been submitted to and approved in writing by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection option following the implementation of any necessary improvements to the potable water system, as may be identified by the hydraulic modelling assessment.

Reason: To ensure an orderly form of development and to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policies EN10 and EN11 of the adopted City of Cardiff Local Development Plan (2006-2026).

25. *Plant Noise*: Prior to the operational use of the plant machinery and equipment approved on drawing no. CQ1-RIO-01-00-DR-A-01100 Rev 02, a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from the plant machinery and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

26. *Pre-Occupation Validation Noise Survey*: Prior to the occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate that the noise mitigation measures detailed in Noise and Vibration Assessment REP/218559/3-01 dated 21 October 2021 are effectual in reducing external noise to agreed acceptable levels. A certificate of compliance by an approved acoustic assessor shall be submitted to and approved by the Local Planning Authority to demonstrate this has been achieved. Specifically:

- BS8233:2014
- 35dB LAeq, 16hour;
- 30dB LAeq,8hour;
- 45dB LAFmax
- 55dB LAeq, 16hour in external amenity space
- Details of the Mechanical Ventilation with Heat Recovery system

Reason: To ensure that the amenities of future occupants of the development are protected from environmental noise, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

27. *D2 Use Class Noise Impact Assessment*: Prior to any unit being used for a purpose falling within Use Class D2, a Noise Impact Assessment shall be conducted to demonstrate how such proposed use would not negatively impact residential amenity, and such assessment approved in writing by the Local Planning Authority. Any recommended remedial action, restrictions on operating hours or practices, or improvements highlighted in such assessment shall be completed prior to beneficial use being granted, and thereafter retained and the use operated in accordance with the agreed details.

Reason: To ensure that the amenities of future occupants of the development are protected from environmental noise, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

28. *Fume Extraction*: If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with

a de-odorising filter. Details of the above equipment shall have been submitted to and approved in writing by the Local Planning Authority, and the equipment installed in accordance with the agreed scheme, prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority.

Reason: To ensure that the amenities of existing and future occupiers are protected, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

Regulatory Conditions

29. *Operation Hours for Commercial Units:* No member of the public shall be admitted to or allowed to remain on the premises outside the hours of 08:00 and 12:00 (midnight) on Sunday to Thursdays and 08:00 – 01:00 on Friday and Saturdays.

Reason: To ensure that the amenities of existing and future occupiers are protected, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

30. *Delivery Hours for Commercial Units:* There shall be no arrival, departure, loading or unloading of delivery vehicles outside the hours of 07:00 – 20:00.

Reason: To ensure that the amenities of existing and future occupiers are protected, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

31. The ground floor/mezzanine level commercial units fronting onto the 'Central Quay Square' and 'Chimney Square' shall be permitted to be used for uses falling within either Class A1, A2, A3, B1, D1 or D2, however no less than 50% of the overall net floorspace of the ground floor commercial uses shall be used for restaurants/cafes/bars falling within Use Class A3, with the net retail sales area of any single unit within Class A1 (shops) hereby permitted also not exceeding 500 sqm (with no merging of units thereafter permitted).

Reason: To ensure the creation of active frontages and vibrant places, while also preventing changes to the type and scale of Class A1 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).

32. *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 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 9, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area, in accordance with Policies EN8 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

33. *Contaminated Land Measures (Remediation & Verification)*: The remediation scheme approved by condition 8 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development. 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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 adopted City of Cardiff Local Development Plan (2006-2026).

34. *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 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 adopted City of Cardiff Local Development Plan (2006-2026).

35. *Surface Water Drainage:* No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policies EN10 and EN11 of the adopted City of Cardiff Local Development Plan (2006-2026).

36. *Roof Plant Equipment:* No additional roof plant or equipment shall be installed on the roofs of the development, unless details have been submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

Informative 1: 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.

Informative 2: The Local Planning Authority advise an informative is included on any decision notice informing the applicant to obtain the approval of the SuDS Approving Body (SAB) for their management of surface water.

We advise that infiltration of surface water drainage into the ground should only be permitted for areas of the site where it has been demonstrated there is no resultant unacceptable risk to controlled waters. This should be informed by the applicant's existing ground investigations and/or remediation strategy. If this is not properly controlled, the development may create a pathway for pollution to controlled waters.

Informative 3: If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted.

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

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

Informative 4: The applicant is advised to liaise with South Wales Police and contact Julie Odgers, Julie.odgers2@south-wales.police.uk.

Informative 5: 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.

Informative 6: The applicant is advised that the size of the residential refuse store and number of bins proposed do not meet the Council's recommendations, any future changes to use the domestic council collection would not be possible. The applicant is also reminded that a commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

Informative 7: The applicant is advised to liaise with Network Rail and contact Grace Lewis (grace.lewis@networkrail.co.uk).

COMMITTEE DATE: 15/06/2022

APPLICATION No. 21/02884/MJR **APPLICATION DATE:** 13/12/2021

ED: **BUTETOWN**

APP TYPE: Full Planning Permission

APPLICANT: Rightacres Property Company Ltd

LOCATION: PHASE 2, PLOT 2, CENTRAL QUAY AT FORMER BREWERY
SITE, CRAWSHAY STREET, BUTETOWN, CARDIFF

PROPOSAL: Full planning application for a mixed-use building providing commercial uses at ground floor/mezzanine level (use classes A1/A2/A3/B1/D1/D2) and residential development above (use class C3), landscaping including a new public square (Central Quay Square) and associated car and cycle parking, access, drainage and other infrastructure works required for the delivery of Central Quay (phase 2, plot 2)

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 Section 11 of this report, planning permission be GRANTED subject to the conditions listed in Section 15.

RECOMMENDATION 2: That delegated authority is given to the Head of Planning & Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

1. BACKGROUND INFORMATION

- 1.1 Two full planning applications are reported concurrently to the 15th June Committee relating to Phase 2 of the proposed 'Central Quay' development, on land to the south of the railway station/line, comprising the site of the former Brains Brewery, Network Rail car park and the demolished Sytner BMW car showrooms.
- 1.2 The 'Central Quay' development has been the subject of a previous Masterplan, but to date there has been no single outline planning application and instead individual parts of the site have come forward as separate proposals (identified in section 5 below).

- 1.3 While the two schemes have been submitted separately, and separate reports and decisions are therefore required, Figures 1 and 2 below show how the two schemes are inextricably linked as together they make up a significant proportion (one-third) of the wider 6.3Ha site, and connect the essential highways, sustainable connections and green infrastructure within the site. Therefore, the schemes will be presented at Committee 'as one'.

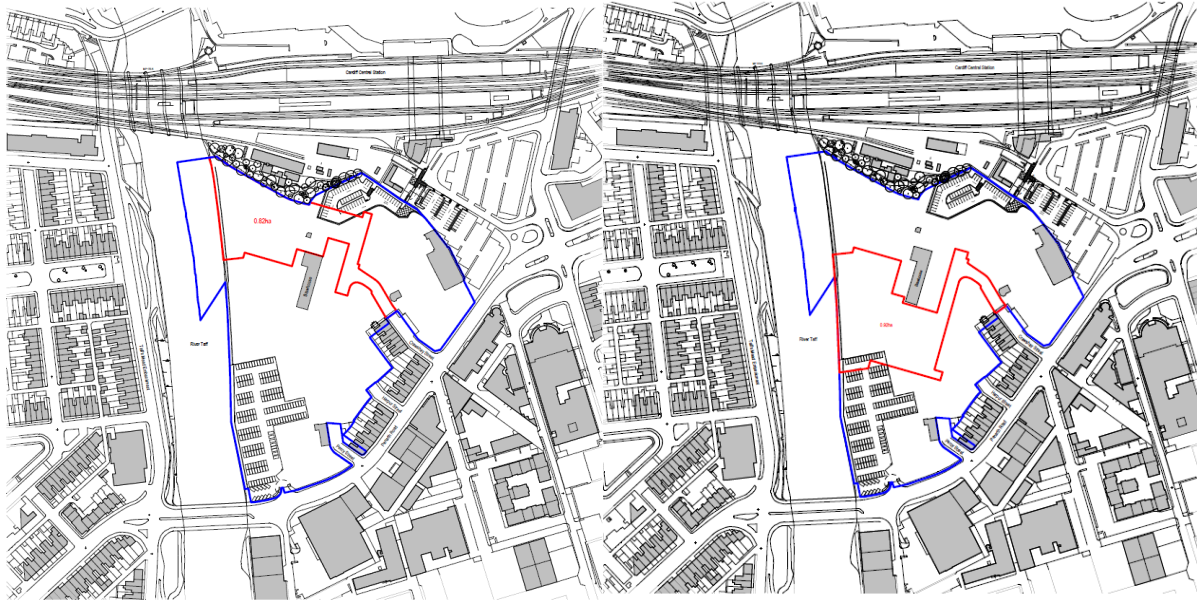


Figure 1: Plot 1 site boundary

Figure 2: Plot 2 Site Boundary

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises Plot 2 of Phase 2 of the wider illustrative 'Central Quay' masterplan site. The site which has been cleared of previous development (with the exception of the brewery building and chimney) and is now vacant pending redevelopment to commence.
- 2.2 The application site (Plot 2) is vacant brownfield land that measures 0.95 hectares and lies centrally within the wider site which measures 6.3 hectares in total. Figure 2 above shows the extent of the red line for Plot 2 with the blue line illustrating the wider 'Central Quay' site ownership.
- 2.3 Directly to the north of the application site is the part four / part five storey former Brains brewhouse building, with its associated 43 metre high chimney lying centrally within the application site. The brewhouse was built in 1889 and was formerly occupied by Hancocks, Welsh Brewers and then Brains, who vacated the site in 2019. Work has since commenced on clearing the vacant site and demolishing various ancillary and unoriginal elements of the building (demolition application refs: 17/03049/MJR and 18/03033/MJR consented in 2017 and 2018 respectively). The brewhouse and the associated chimney has since been granted planning permission for its refurbishment, including the construction of a six-storey rear extension to the east and a single storey front extension to the west (20/00102/MJR).

- 2.4 The brewhouse and its associated chimney are neither designated nor non-designated heritage assets, and the site is not located within a designated conservation area. The St Mary Street Conservation Area, which contains numerous listed and locally listed buildings, lies approximately 270 metres to the north of the site. The Grade II listed Central Station lies approximately 80 metres immediately to the north of the site. The Grade II listed Jacobs Antique lies approximately 350 metres to the east fronting West Canal Wharf.
- 2.5 In addition to the above, the site is bounded to the east (within the Central Quay site) by a site which has been granted planning permission (as amended) for an 8-storey mixed use office building, a multi-storey car park (MSCP) and associated public realm and access works.
- 2.6 'Plot 1' of Phase 2 (subject of the separate application ref. 21/02883/MJR reported concurrently to this Committee) lies directly to the north of the site.
- 2.7 Further north is the Cardiff Central Railway Station with its associated car park to the north-east. Beyond this again is Central Square which features the BBC Cymru Building and the emerging bus station. The surrounding uses are predominantly transport, office or employment-related uses, and some two-storey terraced housing on Crawshay Street and Penarth Road to the south-east.
- 2.8 Beyond Penarth Road to the south is the Curran Embankment development site (21/00783/MJR), which proposes 2,500 new homes (Use Class C3), business space (B1), complementary food, drink, hospitality, retail and wellbeing uses (A1, A2, A3, D1 and D2), areas of open space and new cycle and pedestrian facilities including a shared cycle and pedestrian footbridge over the River Taff. Finally, the Central Shopping Area is also situated to the north of the railway station, which benefits from a range of shops, services and facilities.
- 2.9 Straddling the boundary to the west lies the River Taff, with the Taff Mead Embankment in Riverside beyond, which predominantly comprises two-storey terraced houses. The existing riverbank is delineated by a 1.2 metre high masonry flood defence wall which is owned and operated by National Resources Wales (NRW). Lining the riverbank is a steeply sloping concrete revetment situated on top of a sheet pile wall that drops to the riverbed. Parts of the concrete revetment have become overgrown over time but the vast majority remains a concrete face.
- 2.10 Pedestrian access to the site is currently limited to the station car park and the rear entrance to Cardiff Central Railway Station. There is no access through the site or along the River Taff embankment. Access into the site is through the wider Central Quay site, which has an existing access from Penarth Road, via Crawshay Street. Penarth Road to the south is a high frequency bus corridor with around 16 buses per hour during the peak period (in both directions). The Taff Trail, which forms part of Route 8 of the National Cycle Network, runs alongside the river Taff and Taffs Mead Embankment providing a north/south

cycle corridor between Cardiff Bay, the city centre and beyond. Nextbike bicycle hire and commercial car hire are also located close to the site.

- 2.11 The site is within the allocated strategic site KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub within the adopted LDP. It is also within the Central Business Area (CBA). The site is located outside, but on the edge of the Central Shopping Area (CSA) as defined by Policy R2 of the LDP.
- 2.12 The majority of the site comprises hardstanding, with small areas of scattered scrub and ephemeral vegetation. The site is not subject to any statutory environmental designations, however the River Taff is a designated Site of Importance for Nature Conservation (SINC). There are also a number of designations within the site's potential zone of influence. These comprise the Severn Estuary Ramsar/Special Area of Conservation (SAC)/Special Protection Area (SPA)/Site of Special Scientific Interest (SSSI); Cardiff Beech Woods SAC; Cwm Cydfin SSSI; and Gwent Levels – Rumney and Peterstone SSSI. The Blackweir and Dock Feeder SINC) is located within 1km of the application site. Finally, the site is located within a C1 Flood Zone (served by flood defences) as defined on Welsh Government's TAN15 Development Advice Map.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission for the construction of a mixed-use development comprising 316 residential apartments (Use Class C3), 1,319sqm of commercial floorspace at ground and mezzanine level (A1/A2/A3/B1/D1/D2), hard and soft landscaping including a new public square ('Central Quay Square') associated car and cycle parking, access, drainage and other infrastructure works including part of a new 'boulevard' access road, new square and riverside route.
- 3.2 The breakdown of the 316 apartments comprises 60 studios, 182 no. 1-bedroom units, 68 no. 2-bedroom units and 6 no. 3-bedroom units. 59 balconies are proposed in total on the lower floors. The development proposes two external communal amenity terraces; one on the first floor to the west facing the river frontage measuring 190sqm and the other fronting the main square to the north on the second floor measuring 400sqm. 176sqm of internal communal amenity space is proposed at first floor, which will connect to the western roof terrace. A 104sqm entrance/internal amenity area is also proposed at ground floor.
- 3.3 The scheme comprises four blocks of varying heights. The main central block is the tallest element at 24 storeys with a total height of 76 metres, with an eastern block projecting to the east and facing a proposed 'boulevard' at 10 storeys (32 metres). To the west of the central block lies another outward projecting block towards the river at 14 storeys (44 metres). Finally, separated by an external communal amenity terrace is a stand-alone block facing the square at 8 storeys high (26 metres), all as shown on figure 3 below.

- 3.4 Each of the proposed blocks will be finished in a mixture of colours, which will be confirmed at planning condition stage. The detail of the cladding on the tallest block will result in a staggered appearance with four storey blocked staggers, reducing to three and two storeys from the top to bottom. The lower blocks will be defined by a mixture of vertical and horizontal banding, generally between alternate floors and will have prominent roof parapet levels. The eight-storey block to the north-west which faces the Central Quay Square will have a different composition to the other lower elements. The plinth will be differentiated from the upper levels through the use of contrasting grey facing materials, with the commercial frontages characterised by double height glazing.



Figure 3: North-west elevation showing the different blocks.

- 3.5 Three areas of double height commercial floorspace totalling 1,319sqm are provided at ground level fronting 'Central Quay Square', the River Taff and the boulevard. These may be sub-divided into a series of units as required by future occupiers. The main entrance to the residential units is situated centrally on the northern elevation. The ground floor plan proposes a central core with three lifts and a staircase. Plant rooms, cycle and refuse storage are located to the rear (south).

Public Realm:

- 3.6 Plot 2 proposes the majority of the public realm proposals for the wider Phase 2 site and is linked to the public realm proposals for Plot 1 of Phase 2 (ref 21/02883/MJR). The Plot 2 red line plan includes the majority of the new public square to the north of the building block named 'Central Quay Square', a

riverside shared route to the east along the River Taff and the boulevard which runs vertically through the wider Central Quay site.

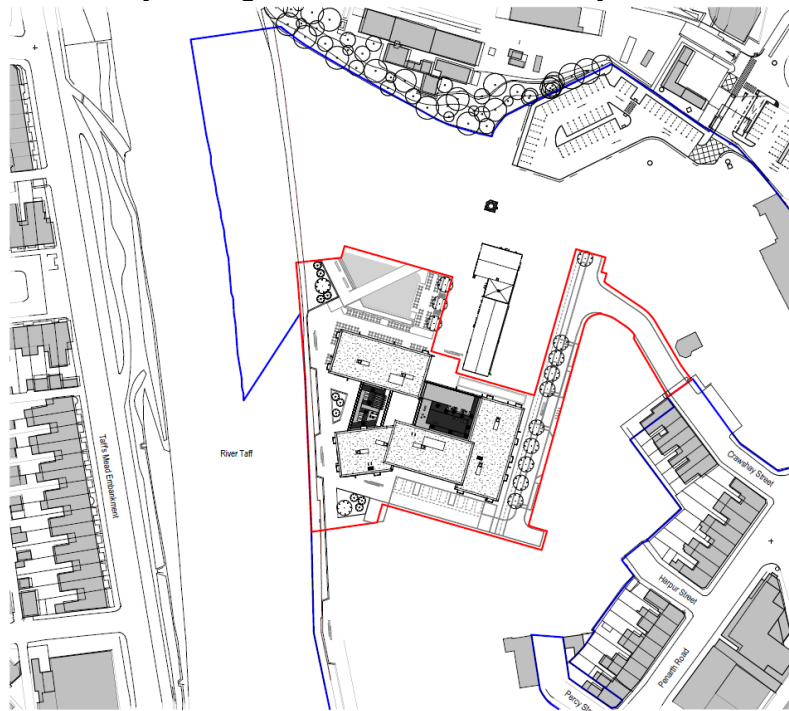


Figure 4: Internal site layout including 'Central Quay Square' and 'boulevard'

'Central Quay Square'

- 3.7 'Central Quay Square' is framed to the north by the Plot 1 boundary and to the south by the Plot 2 building, with the river to the west and the existing brewhouse building to the east. The square will lead to the base of a potential footbridge leading to the Taff Mead Embankment across the river (not forming part of this application), providing stepped and graded access.
- 3.8 The square will measure 1,500sqm and will feature a centrally located water body feature with a zig-zagged shared cycle and footpath through the middle, providing access to the potential footbridge. The footbridge is part of a vision which would connect the Taff Mead Embankment over the river to reach the shared footpath in 'Central Square', which would then lead to the 'Chimney Square' as part of Plot 1. There will also be pedestrian connectivity to the boulevard between the Plot 2 building and the brewhouse. A decked terrace is proposed adjacent to the water body with 'Central Square' to the west. Tree planting and hedges surrounds the water feature with tables and chairs beyond used for spill out areas to the commercial units. The 'Central Quay Square' has been designed to allow flexible space for temporary events such as markets, fayres and festivals.

Riverside Shared Route

- 3.9 The application proposes a straight 5m wide pedestrian walkway along the River Taff that will connect to Plot 1, the 'Central Quay Square' and to the base of the potential footbridge. This will then run southwards parallel along the river to the future phases of the 'Central Quay' site. The supporting documentation

states that the riverside route does not form part of the main connection into the city centre and train station through 'Central Quay Square' but does form an important link to the potential footbridge crossing over the River Taff.

3.10 The walkway will have the following features:

- A 5m wide straight pedestrian walkway;
- Three SUDs pocket garden areas. These will be located adjacent to the future bridge landing and to the west and south-east of the Plot 2 commercial frontages;
- Spill out terraced areas adjacent to the ground floor commercial units. The most narrowest part adjacent to the SUDs pocket garden will measure 3.6m;
- A 2m wide SUDs strip located along the river edge to attenuate run-off from the paved walkway. The dwarf wall along the edge of the planted area will define the route and will be used for seating;
- A 1.1m high balustrade wall with natural stone coping will be placed along the existing wall to make the river edge safe

3.11 Figure 5 below shows a typical section of the riverside walkway with the SUDs pocket garden to the west of the commercial frontages. This demonstrates that the walkway will have a 5m width, followed by a 3.5m wide SUDs pocket garden, followed by a 3.6m wide commercial spill out area.

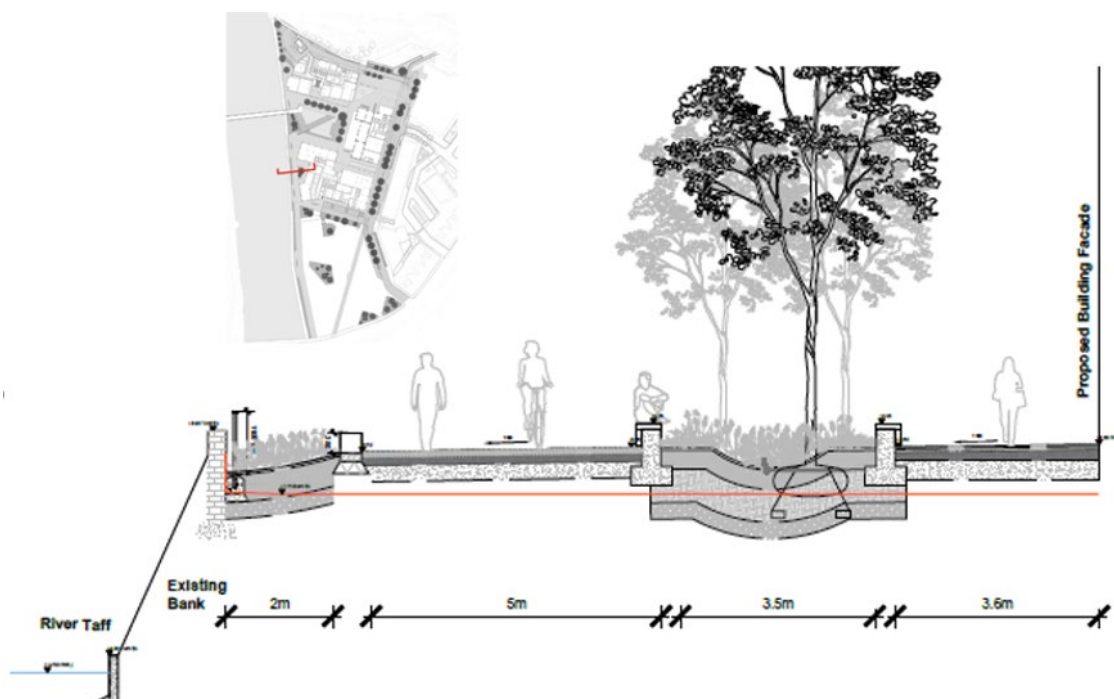


Figure 5: proposed section of the riverside walkway

3.12 A number of landscaping features proposed have a dual purpose to form part of the sustainable drainage strategy to treat water at source and to improve biodiversity. This includes rain gardens (bioretention areas), tree pits and attenuation basins along the north-western river edge and adjacent to the retain

chimney. In addition, green roofs are proposed on each development block. Further soft landscaping proposals are positioned parallel to the commercial frontage for public amenity and provide wind mitigation and also along the 'boulevard'.

- 3.13 Improvement works are also proposed to the existing riverbank to create a soft, green edge to the river. This is less engineered in appearance and provides multiple benefits to the river environment and future visitors/passers-by to the development.

Accessibility, Parking and Refuse

- 3.14 The 16.75m wide 'boulevard' is designed to provide a high-quality footway/cycleway, along with access to the development and consists of the following elements from west to east:

- 2.2m wide pavement to the west
- 3m wide two-way cycle lane with stone kerbs
- 2.5m wide tree lined, rain gardens strip
- 3.7m wide two-way highway
- 4.5m wide pavement to the east, incorporating 1.5-metre-wide SUDS features and 2m wide delivery/drop off/pick up bays

- 3.15 8 car parking spaces are proposed, all of which will be allocated as disabled. The car park is situated directly to the south of the building and will be accessed using a rear service lane. This will then lead to the one-way vehicle route of the boulevard, connecting to the existing Crawshay Street access.

- 3.16 192 cycle parking spaces are proposed for residents in the form of double stacked racks and Sheffield stands, providing flexibility to accommodate a variety of bicycle types. Cycle storage for the ground floor commercial units will be provided as open-air Sheffield stands in the areas surrounding the buildings, which will be confirmed at planning condition stage. The refuse store is also located to the rear. Access to the car park, cycle parking and servicing (bin store, plant etc.) will be secured via lockable vehicle and pedestrian gates accessed from the main boulevard.

Sustainability

- 3.17 The development is being designed to achieve BREEAM Excellent for the shell of the commercial units and Home Quality Mark Level 3 as a minimum (3 or above means that a home meets high standards of the HQM performance indicators). Upper roof levels will also feature solar panels in addition to the green roofs.

- 3.18 Standalone Air Source Heat Pump (ASHP) are proposed as part of the energy strategy to provide hot water. The ASHPs will be located internally within each apartment and a louvre is incorporated into the façade of the units. Where

apartments are unable to achieve the required louvre, heat and hot water will be generated by electricity.

3.19 The application has been supported by the following documents:

- Application drawings
- Design & Access Statement
- Daylight and Sunlight Report
- Sun Path Analysis
- Drainage Strategy
- Site wide Drainage Strategy Note
- Ecology Appraisal
- Economic Assessment
- Energy and Sustainability Strategy
- Flood Consequences Assessment
- Ground Conditions Desk Study Report
- Site Investigation Report
- Landscape Design & Access Statement
- Noise and Vibration Assessment
- Pre-Application Consultation Report
- Site wide SuDS and Drainage Temporary Works
- Temporary Access Note
- Transport Statement
- Wind Microclimate Report
- Balcony Positioning Report

3.20 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [21/02883/MJR](#).

4. NEGOTIATIONS

4.1 The applications for plots 1 and 2 have been the subject of extensive negotiations between the developer and Council officers, with input from Placemaking and Transportation Officers throughout.

4.2 The scheme has been amended in a number of ways to respond to officer's concerns relating to the straightening and increased width of the riverside route, the mass and bulk of the central tower block, the materiality and the need to address daylight/sunlight concerns. However, the developer has not been able to positively respond to all identified concerns, and thus this report assesses the scheme as amended. There remain areas of concern, although some negatives are outweighed by the overall benefits of the development.

5. RELEVANT SITE HISTORY

5.1 The site (and wider Central Quay development site) has the following relevant planning history: -

- 17/03049/MJR - Prior approval granted in Feb 2018 for the demolition of the existing buildings on this Phase 1 application site.
- 17/03116/MJR - Planning permission granted in Feb 2018 for a temporary car park on part of the application site. The proposed temporary car park is to serve as a replacement for Network Rail's existing car parking spaces that will be lost during the construction of the current application proposals.
- 18/00735/MJR – Planning permission granted in July 2018 for an office building (One Central Quay formerly known as the Ledger Building) providing business (Use Class B1) floorspace, with ancillary gym (D2), marketplace / retail (A1) and food and drink (A3) uses; a multi storey car park (Sui Generis) with ancillary retail (A1), and public realm, access, drainage and other infrastructure works required for the delivery of Central Quay (phase 1).
- 18/03033/MJR – Planning permission granted in February 2019 for the demolition of various ancillary buildings in preparation for redevelopment proposals.
- 19/03171/MJR – Permission granted in March 2020 for the variation of condition 2 of 18/00735/MJR (One Central Quay) to vary the approved drawings to reduce the scale of the approved office building and other alteration.
- 21/00102/MJR – Planning permission granted in May 2020 for the change of use, refurbishment and extensions to the existing Brewhouse building and the retention of the associated chimney.
- 21/02884/MJR – Phase 2, Plot 2 – Full planning application is proposed for the construction of a mixed-use development comprising 402 residential apartments (Use Class C3), 810sqm of commercial floorspace (Uses A1/A2/A3/B1/D1/D2), hard and soft landscaping, associated vehicular and cycle parking, access, drainage and other infrastructure works. Outcome: Pending.

Screening Opinion

- 5.2 This application and the concurrent Phase 2, Plot 1 (21/02883/MJR) were subject to a joint screening opinion under the Environmental Impact Assessment Regulations 2017 in December 2021 (ref: SC/21/00009/MJR). It was the Council's opinion that an Environmental Statement was not required to enable the Local Planning Authority to understand and consider the likely environmental effect of the proposal. This was subject to the subsequent planning applications being supported by a number of supporting documents to allow for the robust assessment of this major development and the subsequent implementation of avoidance, mitigation and enhancement measures, as appropriate.

6. **POLICY FRAMEWORK**

National Policy

- 6.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out ‘sustainable development’ in accordance with the ‘sustainable development principle’.
- 6.2 ‘Sustainable development’ means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 6.3 ‘Sustainable development principle’ means that Local Authorities must 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.
- 6.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales
 - A Healthier Wales
 - A More Equal Wales
 - A Wales of Cohesive Communities
 - A Wales of Vibrant Culture and thriving Welsh Language
 - A Globally Responsible Wales
- 6.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

- 6.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.
- 6.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 6.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system

as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

6.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- TAN 4: Retail and Commercial Development (2016)
 - TAN 5: Nature Conservation and Planning (2009);
- Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
- TAN 10: Tree Preservation Orders (1997)
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 13: Noise (1997)
 - TAN 15: Development and Flood Risk (2004)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (March 2007)
 - TAN 20: Planning and the Welsh Language (2017)
 - TAN 21: Waste (February 2017)
 - TAN 23: Economic development (2014)
 - TAN 24: The Historic Environment (May 2017)

6.10 On 16th July 2020 the Welsh Government published *Building Better Places: The Planning System Delivering Resilient and Brighter Futures* which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

6.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan:

6.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be

made in accordance with the plan unless material considerations indicate otherwise.

- 6.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 6.14 Policies 1 and 33 emphasise the support for sustainable growth in all parts of Wales, identifying Cardiff, Newport and the Valleys as one of three National Growth Areas where there will be growth in employment and housing opportunities and investment in infrastructure.
- 6.15 Policy 33 emphasises that Cardiff will remain the primary settlement in the region, its future strategic growth shaped by its strong housing and employment markets and it will retain its capital city role, accommodating higher level functions and attractions.
- 6.16 Policy 2 states that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:
- creating a rich mix of uses;
 - providing a variety of housing types and tenures;
 - building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other.
 - increasing population density, with development built at urban densities that can support public transport and local facilities;
 - establishing a permeable network of streets, with a hierarchy that informs the nature of development;
 - promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
 - integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.
- 6.17 Policy 6 states that significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.

- 6.18 Policy 16 states that within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixed-use development 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.
- 6.19 The Local Development Plan is the **Cardiff Local Development Plan 2006-2026** which was adopted in January 2016, and within which the following policies are of relevance:

Key Policies:

- KP1 Level of Growth
- KP2 Strategic Sites
- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
- KP3(B) Settlement Boundaries
- 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 & 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:

Housing:

- H3 Affordable housing
- H6 Change of use or redevelopment to residential use

Economy:

- EC1 Existing Employment Land
- EC3 Alternative Use of Employment Land and Premises

Environment:

- EN4 River Corridors
- EN6 Ecological Networks and Features of Importance for Biodiversity

- 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
- EN13 Air, Noise, Light Pollution & Land Contamination
- EN14 Flood Risk

Retail:

- R1 Retail Hierarchy
- R6 Retail Development (Out of Centre)
- R7 Retail Provision within Strategic Sites
- R8 Food and Drink Uses

Transport:

- T1 Walking & Cycling
- T4 Regional Transport Hub
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- T9 Cardiff City Region 'Metro' Network

Community:

- C1 Community Facilities
- C3 Community Safety / Creating Safe Environments
- C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
- C6 Health
- C7 Planning for Schools

Waste:

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

6.20 The following [Supplementary Planning Guidance \(SPG\)](#) is of relevance to this application:

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Food, Drink and Leisure Uses (November 2017)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)

- Planning Obligations (January 2017)
- Public Art (June 2006)
- Residential Design Guide (January 2017)
- Tall Buildings Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016)

7. **INTERNAL CONSULTEE RESPONSES**

- 7.1 **Transportation:** The application proposes 8 accessible car parking spaces for the proposed 316 apartments and commercial units. A condition has been imposed to ensure that all 8 spaces will be marked as disabled. The supporting Transport Assessment (TA) identifies that all the parking spaces will be allocated to the residential use, which is consistent with policy. Access to the car parking, cycle parking and servicing (refuse store, plant etc.) is provided by a stub road accessed from the main north/south boulevard. The principle of minimal car parking for the proposed development type is considered to be policy compliant and therefore acceptable; noting in this respect that car parking standards are expressed as a maximum, with no minimum requirement, supporting a move away from reliance on the ownership and use of private cars.
- 7.2 In terms of resident transport and movement, the site is located in the city centre within a very short level walk (circa 200m) of Cardiff Central Railway Station and the emerging bus station, located north of the rail line. Nextbike bicycle hire and commercial car hire facilities are also located close to the site, with the opportunity to add more Nextbike stands as the wider site evolves. The site is therefore considered to be extremely sustainably located in transport terms and a location where public transport and active travel offer viable daily alternatives to the ownership and use of private cars.
- 7.3 Vehicular (along with non-vehicular) access to the site will be taken from the previously approved Phase One junction and internal network and includes a new Boulevard that connects to/from Penarth Road. The proposed layout and cross section of the boulevard as shown in the supporting documents is considered to be acceptable, with the final design and delivery being secured via requested condition.
- 7.4 It is proposed that cycle parking will be provided internally at ground floor level, accessed via a secured outside space. This will be in the form of double stacked racks and Sheffield stands, providing flexibility to accommodate a variety of bicycle types. Cycle storage for the ground floor commercial units will be provided as open-air Sheffield stands in the areas surrounding the buildings. The site is in close proximity to the city centre, Cardiff Central Railway Station, the emerging bus Interchange building and the availability of Nextbike cycle hire. Therefore, it has been agreed that the demand for on-site residential cycle parking is likely to be lower than for similar developments located elsewhere, with a much higher proportion of trips being undertaken by walking and public transport. As such, it has been agreed that the total number of cycle parking spaces can be reduced to a minimum of 50% of the SPG requirement of 1 space per bedroom. This approach is consistent with similar city centre residential developments and Transport Officers are advised that further cycle

parking for the residential uses could be added in external areas in the future if the provided cycle parking becomes overused.

- 7.5 The site has excellent access to the public transport network, including bus stops and Cardiff Central Railway Station located within 150 metre. The wider public realm incorporates further pedestrian and cycle routes, including a minimum 5 metre wide shared cycle footway along the River Taff connection to Penarth Road and segregated cycle provision within the boulevard. The proposed development also includes for the provision of a new bridge landing point on the eastern embankment of the river adjacent to the square and a financial contribution towards the delivery by the Council of a new bridge across the River Taff has been agreed. The proposals seek to restrict the amount of car parking on site to a minimum, which will give rise to negligible impacts.
- 7.6 In light of the above, Transportation Officers consider that the proposed development will make appropriate and welcome provision for active travel as part of the overall deliverables of the scheme and raise no objection, subject to the following conditions; cycle parking details, a Construction Environmental Management Plan (CEMP), highway public realm works and a travel plan. In addition, a condition has been applied to ensure that the riverside shared route will be implemented prior to the occupation of the development.
- 7.7 **Trees:** Plot 2 proposes 25 new trees (50 in total over Plots 1 and 2), located along the 'boulevard', within 'Central Quay Square' and along the riverside route in pocket SUDs raingardens. The supporting documents include plans depicting Root Available Soil Volumes factoring in subsoil. The Tree Officer is satisfied that enough information has been provided up front to raise no objection, subject to conditions. These relate to full landscaping details, landscaping maintenance and roof terrace landscaping details for the western first floor roof terrace.
- 7.8 **Parks:** These comments relate to the current LDP Policy C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the Planning Obligations SPG which set out the Council's approach to open space provision.
- 7.9 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.

Overview:

- 7.10 The Central Quay development forms part of Strategic Site A. Policy KP2A of the LDP sets out specific infrastructure requirements for the Strategic Site including 7ha of open space. The 'Central Quay' development constitutes 5.3% (4.23ha) of the Strategic Site (78.8ha). Plot 2 measures 0.95ha and should incorporate 0.08ha of public open space as its proportionate contribution.

- 7.11 The development includes a reasonable amount of amenity space particularly the 'Central Quay Square' fronting the river and on the terraces which in the illustrations appear as if they would provide a pleasant setting for relaxation and social interactions. However, there is no public open space proposed. The riverside route is also not considered public open space.
- 7.12 While it is not expected that a high-density city centre development such as this provides on-site public open space in line with the LDPs adopted standard, the Parks Officer states that it should at least provide space as required by Policy KP2(A). This is considered especially important as efforts are ongoing to secure a proportionate contribution at the adjacent Curran Embankment application (21/00783/MJR) and a consistent approach needs to be taken. This would require providing 0.08ha of on-site public open space as its proportional contribution. Policy KP2(A) also requires the provision of a teen facility, which has not been incorporated into the development.
- 7.13 The riverside route has been revised to incorporate a 5m wide straightened path along the river edge. Concerns were previously raised regarding the zigzag line of the path offering no clear sightline and therefore being likely to discourage walkers and joggers, so the change is welcomed. The proposed bridge though part of a separate application is welcomed as it will provide residents with a quicker route to Bute Park rather than going around Cardiff Central Station.
- 7.14 In terms of providing the required 0.08ha of on-site public open space, it was suggested that the riverside walk route could meet this provision. The route would be laid out as a green corridor with features and equipment that encourage play and physical activity. It would also provide continuation to the wider, more natural River Park being proposed as part of the Curran Embankment development to the south. The Parks Officer is not satisfied with the proposed design, with 'green area' mainly consisting of SUDs pocket gardens and no play or exercise features.
- 7.15 Based on the information provided on the number and type of units, officers have calculated the additional population generated by the development to be 434. This generates an open space requirement of 0.07ha of on-site open space based on the criteria set for housing accommodation, or an off-site contribution of £450,296.
- 7.16 As no public open space is being provided on-site, Parks Officers have requested that the developer makes 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, informal recreation 1000m, and formal recreation 1500m, measured from the edge of the site.

- 7.17 **Regeneration:** Officers note that the Cardiff Planning Obligations SPG 2017 (Section 8 – Community Facilities) states that ‘Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:
- The provision of new facilities,
 - The extension to, or upgrading of existing facilities’.
- 7.18 If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.
- 7.19 The formula in the SPG is based on the number of bedrooms and associated occupancy figures per dwelling. In summary, a contribution of £250,516.48 is sought from the developer.
- 7.20 Several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards one of these facilities.
- 7.21 **Ecology:** The Council’s Ecology Consultant has reviewed the supporting documents, including the Ecological Appraisal, dated December 2021. This identifies the Severn Estuary Ramsar, SAC, SPA, SSSI and the Cardiff Beech Woods SAC and SSSI within the sphere of influence of the development. It also identifies several SSSIs, with the Cwm Cydfin SSSI being the closest.
- 7.22 The Council undertook a Habitat Regulations Assessment (HRA) covering the site for the Cardiff Central Enterprise Zone and Regional Transport Hub area Policy KP2(A) of the LDP. Whilst the findings of this HRA have been noted, the Ecology Officer undertook an additional HRA covering the Severn Estuary Ramsar, SAC, SPA, SSSI in light of concerns regarding cumulative impacts from the wider Central Quay site and for best practice versus mitigation. Based on the location, it was considered that the SSSIs outside of the Severn Estuary and as part of the Cardiff Beech Woods would not be subject to adverse impacts from the development.

Non-statutory Sites

- 7.23 The River Taff Site of Importance for Nature Conservation (SINC) is directly adjacent to the western site boundary and there is a further SINC within a 1km radius of the site.
- 7.24 The Ecology consultant welcomes the proposed re-profiling of the bank of the River Taff to improve flood defence and incorporate sustainable drainage features, and states that although the very edge of the River Taff SINC will be altered, this should result in positive outcomes for the SINC. Conditions have

been recommended to address concerns with regards to otter and bats, which are associated with the River Taff SINC.

Habitats

- 7.25 A number of habitats have been identified at or adjacent to the site. These include broadleaved woodland, felled coniferous tree line, scrub, ephemeral/short perennial vegetation, watercourse, hardstanding and buildings. The woodland will be fenced to prevent construction intrusion in line with BS5837: 2012. Whilst the woodland/scrub area will potentially be more shaded following construction, this has been determined to only be of site value. It will receive sunlight from the east and west, and shading is unlikely to lead to its deterioration. The protection of the River Taff is described above for the Severn Estuary Ramsar, SAC, SPA, SSSI which it feeds, and the River Taff SINC.

Protected Species/Species of Principal Importance

Bats:

- 7.26 Appropriate surveys have been conducted and the site now has negligible potential for roosting bats following previous surveys and demolitions in 2019 onwards. Surveys conclude that there were 6 species/groups present using the River Taff Corridor, but none of these species/groups would be unexpected and are of no greater than county level importance.
- 7.27 With regards to mitigation, lighting has been highlighted as a key consideration both during and following construction. In addition, the use of vegetation to create an ecological corridor and screening is also welcomed. T

Otters and water vole:

- 7.28 Water vole is considered absent. Whilst no evidence of otter was recorded during the Phase 1 survey, otter is known to occur on the River Taff and *“the River Taff adjacent to the Application Site is of value as a foraging resource for this species and likely to be occasionally by otter dispersing across the wider landscape.”* It is correctly recommended that *“As such, prior to the commencement of works, it is recommended that the watercourse be subject to an update assessment for evidence of otters by a suitably qualified ecologist.”* Equally reasonable avoidance measures are noted as per the Severn Estuary Ramsar SAC / SPA and River Taff SINC, that will protect otter from works within 10m of the river and also from water pollution. A Lighting Strategy and Sensitive Drainage Strategy are noted.

Invasive non-native species:

- 7.29 The Ecological Appraisal states that *“Japanese knotweed, an invasive species listed on Schedule 9 of the Wildlife and Countryside Act(1981), is present within vegetation adjacent to the northern boundary of the Application Site”*. The report states *“Appropriate measures are therefore required to minimise the risk of its*

spread, with advice from a specialist contractor sought to ensure its treatment and eradication whilst preventing any spread as the scheme progresses.” This is considered appropriate and will be conditioned.

Other:

- 7.30 The Ecology Officer agrees with the supporting documents that no mitigation measures are required for badgers, dormice, the European hedgehog, reptiles, amphibians, invertebrates and plants.
- 7.31 With regard to birds, the assemblage of birds is considered of site level importance only. The mitigation includes avoidance of the bird breeding season or suitable clearance in the present of a suitably qualified ecologist, between March to August, if habitats suitable for birds require clearance. Finally, it is considered that the conditions contained within the Habitat Regulations Assessment shall protect fish.
- 7.32 In light of the above, the Ecology consultant raises no objections, subject to conditions. These relate to ensuring that the Ecological Assessments are contained within the approved documents condition, site clearance and for a Green Infrastructure Management Strategy to be provided.
- 7.33 **Affordable Housing:** The Councils priority is to deliver on-site affordable housing, in the form of affordable (social) rented accommodation, built to Welsh Government Development Quality Requirements (WDQR) (2021) for purchase by a nominated Registered Social Landlord (RSL) partner or the Council at a specified price. Given the proposed design/configuration of the scheme, we would need to understand how any on-site affordable units can meet WDQR standards and how any demarcation between the market and the affordable would work. The scheme must be able to be managed and easily maintained by the Registered Social Landlord or the Council.
- 7.34 As an alternative, in line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 316 units (63 units) is sought on this brownfield site or a financial contribution of £5,320,746. This has been calculated in accordance with the formula in the Planning Obligations– Supplementary Planning Guidance (SPG) (2017).
- 7.35 **Pollution Control (Contamination):** Contamination Officers have reviewed the supporting Ground Investigation Desk Study Report (ref: 12865/LP/21/DS Rev A, dated September 2021), prepared by Integral Geotechnique. This includes a detailed assessment of potential contamination and ground gas and the associated risks to human health and the environment.
- 7.36 The investigations identify contaminants of concern and remediation works are required in relation to this, including a clean cover system of 600mm clean soil over high visibility separation geotextile membrane in all areas of soft landscaping. A remediation strategy and verification plan, that provides details of the proposed works to remediate the site and procedures for verifying the

works undertaken, including the provision of a remediation verification report, will be required. Conditions are requested below to address this.

- 7.37 In addition, the investigations include the monitoring and assessment of the ground gas regime which classifies the development as a 'CS2' site requiring ground gas protection measures. A gas protection strategy and verification plan, that provides details of the proposed measures and procedures for verifying the works undertaken including the provision of a gas protection verification report, will be required. Conditions are therefore requested to address this.
- 7.38 The proposals include significant earthworks, including regrading and soft landscaping. Should there be any importation of soils to develop the 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.
- 7.39 Conditions and advisory notes in accordance with CIEH best practice have therefore been recommended to ensure that the safety of future users is not prejudiced in accordance with Policy EN13 of the LDP. The following amended standard conditions have been recommended; ground gas protection, contamination land measures (remediation and verification plan, remediation and verification, unforeseen contamination), imported soil, imported aggregates and use of site won materials. A contamination and unstable land advisory note has also been included.
- 7.40 **Pollution Control (Air Quality)**: The site is located close to the Cardiff City Centre AQMA, which encompasses the areas surrounding Westgate Street and St Mary's Street and passes to the north of the boundary of the proposed development site. The Cardiff City Centre AQMA (formerly called St Mary's Street AQMA) was initially declared in 2002 and was extended in 2013 in response to monitored exceedances of the NO₂ air quality objectives in Westgate Street.
- 7.41 The Air Quality Officer is satisfied with para. 5.64 of the supporting Planning Statement which discusses the need for a Construction Environmental Management Plan (CEMP) due to the close proximity of residential premises to the development. As such, no objection is raised subject to a CEMP being applied as a condition.
- 7.42 **Pollution Control (Noise)**: The Noise Officer has reviewed the Noise and Vibration Assessment (ref: REP/218559/3-01, dated 21/10/2021), prepared by Arup. In order to achieve the desired ambient noise levels for the proposed residential units, the report has considered minimum glazing performance for all of the facades, in line with the British Standard (and detailed in Table 1 of the Assessment). This standard however is only achieved with windows closed, meaning Mechanical Ventilation is required to achieve this standard. Whilst it is

noted that the residential units will not be located directly above the commercial units (separated by communal areas), there are 8 units that will be located directly above plant equipment rooms. To ensure that the noise mitigation measures and results outlined in the supporting Noise and Vibration Assessment are implemented and complied with, a pre-occupation validation noise survey has been requested as a condition. Further, a fixed plant condition and a food extraction condition have been recommended.

- 7.43 Given that different use classes at ground floor level pose different noise related risks, a separate condition relating to any D2 Use Class has been recommended ensuring that a separate Noise Impact Assessment is provided. Finally, conditions restricting the commercial operation and delivery hours have been applied.
- 7.44 No objection is raised from the vibration of the railway line and the report has recommended solid construction to ensure doses are not exceeded.
- 7.45 **Waste**: In a mixed development, a strict separation of waste is required to ensure that non-domestic waste does not enter the domestic waste stream. The residential and commercial waste will be stored within individual units until it is ready for collection. The level of space required will depend upon the nature of the future occupiers however this can be fully accommodated within the development as part of the fit-out of the spaces. The supporting documents confirm that the waste will be collected privately twice a week. Tracking has been provided for refuse collection vehicles and is considered acceptable. Given that the waste will be collected privately, no objection is raised.
- 7.46 Notwithstanding the above, an informative has been included reminding the applicant that any future requests to use the domestic council collection service would not be possible. This is due to the size of the bin store and number of bins proposed does not meet the Council's recommendations. Further, the informative reminds the applicant that a commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.
- 7.47 **Education**: A financial contribution of £121,035 has been requested towards the expansion of school provision in accordance with the Planning Obligation SPG formula using net pupil yield.
- 7.48 **Health**: The Health Board have made the following recommendations:
- That public spaces are accessible and maintained to ensure that all members of the community included those with disabilities can enjoy the spaces
 - Cycle routes should be separated to ensure no conflict with pedestrians. Cycle and walking routes should also be well lit, attractive and link with the existing infrastructure

- Land should be provided for food growing. Selling of fruit and vegetables is supported fast food /hot food takeaways should be restricted
- Consideration to be given to the provision of space which could be utilised as informal play spaces for children, with the inclusion of natural play facilities and features
- Recommended that a Health Impact Assessment is undertaken

7.49 Officer comments: Refer to para's 10.98-10.100 for further details.

8. EXTERNAL CONSULTEE RESPONSES

8.1 **Natural Resources Wales (NRW)** raise no objection subject to conditions. Their comments have been summarised as follows:

- NRW note that the Ecological Appraisal identifies the need for a CEMP, that there are three existing outfalls from the Drainage Strategy, and these are potential pathways of pollution to the Severn Estuary during the construction phase. NRW welcome the approach of the Ecological Appraisal and advise that the CEMP condition is applied to protect the environment during construction.
- Regarding land contamination and controlled waters, NRW confirm that they are broadly in agreement with the conclusion of the Site Investigation Report (SIR) for a piling risk assessment and monitoring. Two conditions have been recommended; one for contamination and the other for piling/foundation details.
- Flood risk: The site lies entirely within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 3 Rivers and Sea. A new flood defence wall will be built which will provide the same level of protection as the existing defence wall. NRW thus consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. Finally, the FCA has considered the flood risk elsewhere and advises that the access/evacuation routes will be flood free during all events due to the protection afforded by the flood defence wall. As such, NRW raise no objections on flood risk.

8.2 To conclude, subject to conditions, NRW raise no objection.

8.3 **Police Architectural Liaison:** The Police have raised no objection but have provided a number of security-related recommendations. An informative has been included.

8.4 **Cadw** have reviewed the Heritage Impact Assessment (dated December 2021). They confirm that the report has considered the impact of the proposed development on designated historic assets that are located inside 3km and concluded that whilst there may be slight visual changes from these designated

historic assets, this will not have any impact on the way that they are experienced, understood and appreciated and therefore have no impact on their settings. As such, there is no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens.

8.5 **Glamorgan-Gwent Archaeological Trust (GGAT)** raise no objection subject to a condition for a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

8.6 **Dwr Cymru Welsh Water (DCWW)** raise no objection, subject to conditions. They note that the intention is to drain foul water to the mains sewer and that there will also be a site wide SUDs drainage connectivity strategy with the intention to direct all surface water through sustainable drainage. Notwithstanding this, DCWW have requested a surface water and/or land drainage condition to prevent hydraulic overloading of the public sewerage system. This will protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

8.7 DCWW also request a conditions to ensure that a grease trap fitted, to prevent grease entering the public sewerage system, and a hydraulic modelling assessment be undertaken to confirm capacity within the potable water system.

8.8 **Network Rail** raise no objection but have provided a number of comments to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway system. An informative has been included.

9. **REPRESENTATIONS**

9.1 The application was subject to a 21-day consultation period, being advertised by press and site notices and neighbours and local members were notified. Following amended plans being received, a re-consultation was undertaken on 17/05/2022.

9.2 To date, no representations have been received.

10. **ANALYSIS**

10.1 Having regard to the above policy framework, the main issues to be assessed are:

- a. Principle of development
- b. Design
- c. Impact on neighbouring amenity
- d. Transport, servicing and waste
- e. Provision of public open space
- f. Ecology
- g. Drainage and flooding
- h. Sustainability
- i. Economic impact
- j. Health and wellbeing

a. Principle of Development

10.2 The policy framework for these comments is as follows:

- Planning Policy Wales (Edition 11, February 2021)
- Cardiff Local Development Plan 2006-2026 (January 2016)
- Food, Drink and Leisure Uses SPG (November 2017)

10.3 The application site is located within the boundary of Strategic Site KP2(A) (Central Enterprise Zone and Regional Transport Hub), as identified by the Local Development Plan (LDP). The Strategic site as a whole is (at 78.8Ha) the largest brownfield site within the DLP and occupies a particularly accessible location in the centre of Cardiff. The site is allocated for major employment led initiatives, focussing on financial and business services, together with other mixed uses including residential development.

10.4 As well as forming part of the wider Strategic Site KP2(A), the application site boundary (for both plots 1 and 2) forms part of the 'Central Quay' development, which forms a critical part of the site and the wider LDP strategy, and seeks to create a 'southern gateway' with development to the south of the railway line/station, enhancing north to south connectivity (and east to west), and creating a 'destination space'. Plots 1 and 2 together will create such a destination through the provision of significant areas of public realm surrounded by a mix of uses. This will respond to other nearby approved schemes such 'One Central Quay' (formerly known as the 'Ledger Building') and the multi-storey car park, the redeveloped brewhouse building, and the proposed 'Moxy Hotel', thus ensuring a true mixed-use development.

Residential Use:

10.5 The principle of residential development is well established within the surrounding area and the central location of this site is suited to residential use as it is well served by transport links and is close to local amenities. In this respect Policy KP2(A) emphasises that densities will be maximised to make efficient use of city centre land in a highly accessible location, noting that high rise, high density developments at appropriate locations within the site are encouraged and residential densities in excess of 100 dwellings per hectare are not considered unreasonable in principle.

10.6 Accordingly the residential use of the site, and at the high density proposed, is positively encouraged, subject (as discussed below) to it forming part of a mixed-use development.

Ground floor commercial uses:

10.7 The use of Class A3 uses, such as restaurants, cafes and snack bars (and where the primary use is for the sale and consumption of food on the premises) will add significantly to the 'destination', creating active uses and frontages around the new public square, while also contributing towards the range and

choice of facilities available in the Central Business Area. Class A3 uses are therefore positively encouraged, subject to amenity considerations.

- 10.8 The site is located outside, but on the edge of the Central Shopping Area (CSA) as defined by Policy R2 of the LDP. Taking into consideration the location of the site within the Central Business Area, it is considered that an element of Class A1 retail floorspace will provide a complementary and ancillary role to the wider 'Central Quay' development and could provide an element of convenience goods retailing to serve the newly established population. However, a condition has been recommended restricting the net retail sales area of any unit within Class A1 (shops) to be no more than 500 sqm. This will ensure that large floorplate national retailers will not be attracted to the site, as this may prejudice the retail strategy of the development plan. To ensure 'Central Quay Square' and the river route become vibrant and active spaces, a condition has also been recommended which seeks to ensure A3 restaurants/cafes/bars on these frontages are maximised, albeit still allowing for some A1 uses to be permitted.
- 10.9 With regard to LDP Policy KP10 (Central and Bay Business Areas), Class A2 (Financial and Professional Services), B1 (Business), D1 (Non-residential Institution) and D2 (Assembly and Leisure) uses would be considered acceptable at this location, subject to amenity considerations.
- 10.10 Subject to the aforementioned conditions, the principle of development is considered acceptable from a land use policy perspective.

b. Design

- 10.11 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. A criterion includes, for example, the influence of the proposal on the local character and context. Other criteria include creating legible development, providing a diversity of land uses, creating distinctive places and providing a healthy environment.

Scale and Massing:

- 10.12 The proposed development (on plots 1 and 2) incorporates high density development with tower blocks on Plot 2 ranging from 76 metres to 26 metres in height. Accordingly, the Tall Buildings Supplementary Planning Guidance (SPG) (January 2017) is a material consideration in determining this application.
- 10.13 Para. 1.5 states that *"well-designed tall buildings in appropriate locations have the potential to add significant value to Cardiff. They can enhance skylines and provide recognisable landmarks that can serve to promote the city on a national and international stage"*. Para. 1.7 states that *"Cardiff seeks to be the most liveable capital city in Europe and to create an inclusive, vibrant, thriving, sustainable and attractive city in which to live and work. Proposals for tall*

buildings need to demonstrate an exceptional standard of design together with appropriate land uses and public realm through careful planning and design so that they knit well into the existing fabric of the city”.

- 10.14 Further, para 2.1 of the Tall Buildings SPG states that “*attractive tall buildings in clusters can help to signify the core areas of the city, particularly areas within the city centre*”, and states that “*the areas that tend to lend themselves to tall buildings are often along railway corridors, urban corner sites in the core of the city centre, sites that form part of existing clusters of tall buildings and waterfronts*”.
- 10.15 Tall buildings are therefore assessed having regard to locational criteria, specifically that they will only be acceptable where (para. 2.2):
- There would be no negative impacts on important views or vistas
 - The character or setting of heritage assets is not harmed
 - The proposal will be a positive feature in skyline and streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark
 - No material harm is caused by overshadowing or overlooking
 - There will be walking and cycling accessibility to sustainable transport and local facilities
- 10.16 The above criteria are considered in detail later in the analysis.
- 10.17 The site is considered to be one which can accommodate sensitively designed buildings of significant height, which accords with the wording of para. 2.1. This is due to the site being located in the city centre, in very close proximity to Cardiff Central Railway Station, along the rail corridor and also adjacent to the river frontage. The site is located outside the ‘area of very high sensitivity’ within the Tall Building SPG and there are also a number of tall buildings in close proximity. This includes the ‘Interchange’ bus station which is currently being constructed at a height of 83 metres. The Crawshay Street tower to the south-east was permitted in December 2021 (19/01930/MJR) and proposes a 78 metre high tower.
- 10.18 As noted above, the site is considered a suitable location for tall building(s). Nevertheless, the scheme has been subject to revision post-submission, following initial concerns, notably regarding the bulk of the central tower. The amended plans have increased the height of the central tower, but also reduced the width, and as amended it is considered that the slimmer profile of the 24 storey tower now provides a sufficient visual separation with the lower blocks and makes the central tower appear more slender.
- 10.19 In terms of the massing, the design contains a combination of different linked blocks. Each block helps break-up the bulk of the building and the juxtaposition of the blocks means that the building will be viewed differently from a variety of angles. On balance, the scale and massing is therefore considered to be acceptable.

Skyline and Key Views:

10.20 In addition to the Tall Buildings SPG, further national policy guidance is provided in TAN12, which also highlights the importance of identifying distinctive views, key skylines and vistas.

10.21 The visual impact has been tested by means of a series of key views from agreed locations, which are assessed below. These comprise:

1. Facing east from the Merches Gardens junction with Taffs Mead Embankment across the River Taff
2. Facing north-east from Penarth Road Bridge
3. Facing south-west from the southern entrance from Cardiff Central Railway Station
4. Facing south-west from the southern entrance from Central Square
5. Facing north-west from Penarth Road Road

View 1: Facing east from the Merches Gardens junction with Taffs Mead Embankment across the River Taff



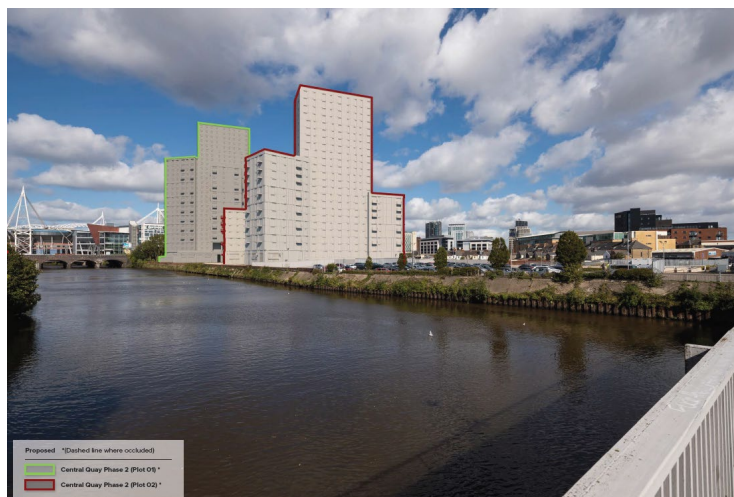
10.22 When facing east from the Taffs Mead Embankment, it is acknowledged that there will be a substantial change of view with the introduction of a significant scale of new development viewed across the River Taff. The site is, however, part of a much larger cleared site, and the proposed development (on plots 1 and 2) will provide a landmark view within the skyline from the west. The stepped nature and distinctive architectural treatment of the different blocks will provide visual interest to the townscape.

10.23 Importantly, the view of the existing brewhouse will remain intact and will provide a focus to the centre of the view, with the chimney being visible when situated further south on Taffs Mead Embankment, and creating a waymarker towards and through the site. It is also notable that a pedestrian footbridge (not forming part of the application) is proposed to connect around this point

into the 'Central Quay Square'. This view will also incorporate Plot 1 of Phase 2, the brewhouse extension and the 'One Central Quay' office building, whereby the accumulative visual impact is considered acceptable in this city centre context.

10.24 In addition, the proposals include reprofiling and proposed planting enhancements to the riverside embankment adjacent to the development, as part of the enhanced pedestrian link along the edge of the River Taff. These works and the proposed tree planting and soft landscaping in 'Central Quay Square', will complement the view providing a more visually attractive boundary with the river, enhancing the view from the west.

View 2: Facing north-east from Penarth Road Bridge:



10.25 The north-east facing view from Penarth Road Bridge features the River Taff in the foreground with a steeply sloped riverbank rising along the western boundary. The existing view comprises the existing accumulation of tall buildings in the city centre including the Principality Stadium, Stadium Plaza and Stadium Tower together with the bus Interchange rising behind the chimney. Numerous developments on Penarth Road and Callaghan Square can be seen from the vantage points, as can existing and current high-rise development within the City Centre. Views of the rooftops of the residential terraces along Penarth Road and Crawshay Street are also visible.

10.26 Whilst the tower will provide a substantial difference to the view point, as noted in para. 10.18, the slimmer profile of the 24 storey tower now provides a sufficient visual separation with the lower blocks and makes the central tower appear more slender. Whilst not visible on the image above, the lower blocks will have a contrasting elevational treatment to the central tower, reducing the overall bulk.

10.27 It is also notable that the land to the south, identified in the picture above (on the right) also forms part of Central Quay / Strategic Site KP2(A), and it is anticipated that further high density mixed-use development will be proposed on the remainder of the site.

View 3: Facing south-west from the southern entrance from Cardiff Central Railway Station:



- 10.28 The above image demonstrates the south-western facing view from the 'Regional Transport Hub' of the wider LDP KP2(A) strategic site. This view is likely to be subject to considerable change as part of the wider development to the south of the station, with a range of new buildings and significant public realm improvements (including those proposed under the two applications for plots 1 and 2). In this regard, the supporting Townscape and Visual Assessment provides cumulative outlined images of the 'One Central Quay and brewhouse extension, showing how the proposed site and the Plot 1 site (21/02883/MJR) forms part of the bigger picture of the wider 'Central Quay' site.
- 10.29 Within this proposed context, the existing brewhouse chimney will provide a focal point between the buildings, and a wayfinding route towards the new 'boulevard' leading towards Penarth Road and the Central Quay Square. This accords with LDP KP2(A) which states that the site should provide a *"high quality way-finding and clearly defined pedestrian routes to key destinations"*.

View 4: Facing south-west from the southern entrance from Central Square



- 10.30 The view facing south-west from the southern entrance from Central Square provides a backdrop of the Grade II listed Cardiff Central Railway Station. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when assessing development which affects a listed building or its setting, special regard shall be paid to the desirability of preserving the building or its setting or any special architectural or historic interest it possesses. This approach is supported by Policy EN9 of the LDP, which makes clear that development relating to a listed building or its curtilage structures will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 10.31 Only the top of the Plot 2 tower will be visible from this view, however the northern side of the Plot 1 development will rise above the western end of the station building and platforms. Whilst Plot 2 is less visible, when combined with Plot 1, this view will provide a new focus from Central Square when viewed from the northern edge and provides a positive visual link from Central Square towards Central Quay, drawing the development to the south of the railway line further into the strategic site. It is therefore considered that the development will enhance the wider contextual setting of Central Square.
- 10.32 Whilst Plot 2's materiality will contrast with the light coloured stonework of the station, Conservation Officers consider that the special interest and setting of the listed building will be preserved. Again, the scale is considered acceptable in this city centre context.

View 5: Facing north-west from Penarth Road:



- 10.33 The existing westwards facing view from Crawshay Street features the brewhouse and its chimney. The proposed view of Plot 2 appears as a slender building complementing the brewhouse. The materiality of the proposal will be sympathetic in terms of colour and tonality with both the brewhouse and buildings on Crawshay Street (subject to a conditions).

Building Appearance and Ground Floor Interface

- 10.34 Placemaking Officers initially raised concerns with the proposed elevational treatment and requested that more variety be provided between the different blocks to reduce the bulk and massing. Significant discussions have been ongoing and led to amended plans being received with a materiality that differs from the Plot 1 design and maintains a robust and restrained palette, which take reference from the stone and brick tones of the brewhouse, as well as the sites industrial heritage bringing in metallic tones and textures.
- 10.35 Officers are satisfied that an increased differentiation between the between the central tower and the lower elements of the building can be achieved at planning condition stage, to ensure that the proposed materials and architectural details are agreed by the Local Planning Authority to maintain the highest specification and design of the proposed building. Placemaking Officers have also requested that the 8-storey block fronting the square should incorporate brickwork on the front elevation to draw reference from the colours and hues within the brewhouse façade. This will be dealt also with by condition. It is considered that the lighter colour plinth contrasts sufficiently with the upper floors.
- 10.36 Concerns were also raised with the central widened cladding panel on the north-western elevation and it was requested that more fenestration or glazing should be provided to maintain the rhythm of the elevation. The cladding was then further broken up by the introduction of differently sized and coloured panels, although the applicant confirmed that it was not possible to introduce

further glass within the façade due to viability issues. Whilst this is unfortunate, it is considered that the elevations as a whole provide a distinctive architectural treatment and the contrasting blocks will provide visual interest to the townscape that will complement the existing brewhouse building. This is taken as a whole with Plot 1 and other nearby developments.

- 10.37 The form and extent of the ground floor active uses are considered to be very positive, which includes double height ground floor to ceiling heights. The active frontages face the proposed 'Central Quay Square', the riverside route and the boulevard which will help create vibrancy and activity at street level.

The 'Boulevard'

- 10.38 The proposed 'boulevard' forms the main spine road through the wider 'Central Quay' development site, forming critical part of the scheme in both placemaking and movement terms. The road will run north to south along the boundaries of Plots 1 and 2, with the brewhouse in the centre and will provide the link to the approved scheme at 'One Central Quay' and the multi-storey car park, which will then link to Crawshay Street. The road will then connect to the later stages of the wider site until it reaches the junction of Percy Street and Penarth Road. On balance, it is considered that 16.75 metre width is acceptable in order to incorporate the two-way cycle lane, one-way vehicular highway, a rain garden/tree lined strip and pavements either side. A single planning application has been sought from the developer to cover the whole boulevard highway works, which will connect all of the approved and proposed schemes on the wider 'Central Quay' site onto a single plan.

Green Infrastructure and Public Realm:

- 10.39 The application is a large-scale proposal, where the introduction of 316 apartments will place increased pressure on the surrounding pedestrian environment. Planning Policy Wales, paragraph 4.1.19 states that *'Well-designed, people orientated streets are fundamental to creating sustainable places and increasing walking, cycling and use of public transport. New development should improve the quality of place and create safe, social, attractive streets where people want to walk, cycle and enjoy'*.
- 10.40 Cardiff Local Development Plan Policy KP6 seeks that new development make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements and public art.
- 10.41 Further, LDP Policy KP5 states that new development should *"providing a 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"*.

- 10.42 The proposed public realm within the 'Central Quay Square' and the riverside route will create attractive spaces through appropriate soft landscaping and high quality hard landscaping. The efforts that have been made to incorporate formal green infrastructure provision into the built development have been welcomed. This includes the addition of 25 new trees (50 in total over Plots 1 and 2) and the improvement works to the existing riverbank to create a soft, green edge to the river that is less engineered in appearance and provides multiple benefits to the river environment and for the public. This will enhance the buildings presence at street level and significantly enhance the pedestrian experience. The commercial units will include a mix of uses that will encourage movement and activity at varying times throughout the day, both within the buildings themselves and through the surrounding routes.
- 10.43 A 'Landscape Design Statement (December 2021)' has been provided which outlines the public realm treatment within the site and the provision of public art. This outlines the design principles for the public realm around the building, including the new public square and an indicative palette of materials for both hard and soft landscaping. A public art condition has been recommended and more details will need to be provided regarding the final public realm treatment for the site as part of a condition. Details shall include proposed finished levels, earthworks, hard surfacing materials including the demarcation of the cycle route and location/design of cycle stands for the commercial units, street furniture including the provision of street lighting, proposed planting plans, details and sections associated with the proposed water features, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme.
- 10.44 Whilst not part of the application site, as detailed late in the report, a financial contribution has been secured towards the delivery of a new shared cycle and pedestrian bridge across the River Taff. In this respect, the scheme provides for such a critical active travel route to be achieved, linking the Taff Mead Embankment on the opposite side of the river to the 'Central Quay Square' (as part of Plot 2), 'Chimney Square' (as part of Plot 1) and through to Cardiff Central Railway Station. Such a link will form a critical part of the effective management of crowds using the area on event days, and serve as a segregated walking and cycling route to access the development and wider city centre from the west.

Layout and Amenity of Future Occupiers:

- 10.45 Para. 3.3 of Planning Policy Wales states that *"design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area"*.

- 10.46 The proposed residential units are considered a reasonable size and will receive sufficient levels of outlook and ventilation. The application proposes 61 balconies for the 316 units which equates to 19% of the overall units. These have been allocated to 4 studios, 38 to 1-bedroom units, 19 to 2-bedroom units and none to the 3-bedroom units. Officers sought to negotiate wherever practicable that further balconies are provided, however the applicant has advised that this was not possible due to wind constraints. The lack of additional balconies is considered a missed opportunity for enhancing the liveability of the scheme, however this has been considered as part of the wider planning balance. The balconies on the plans measure 3 sqm, which fail to comply with the Residential Design Guide SPG requirement of 5 sqm balconies to maximise the usability of the spaces. The balconies are also not accurately shown on the elevations. As such, the architectural details condition will require balcony specifications to ensure that they are larger (deeper) to maximise their useability, which is especially important on such a high-density city centre development.
- 10.47 With regard to outdoor communal amenity space, the Residential Design Guide SPG requires 75 sqm of external amenity space for up to 5 units and an additional 10 sqm of space for each additional unit. Plot 2 proposes 316 units and if 59 units are discounted where they provide balconies this equates to a requirement for 2,595 sqm of external communal amenity space. The proposal, however, falls short of such standards, providing only 590 sqm of external communal spaces, comprising two low level roof terraces to the west and north and 176 sqm of internal communal amenity space.
- 10.48 Whilst the significant short fall of amenity space is noted and regrettable, the particular context of this site is acknowledged, as is the fact that the sites combined will create both a new 'Central Quay Square', 'Chimney Square' and a riverside route, which will provide a high quality environment for future occupiers and the public to use.
- 10.49 As noted earlier, LDP Policy KP2(a) also recognises that the strategic site allocation is suitable for residential development and requires that densities are maximised to make efficient use of city centre land in a highly accessible location. Given the size of the site and its highly sustainable location adjacent to Cardiff Central Railway Station, the bus interchange and the Central Shopping and Business Areas, the shortfall of amenity space is considered, on balance, to be acceptable in this instance.

Daylight and Sunlight to Proposed Units:

- 10.50 The Residential Design Guide SPG requires development to provide adequate light for residential units in accordance with BRE guidance. The applicant has therefore provided a Daylight, Sunlight and Overshadowing Assessment (DSR), prepared by McCann and Partners (dated: 08/04/2022). This has assessed the impact on the existing adjacent residential properties based on the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. Two of

the testing methods include a Vertical Sky Component (VSC) and an Average Daylight Factor (ADF) assessment. If a unit fails a VSC assessment it must then provide mitigation to enable it to pass an ADF assessment. The ADF assessment requires living rooms to facilitate 1.5% of light, while a bedroom requires 1%. Kitchens require 2% but these rooms were not assessed as part of this daylight sunlight report.

10.51 There is a recognition that the high density, high-rise nature of the development, and its relationship with approved (and proposed) development, may make it difficult for all units to fully achieve the require standard of daylight/sunlight. Nevertheless, there have been considerable discussions with the developer to maximise the ambient light levels for the future residents of flats, including redesign of the scheme and units therein.

10.52 The final report identifies that 8% of the total number of rooms fail to meet the ADF assessment. This is based on calculating all rooms which include both living rooms and bedrooms. In total 62 living rooms (including studios) would fail to meet the ADF requirement (19.6%). As illustrated in red on figure 6 below, the units that fail are predominantly those located on the lower floors facing north towards the brewhouse, east towards the boulevard and the units facing the terraces. There are also a number of units failing on the 8-storey block facing the 'Central Quay Square'. In addition, applying a 2% ADF kitchen target to studio apartments would increase the number of failures. Where units fail the ADF assessment and where no alternative measures are possible, it was suggested during discussions that the inclusion of balconies could provide an amenity enhancement. Unfortunately, due to viability and other constraints, this has not been explored by the applicant and some apartments remain light deprived and absent from balconies.

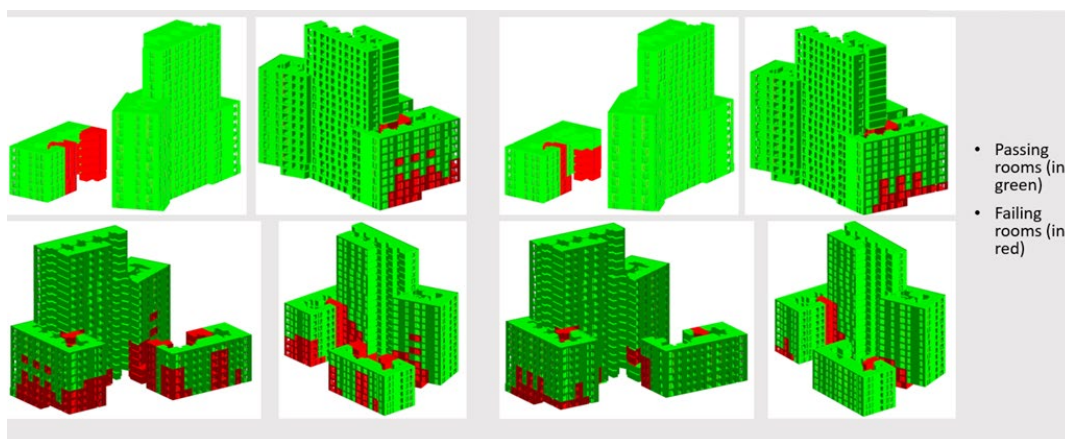


Figure 6: Red shading shows the units that fail the ADF test (all rooms)

10.53 The BRE guidance requires that 50% of a garden achieves 2 hours of sunshine on the 21st of March. Much of the communal space is shaded by the building and as a result the quality of the external space is poor. As such, officers requested that an additional communal roof terrace be provided at the roof top of the 10-storey block facing the boulevard, especially given that there is an existing internal access from the corridor (and that further space was provided

from the amended plans submission). Such an option was discounted by the applicant due to the overall viability of the scheme.

- 10.54 Significant efforts have been made by officers to amend the scheme to improve the ambient light levels within the proposed units and to improve the amenity spaces to address such failures. Whilst this had led to improvements, there are still a number of units that fail the DSR tests. Ultimately, the scheme has been improved to the maximum extent possible within the constraints of the site/development and having regard to viability considerations. In this regard and given the acknowledgement of the specific context of the site, the failure of parts of the development to achieve a satisfactory level of light to some apartments and amenity space, while regrettable, is not considered, on balance, to outweigh the positive benefits of the scheme in terms of bringing forward residential-led, city centre regeneration south of the railway line.

Other matters impacting upon amenity:

- 10.55 The Noise Officer has reviewed the Noise and Vibration Assessment (ref: REP/218559/3-01, dated 21/10/2021), prepared by Arup. In order to achieve the desired ambient noise levels for the proposed residential units, the report has considered minimum glazing performance for all of the facades, in line with the British Standard (and detailed in Table 1 of the Assessment). This standard however is only achieved with windows closed, meaning Mechanical Ventilation is required to achieve this standard. Whilst most of the residential units will not be located directly above the commercial units (separated by communal areas), there are 10 residential units that will be located directly above plant equipment rooms. To ensure that the noise mitigation measures and results outlined in the supporting Noise and Vibration Assessment are implemented and complied with, a pre-occupation validation noise survey has been requested as a condition.
- 10.56 Further, given that different use classes at ground floor level pose different noise related risks, a separate condition relating to any D2 Use Class has been recommended ensuring that a separate Noise Impact Assessment is provided. Finally, a fixed plant noise condition and a condition ensuring that the preparation and cooking of hot food and the extraction of all fumes from the food preparation areas in the ground floor units shall be mechanically extracted.
- 10.57 The Noise Officer has assessed the supporting Train Induced Vibration and Assessment Report and has raised no objection with regard to potential vibration impacts from the railway line.
- 10.58 Conditions have been applied ensuring that there will no delivery vehicles arriving, departing, loading or unloading outside the hours of 7am and 8pm. The commercial units will also have operation hours restricted to 8am to 12am on any day. These hours are not considered to be unreasonable in a city centre location and will not result in an unacceptable level of noise disturbance.

- 10.59 In light of the above, subject to the aforementioned conditions, it is considered that the amenity of the future occupiers and any neighbouring occupiers within the vicinity, will be sufficiently protected.

Microclimate:

- 10.60 A Wind Microclimate Report, prepared by Arup (dated 01/04/2022) has been provided. This identifies that windiness increases in almost all areas, with Cardiff experiencing the most winds from the south-west. Therefore, wind mitigation measures have been proposed around the site and have been designed to allow for emergency access as well as the following best practice for wind mitigation. This includes large trees and screens being positioned on the roof terraces and additional soft landscaping and movable porous screens around the site. Due to the wind conditions, certain commercial entrances have been repositioned. Given that the hard/soft landscaping details on the terraces will be decided by the tenant, the final details will be required as a condition and will require updated wind mitigation information. With the above mitigation and landscaping in place and subject to final landscaping and terrace landscaping conditions, no concerns are raised with regard to any potential microclimatic effects.

c. Impact on neighbouring amenity

- 10.61 LDP Policy KP5 contains criteria for assessment of new development proposals to ensure that no undue effect on the amenity of neighbouring occupiers occurs. The scheme has been carefully assessed against the Council's SPG guidance on sunlight/daylight, overlooking and privacy.
- 10.62 The application is supported by a Sun Path Analysis, which shows that the shadow will only extend to the far bank of the River Taff (with its associated residential properties) at 9am during the December Solstice and March and September Equinoxes. From before midday and during the afternoon the development will not cast any shadow on existing residential properties. There will be no impact of overshadowing on the existing dwellings along Penarth Road or Crawshay Street. As such, it is considered that the occupier's amenity of the neighbouring dwellings will not be detrimentally affected.

d. Transport, servicing and waste

Resident and Transport Movement:

- 10.63 This site is located in the city centre within a very short level walk (circa 150m) of Cardiff Central Railway Station and the emerging bus station, located north of the rail line. Nextbike bicycle hire and commercial car hire are also located close to the site, with the opportunity to add more Nextbike stands as the wider site evolves. The site is therefore considered to be extremely sustainably located in transport terms and a location where public transport and active travel offer viable daily alternatives to the ownership and use of private cars.

- 10.64 To the west of the development site lies the River Taff and beyond that is Taffs Mead Embankment and Merches Gardens. The Taff Trail, which forms part of Route 8 of the National Cycle Network, runs alongside the river Taff and Taffs Mead Embankment providing a north/south cycle corridor between Cardiff Bay, the city centre and beyond. The development is currently connected to the Taff Trail by on-road cycle lanes on Penarth Road which, while currently substandard, will be upgraded as part of the Phase One Central Quay development, which will improve cycle infrastructure on Penarth Road. Further improvements to and connections with the Taff Trail and other cycle and pedestrian infrastructure will also be brought forward as development of the wider site progresses.
- 10.65 The local and wider area in the vicinity of the site will also benefit from improvements captured in Cardiff Council's Integrated Network Map, which sets out the Council's 15-year vision to improve cycling and walking routes across the city, in order to meet the requirements of the Active Travel (Wales) Act 2013 to plan for the provision of routes and improvements for active travel.
- 10.66 Vehicular (along with non-vehicular) access to the site will be taken from the previously approved Phase One junction and internal network and includes a new boulevard that connects to and from Penarth Road. The proposed boulevard will provide a high-quality footway and cycleway, along with access to the development and will accommodate SUDS and soft landscaping, as well as cycle parking stands and benches. The proposed layout and cross section of the boulevard as shown in the supporting documents is considered to be acceptable, with the final design and delivery being secured via requested condition.
- 10.67 The wider public realm incorporates further pedestrian and cycle routes, including a minimum 5 metre wide shared cycle footway along the River Taff connection to Penarth Road. The proposed development also includes the provision of a new bridge landing point on the eastern embankment of the river adjacent to the square. The provision of such a bridge will be a key piece of active travel infrastructure linking the wider City and Central Quay development across the River Taff to the west, and the applicant has agreed to provide a financial contribution towards the delivery by the Council of the new bridge. As with the boulevard, the delivery of the riverside walkway is subject to a requested condition.

Car Parking:

- 10.68 The application proposes 8 'accessible' car parking spaces allocated for the proposed 316 apartments, which complies with the Managing Transportation Impacts SPG. 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’.

- 10.69 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. Transportation Officers raise no objection on the grounds of potential increased traffic congestion.

Cycle Parking:

- 10.70 The application proposes 192 residential cycle spaces for the proposed 396 bedrooms in the form of double stacked racks and Sheffield stands, providing flexibility to accommodate a variety of bike types at ground floor level, accessed via a secured outside space. Cycle storage for the ground floor commercial units will be provided as open-air Sheffield stands and sheltered and secured spaces for staff in the areas surrounding the buildings and further details will be required by condition.
- 10.71 Whilst it is acknowledged that the number of cycle parking spaces does not comply with the Council’s adopted SPG guidance of providing a one space per bedroom, Transportation Officers have considered the site’s close proximity to the city centre, central bus and rail stations, and the availability of Nextbike cycle hire. As a result of these factors, it is considered that the demand for on-site residential cycle parking is likely to be lower than similar developments located elsewhere, with a much higher proportion of trips being undertaken by walking and public transport. It has therefore been agreed that the total number of cycle parking spaces can be reduced to a minimum of 50% of the SPG requirement of 1 space per bedroom. This approach is consistent with similar city centre residential developments and officers are advised that further cycle parking for the residential uses could be added in external areas in the future if the provided cycle parking becomes overused. Following amended plans being received, the number of bedrooms increased, meaning that an additional 2 residential cycle parking spaces are required to meet the 50% of the SPG requirement. This will be sought through the cycle parking condition.

e. Provision of public open space

- 10.72 LDP Policy C5 requires the provision of a satisfactory level and standard of open space on all new housing developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Further, LDP Policy KP2(A) sets out specific infrastructure requirements for the Strategic Site including 7ha of open space. Plot 2 measures 0.95ha and should incorporate 0.08ha of public open space as its proportionate contribution.
- 10.73 Whilst it is noted that the site does not provide any public open space, the application incorporates significant public realm provision which provides a high quality environment for future occupiers and the public to use. Further, LDP Policy KP2(A) recognises that the strategic site allocation requires densities to be maximised to make efficient use of city centre land in a highly accessible

location. The site has maximised its density and has provided the 'Central Quay Square' and the riverside route. Whilst these spaces do not constitute public open spaces the site is in close proximity to existing public open spaces such as Bute Park and Canal Park. Parks have requested a contribution towards off-site POS provision of £450,296 (£1,022,713 when combined with Plot 1), which is considered in section 11 having regard to wider viability issues. Whilst the lack of on-site public open space is regrettable, it is not considered sufficient to outweigh the clear benefits of the scheme in terms of bringing forward city centre regeneration south of the railway line. Therefore, on balance, the lack of public of open space is considered acceptable in this instance.

f. Ecology

- 10.74 The conservation of native wildlife habitats and the safeguarding of protected species is discussed in Planning Policy Wales (Edition 11). New development opportunities have an important part to play in creating new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Improving habitat connectivity through promoting wildlife corridors, whilst ensuring development minimises species and habitat impact, are also important considerations.
- 10.75 The application is supported by an Ecology Appraisal and the Council has undertaken its own Habitat Regulation Assessment (HRA). The Ecology Officer considers the re-profiling of the bank of the river will result in positive outcomes for the River Taff SINC. Further, there will be no loss of existing trees with 25 new additional trees (50 for Plots 1 and 2 combined) and the proposed SUDs pocket gardens site will also help enhance the ecology, biodiversity, resilience of ecosystems, green infrastructure, sustainable drainage and visual amenity of a site that is, currently predominantly hardstanding. This is considered to be in line with national and local planning policy, including Future Wales Policy 9 (Resilient Ecological Networks and Green Infrastructure).
- 10.76 Further, the HRA has considered protection species/species of principal importance (refer to para's 7.21 to 7.32 for further details). Conditions have been requested ensuring that the Ecological Assessments are contained within the approved documents condition, site clearance and for a Green Infrastructure Management Strategy to be provided. Subject to these conditions, it is considered that the development reflects the statutory duty imposed by the Environment (Wales) Act 2016 for public bodies to both maintain and enhance biodiversity, and to further promote the resilience of ecosystems.

g. Flooding and drainage

- 10.77 LDP Policies EN10 and EN14 require water sensitive design solutions that do not increase the risk of flooding elsewhere to be incorporated within new development.
- 10.78 The site is located within a C1 Flood Zone of the Development Advice Map (DAM) as contained in TAN15. This means that the area is served by significant

infrastructure, including flood defences. Natural Resources Wales (NRW) consider the risk of tidal flooding to the proposed development as negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk.

- 10.79 A new flood defence wall will also be built which will provide the same level of protection as the existing defence wall. The application is supported by a Drainage Strategy which identifies that SuDS features have been integrated into the development that treat water as close to source as possible whilst also minimising runoff. This will ensure that the development does not increase the risk of flooding within the site or elsewhere. The Flood Consequence Assessment (FCA) has considered the flood risk elsewhere and advises that the access/evacuation routes will be flood free during all events due to the protection afforded by the flood defence wall. Noting the conclusions of the submitted FCA, the advice received by NRW and Dwr Cymru Welsh Water, and the recommended conditions for surface water drainage, grease traps and a hydraulic modelling assessment to be undertaken, it is considered that drainage and the risks and consequences of flooding can be acceptably managed.

h. Sustainability

- 10.80 Future Wales Policy 16 emphasises that within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixed-use development 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. Policy 17 outlines support for developing renewable and low carbon energy at all scales.
- 10.81 Para 5.8.1 of Planning Policy Wales states that the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 10.82 LDP Policy EN12 requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low carbon technologies.
- 10.83 The development is being designed to achieve BREEAM Excellent for the shell of the commercial units and Home Quality Mark Level 3 as a minimum (3 or above means that a home meets high standards of the HQM performance indicators). Upper roof levels will also feature solar panels in addition to the green roofs. Standalone Air Source Heat Pump (ASHP) are proposed as part of the energy strategy to provide hot water. The ASHPs will be located internally within each apartment and a louvre is incorporated into the façade of the units. Where apartments are unable to achieve the required louvre, heat and hot

water will be electric. Finally, the development design takes a fabric-first approach and the building has been designed to have a low U value.

- 10.84 The applicant has submitted a response to officer's requests for the feasibility of the scheme connecting to the proposed Cardiff District Heat Network. This states that a connection to the heat network could not be achieved for plots 1 and 2 within the timescale of the proposed development, such that the feasibility arguments put forward are accepted. The developer has nevertheless agreed that future phases, including the adjoining 'Moxy Hotel' site (itself the subject of a separate planning application (22/00378/MJR)) will connect, with a connection from Penarth Road up Crawshay Street and servicing the remainder of the site having been identified.
- 10.85 This above approach is considered to, on balance, meet the policy objectives of Future Wales, Planning Policy Wales (Edition 11) and LDP Policies KP15 and EN12.

i. Economic Impact

- 10.86 Planning Policy Wales (PPW) (Edition 11) places a duty on the LPA the need to improve the social economic of Wales' disadvantaged areas. Chapter 5 'Productive and Enterprising Places' covers the economic components of placemaking and states that *"a more Equal Wales can be achieved through promoting sufficient employment and enterprise opportunities for people to realise their potential and by recognising and building on the existing economic strengths of places to assist in delivering prosperity for all."*
- 10.87 Chapter 4 of PPW also recognises the need to *"realise the potential of new sustainable transportation infrastructure to create new or renewed hubs of activity to support sustainable communities which capitalise on their location and the opportunities these present."* TAN 23 (Economic Development) also states economic generation is a material consideration.
- 10.88 Further, para 4.8 of the LDP clarifies the importance of the Cardiff economy and the importance of the Central Enterprise Zone to the Cardiff economy, stating that *"The key economic role performed by Cardiff must be maintained and enhanced for benefits to Cardiff, the city-region and Wales. The Cardiff Central Enterprise Zone will be a key element of the approach but there is also a need to maintain the roles of the City Centre, Cardiff Bay, existing employment sites together with providing a range and choice of sites to cater for demand across sectors."*
- 10.89 The application is supported by an Economics Benefit Assessment (dated 06/12/2021). This concludes that the development represents a significant new capital investment in the area, which will help to enhance the profile of Cardiff city centre and will raise the overall economic activity in the area. For Plot 2 the following benefits have been identified:

During the construction phase:

- The proposed development could be expected to support 355 gross direct full-time equivalent ('FTE') jobs
- 438 spin-off FTE jobs would be supported annually by supporting suppliers and businesses (shops/bars/restaurants) in the local and wider area that would support the construction phase
- Over £53 million would be contributed to local economic output, as measured by Gross Value Added

During the operational phase:

- 'First occupation expenditure' is expected to generate over £1.7 million from furnishing and decorating properties, which will generate a range of economic benefits for the local economy by supporting jobs within local businesses
- Ongoing household expenditure will generate over £9.2 million (gross) every year, with c.£3.38 million relating to retail expenditure and £2.33 million relating to leisure expenditure. Whilst not all of this will be 'new' to the local area, as some will be moved from elsewhere in Cardiff, it is expected that new people will move into the new homes, or the homes vacated by people moving locally into the proposed development
- Approximately £546,000 of council tax revenue will be generated, which would be used to fund the services provided by the Council for residents of the new buildings
- The assessment considers four scenarios for the type of uses that could occupy the commercial units within the development. For the Plot 2 development between 62 and 72 FTE jobs are expected to be created within the development itself. Between 24 and 33 FTE indirect jobs may be supported in the region and between 13 and 21 FTE indirect jobs are expected to be created in the local area
- The economic output generated by the creation of the commercial units within Plot 2 are expected to range from between c.£2.2 million and c.£3.7 million, depending upon the occupation scenario
- The commercial units would generate between c.£113,300 and £131,400 of business rates per annum, depending upon the occupation scenario

10.90 The proposed development meets the number of placemaking-related objectives outlined in PPW. Of relevance to the economic assessment is the alignment of employment and residential development with transport infrastructure, and the regeneration of disadvantaged communities. The economic potential of the proposed development will contribute to the goals outlined in the Well-being of Future Generations Act 2015 by boosting improving the cohesion of communities and boosting the prosperity and resilience of Wales.

10.91 The Economic Benefits Assessment concludes that the provision of residential accommodation and public amenity space alongside the employment

opportunities will support the LDP's ambition in reducing the need to travel and making the city centre an attractive place to live, thereby improving the wellbeing of Cardiff's residents. In this respect, and having particular regard to the advice in PPW and TAN23, along with the recent guidance on post Covid-19 recovery in Wales; 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures', the proposals are considered to have significant direct and indirect economic benefits.

j. Health and well-being

- 10.92 The Well-being of Future Generations (Wales) Act 2015 puts in place seven well-being goals to work towards the vision of a Sustainable Wales. With regards to the planning context, PPW dedicates Section 2 to the achievement of well-being through placemaking.
- 10.93 LDP Policies KP14 states that development proposals should seek to reduce health inequalities through encouraging healthy lifestyles, addressing the social determinants of health and providing accessible health care facilities. Further the Planning for Health SPG (2017), which provides supporting information for addressing the effect of the built and natural environment on health as part of a strategic approach to tackle the city's health inequalities and promoting healthy lifestyle options. The SPG highlights that health and the environment are inextricably linked and that the location of new development and facilities should enable people to have a choice of high quality, attractive places to live and allow them to reach the services they need.
- 10.94 The application proposes significant public realm provision in the form of the 'Central Quay Square', the riverside route within a highly sustainable city centre location. Limited car parking spaces are proposed and the development will enhance connections through the incorporation of traffic-free pedestrian and cycle routes through the site, as well as a financial contribution towards the delivery of a new bridge over the River Taff between the site and Taff's Mead Embankment. It is therefore considered that proposals meets the well-being goals in the Well-being of Future Generations (Wales) Act 2015 and will encourage healthy lifestyles.

11. PLANNING OBLIGATIONS

- 11.1 Policy KP7 (Planning Obligations) states that "planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance".
- 11.2 The supporting text emphasises that new development often generates additional demands upon existing services, facilities, infrastructure and the environment, with planning obligations being a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits.
- 11.3 The Planning Obligations SPG sets out the Council's approach to planning

obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.

- 11.4 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 11.5 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations were identified as follows (in line with the Planning obligations SPG). **These are the maximum levels of contributions which could be sought, and are subject to viability considerations:**

CONTRIBUTION	(£) Plot 2	(£) Combined for Plots 1 & 2
Affordable Housing	£5,320,746	12,255,168
Community Facilities	£250,516	574,913
Education	£121,035	240,972
Public Open Space	£450,296	1,022,713
Public Realm/Bridge	£3,750,000	7,500,000
TOTAL	£9,892,593	21,593,766

- 11.6 To assist the consideration of planning obligations, the applicant provided a Viability Assessment prepared by Savills (dated February 2022). This concludes the Benchmark Land Value to be £2,635,000. In order to be considered viable, the scheme must produce a sufficient developer's profit margin which in this instance is 15% on cost. Based on the Viability Assessment, the scheme produces a profit on cost of 1.83% before the deduction of any S106 obligations or provision of affordable housing and is therefore considered unviable. When assessed against a fixed profit margin of 15% on cost the residual land value is -£2,157,932 and therefore there is a deficit of £4,792,932 before the scheme generates any surplus for S106 contributions.
- 11.7 In accordance with the established practice of obtaining an independent assessment of viability appraisals presented in support of planning

applications, the Council has sought the advice of an independent assessor (Avison Young), who has reviewed the viability submissions for both Plots 1 and 2. Avison Young have not agreed with the Savills report in full, notably stating that “Savills approach to both the Existing Use Value (EUV) and Benchmark Land Value (BLV) are overly conservative” but have nevertheless concluded that: -

Based on our viability assessment and incorporating a review of the Savills February 2022 report. Whilst we have applied a different rationale, we are in agreement that the likely developer profit on completion of the funding structured sale does not generate sufficient profit (a market accepted 15% Profit on Cost) to allow for S106 obligations to be incorporated”

(Note: The same conclusion has been reached for Plot 1 also)

11.8 While both schemes have been identified as unviable, nevertheless negotiations have been entered into with the developer to secure an appropriate financial contribution which would secure contributions towards identified community and transport infrastructure. These discussions have reviewed the entirety of the scheme (plots 1 and 2 combined) and have secured an overall financial contribution of £2.2 million.

11.9 It is recommended that the financial contribution will be apportioned as follows, with the greatest level of contribution proposed to be put towards the provision of the new bridge which will form part of the critical active travel infrastructure (or in the unlikely event such a bridge cannot be delivered, to be reallocated to provision of affordable housing).

CONTRIBUTION	(£) Combined for Plots 1 & 2	(£) Secured Contribution for Plots 1 & 2
Affordable Housing	12,255,168	600,000
Community Facilities	574,913	0
Education	240,972	25,000
Public Open Space	1,022,713	75,000
Public Realm/Bridge	7,500,000	1,500,000
TOTAL	21,593,766	2,200,000

12. **OVERALL ASSESSMENT – ‘THE PLANNING BALANCE’:**

12.1 Planning Policy Wales (PPW) (Edition 11) refers to the need to assess the Sustainable Benefits of Development and (at 2.27) emphasises that Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in

accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.

- 12.2 Paragraph 3.38 of PPW states that the countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of the local communities and visitors.
- 12.3 There may be occasions when one benefit of a development proposal outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.
- 12.4 Key factors in the assessment process include:
- *Social Considerations*, including: - who are the interested and affected people and communities; who will benefit and suffer any impacts from the proposal;
 - what are the short and long-term consequences of the proposal on a community;
 - *Economic Considerations* including: - the numbers and types of long term jobs expected to be created or retained; whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities;
 - *Cultural Considerations* including: - how far the proposal supports the conditions that allow for the use of the Welsh language; whether or not the development protects areas and assets of cultural and historic significance; have cultural considerations and their relationships with the tourism industry been appropriately maximised; and
 - *Environmental Considerations* including: - will important features of the natural and built environment be protected and enhanced; are the environmental impacts of development on health and amenity limited to acceptable levels and the resilience of ecosystems improved.
- 12.5 At 2.29 it further refers to the need to have an integrated approach to balancing priorities against policy on an individual basis, which enables the full range of costs and benefits over the lifetime of development to be taken into account.
- 12.6 Section 5 of PPW provides further emphasis on the need to develop 'Productive and Enterprising Places' which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development.
- 12.7 The role of the Local Planning Authority is therefore to balance the weight to be

attributed to each of the positive and negative impacts of the development and come to a balanced conclusion as to whether the development is acceptable or not.

- 12.8 The application has been subject to extensive negotiations between the developer and Council Officers, with input from Placemaking and Transportation Officers throughout. This has led to amended plans being received, responding to officer's concerns relating to the straightening and increased width of the riverside route, design improvements and changes in the materials proposed, and actions to address daylight/sunlight concerns.

13. LEGAL CONSIDERATIONS

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

- 13.2 *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.

- 13.3 *Wellbeing of Future Generations (Wales) 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.

- 13.4 *Statutory pre-application public consultation*: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.

- 13.5 *Section 6 of Environment (Wales) Act 2016* subsection (1) imposes a duty that a public authority 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 subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:

- (a) Diversity between and within ecosystems;

- (b) The connections between and within ecosystems;
- (c) The scale of ecosystems;
- (d) The condition of ecosystems (including their structure and functioning);
- (e) The adaptability of ecosystems.

13.6 It is considered that the Local Planning Authority has considered its duty under this Act and has met its objectives for the reasons outlined above.

14. CONCLUSION

14.1 The proposal will play a key role in delivering the LDP strategy, providing 316 new residential units as part of a high quality, mixed-use scheme on a vacant site in a highly sustainable, brownfield location within LDP strategic site KP2(A); Cardiff Central Enterprise Zone.

14.2 Plots 1 and 2 will bring vacant land into beneficial use with associated regeneration benefits, which promotes the efficient use of land and makes a positive contribution to housing supply. The proposals will create a vibrant, hard and soft landscaped 'place' and will provide a positive visual link from Central Square towards Central Quay, drawing the development to the south of the railway line further into the strategic site. The development will not harm the setting of any listed buildings.

14.3 The development will significantly enhance biodiversity befitting the site's riverside location, in direct contrast to the existing vacant and mainly sealed site. The scheme will combat climate change by delivering landscape and SuDS proposals, including 25 new trees, and incorporating sustainable building design measures, including PV panels, Standalone Air Source Heat Pumps. The building will also achieve BREEAM Excellent for the shell of the commercial units and Home Quality Mark Level 3 as a minimum.

14.4 The site is also highly sustainable in transport terms with excellent access to the public transport network. The wider public realm incorporates further pedestrian and cycle routes, including a shared route along the River Taff connection to Penarth Road and segregated cycle provision within the 'boulevard'. The proposed development also includes a financial contribution towards the delivery by the Council of a new bridge across the River Taff.

14.5 The proposals have been assessed against local and national policies and guidance. Whilst not all the identified concerns could be resolved, the clear benefits of the scheme in terms of bringing forward city centre regeneration south of the railway line and providing a new active travel bridge connection across the River Taff are considered to outweigh the concerns. Therefore, there is no demonstrable or compelling reasons which indicate sufficient harm to warrant refusal of the application. It is therefore recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement. Accordingly, the proposed development is considered, on balance, to be in accordance with Policies.

15. RECOMMENDATION

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 Section 11 of this report, planning permission be GRANTED subject to the conditions listed below.

1. The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

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

Site Location Plan	CQ2-RIO-02-XX-DR-A-90000 Rev 02
Topographical Site Plan	CQ2-RIO-02-XX-DR-A-90001
Existing Site Plan	CQ2-RIO-02-XX-DR-A-90002
Proposed Site Plan	CQ2-RIO-02-XX-DR-A-90003 Rev 03
Ground Floor GA Plan	CQ2-RIO-02-00-DR-A-01100 Rev 02
First Floor GA Plan	CQ2-RIO-02-01-DR-A-01101 Rev 02
Second Floor GA Plan	CQ2-RIO-02-02-DR-A-01102 Rev 02
Typical Floors 03-07 GA Plan	CQ2-RIO-02-ZZ-DR-A-01103 Rev 02
Typical Floors 08-09 GA Plan	CQ2-RIO-02-ZZ-DR-A-01108 Rev 02
Typical Floors 10-13 GA Plan	CQ2-RIO-02-ZZ-DR-A-01110 Rev 02
Typical Floors 14-23 GA Plan	CQ2-RIO-02-ZZ-DR-A-01114 Rev 02
Roof GA Plan	CQ2-RIO-02-RF-DR-A-01116 Rev 02
South East Elevation	CQ2-RIO-02-ZZ-DR-A-02000 Rev 03
North East Elevation	CQ2-RIO-02-ZZ-DR-A-02001 Rev 03
North West Elevation	CQ2-RIO-02-ZZ-DR-A-02002 Rev 03
South West Elevation	CQ2-RIO-02-ZZ-DR-A-02003 Rev 03
West Block Elevations	CQ2-RIO-02-ZZ-DR-A-02004 Rev 03
South East Elevation Mono	CQ2-RIO-02-ZZ-DR-A-02200 Rev 01
North East Elevation Mono	CQ2-RIO-02-ZZ-DR-A-02201 Rev 01
North West Elevation Mono	CQ2-RIO-02-ZZ-DR-A-02202 Rev 01
South West Elevation Mono	CQ2-RIO-02-ZZ-DR-A-02203 Rev 01
West Block Elevations Mono	CQ2-RIO-02-ZZ-DR-A-02204 Rev 01
GA Section 1	CQ2-RIO-02-XX-DR-A-03001 Rev 02
GA Section 2	CQ2-RIO-02-XX-DR-A-03002 Rev 02
GA Section 3	CQ2-RIO-02-XX-DR-A-03003 Rev 02
GA Sections 4 and 5	CQ2-RIO-02-XX-DR-A-03004 Rev 02
Plot 2 Context Section 01	CQ2-RIO-02-ZZ-DR-A-03121 Rev 02
Plot 2 Context Section 02	CQ2-RIO-02-ZZ-DR-A-03122 Rev 02
Plot 2 Context Section 03	CQ2-RIO-02-ZZ-DR-A-03123 Rev 02
Plot 2 Context Section 04	CQ2-RIO-02-ZZ-DR-A-03124 Rev 02
Plot 2 Context Section 05	CQ2-RIO-02-ZZ-DR-A-03125 Rev 02
Drainage and Levels Plan 1 of 2	CQ2-CTF-02-00-DR-L-10001 Rev P04
Drainage and Levels Plan 2 of 2	CQ2-CTF-02-00-DR-L-10002 Rev P04

Drainage and Levels Plan	CQ2-CTF-ZZ-00-DR-L-10011 Rev P01
Hardworks Plan	CQ2-CTF-ZZ-00-DR-L-40002 Rev P06
Softworks Plan	CQ2-CTF-ZZ-00-DR-L-50002 Rev P06
Topsoiling Plan 3	CQC-CTF-XX-XX-DR-L-60003 Rev P01
Topsoiling Plan 4	CQC-CTF-XX-XX-DR-L-60004 Rev P01
Topsoiling Plan 5	CQC-CTF-XX-XX-DR-L-60005 Rev P01
Topsoiling Plan 6	CQC-CTF-XX-XX-DR-L-60006 Rev P01
Hard and Softworks Landscape Specification - Q28	CQ1-CTF-XX-XX-SP-0001 Rev P01
Separated Soil Volume	CQC-CTF-XX-XX-SH-L-50003 Rev P01
Site Section Central Quay Square 01	CQ2-CTF-02-ZZ-DR-L-20001 Rev P05
Site Section Central Quay Square 02	CQ2-CTF-02-ZZ-DR-L-20002 Rev P03
Site Section Central Quay Square 03	CQ2-CTF-02-ZZ-DR-L-20003 Rev P03
Site Section North of Plot 2	CQ2-CTF-02-ZZ-DR-L-20005 Rev P03
Detail Section Riverside 02	CQ2-CTF-02-ZZ-DR-L-21002 Rev P05
Detail Section Riverside 03	CQ2-CTF-02-ZZ-DR-L-21003 Rev P05
Detailed Section Boulevard 02	CQ2-CTF-02-ZZ-DR-L-22002 Rev P03
Detailed Section Boulevard 03	CQ2-CTF-02-ZZ-DR-L-22003 Rev P03
Detailed Section Boulevard 04	CQ2-CTF-02-ZZ-DR-L-22004 Rev P03
Detail Section Plot 2 Building	CQ2-CTF-02-ZZ-DR-L-24001 Rev P03
Detail Section Plot 2 Building	CQ2-CTF-02-ZZ-DR-L-24002 Rev P03
Tree Pit Details 2 of 3	CQS-CTF-XX-XX-DR-L-30032 Rev P02
Tree Pit Details 3 of 3	CQS-CTF-XX-XX_DR-L-30033 Rev P02
Landscape Site Plan	CQS-CTF-ZZ-00-DR-L-10000 Rev P06
Site-Wide Foul Water Drainage Strategy	CQC-HYD-XX-XX-DR-C-0101 Rev P04
Site-Wide SuDS & Drainage Connectivity Strategy	CQC-HYD-XX-XX-DR-C-2203 Rev P09
Site Access and Haul Road – Stage 1	CQC-HYD-XX-XX-DR-C-0502 Rev P03
Site Access and Haul Road – Stage 2	CQC-HYD-XX-XX-DR-C-0503 Rev P01

Central Quay Cardiff (Phase 2) Ecological Appraisal. The Environmental Dimension Partnership Ltd, December 2021 ref edp4237_r010c
Landscape Design Statement, One Central Quay CQ1, Churchman Thornhill Finch, December 2021.

Technical Design Note, Central Quay, Site Wide Drainage Strategy Overview, ref CQCHYD-XX-XX-TN-C-0002, Hydrock December 2021

Reason: For the avoidance of doubt.

Pre-Commencement Conditions

3. *Construction Environmental Management Plan*: No development or phase of development 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 protection
- Resource management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic management: details of site hoardings, site access and wheel washing facilities, a strategy for the delivery of plant and materials, construction staff parking, traffic management proposals and details of dust/dirt suppression measures
- Soil management: details of topsoil strip, storage and amelioration for re-use
- Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

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

Reason: In the interests of highway safety, and protection of the environment and public amenity, in accordance with Policies KP5, T6, EN6, EN7 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

4. *Public Realm Works - Phasing*: No development shall commence (other than site preparation and below ground works) until such time as an overarching public realm implementation / phasing programme has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall establish a timetable for phased completion of all areas of highways and public realm within the site (along with the nature and duration of temporary works to facilitate movement within and through the site), including the delivery of the boulevard (including associated active travel route), Central Quay Square, Riverside Route (as shown on drawing numbers CQ2-CTF-ZZ-00-DR-L-40002 Rev P06 and CQ2-CTF-ZZ-00-DR-L-50002 Rev P06), connections to the existing highway at Crawshay Street and access to the development as outlined in the submitted application supporting documents.

Thereafter, no part of the development shall be occupied until such time as details of all highways and public realm works, to include surfacing, kerbs, edging, drainage, SUDS, lighting, lining, signing, traffic orders, trees, soft and hard landscaping, and street furniture as required as a consequence of the scheme, have been submitted to and approved in writing by the Local Planning Authority.

All areas of public realm shall be completed on site to the satisfaction of the Local Planning Authority in accordance with the agreed phasing scheme.

Reason: To ensure all necessary highway and public realm works are approved and implemented in a phased manner, in the interest of future occupiers, users of the site and the character of the site as a whole, and also to ensure safe commodious access to and from the proposed development, in accordance with Policies T5 and T6 of the adopted City of Cardiff Local Development Plan (2006-2026).

5. *Green Infrastructure Phasing Plan / Management Strategy*: No development shall take place including riverbank reprofiling, ground works and vegetation clearance, until such time as a Green Infrastructure Phasing Plan (to include the timetable for submission of details and implementation of approved schemes) has been submitted to and approved in writing by the Local Planning Authority.

Thereafter a Green Infrastructure Management Strategy (GIMS) for the delivery, establishment and ongoing management, maintenance and monitoring of green infrastructure (including enhancements) for the whole site, for both the establishment phase and long term, shall be submitted to the LPA for its approval in writing in accordance with the agreed phasing plan. The GIMS shall consider those elements discussed in the following documents: “Ecological Appraisal. The Environmental Dimension Partnership Ltd, December 2021 ref edp4237_r010c” and “Landscape Design Statement, One Central Quay CQ1, Churchman Thornhill Finch, December 2021, and shall as a minimum include the following details:

- a) Proposals for the protection, creation, enhancement and management and maintenance prescriptions of each landscaping type shown on CQ1-CTF-01-00-DR-L-50001 Plot 1 – Central Quay Softworks Plan -1 of 1, Churchman Thornhill Finch, the green roofs (within the Landscape Design Statement), retained woodland and scrub (northern boundary), bird boxes and bat boxes (further discussed under point 5 below). These proposals should include details of all species to be utilised. This should include aims and objectives of management, an introduction to each feature, the prescription as noted, work schedule and cover a minimum of 25 years, with reviews at 5 year intervals. The details of the body or organisation responsible for implementation of the plan should also be provided plus any legal or funding mechanisms. Should also include any failures in planting being rectified with the first year after planting and for 5 years following, or new landscaping agreed with the Local Planning Authority.
- b) Detail the “Sensitive Drainage Strategy” as noted per the Ecological Appraisal and the Technical Design Note, Central Quay, Site Wide Drainage Strategy Overview, ref CQC-HYD-XX-XX-TN-C-0002, Hydrock December 2021, to show how discharge of surface water run-off into the River Taff Site of Importance for Nature Conservation (SINC) is of acceptable quality such that significant adverse impacts upon the biodiversity of that site is avoided.
- c) Where required the continued treatment/eradication of any invasive

species found at the site, as referred to in the Ecological Appraisal section 5.35.

- d) A “Lighting Design Strategy for Biodiversity” (considering bats and otter) in accordance with the Institute of Lighting Professional Guidance Note 08/18. The strategy shall:
- Identify those areas/features on site that are particularly sensitive for bats and otter that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
 - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that the light spill on the River Taff will not exceed 0.5 lux (stated in section 6.48 of the Ecological Appraisal) and will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. Particular areas to consider are light spill from the south-western aspect of the building, any units that might require considerable external lighting such as bars, restaurants, gyms and the lighting alongside the River Taff. Landscaping along the River Taff may wish to include further screening trees to reduce light spill. Light reflectance should also be considered; and
 - For all species to some degree this should consider; lighting direction, hooding, using minimum height and passive infrared on timers. Where possible, all lighting should be below 2700K and therefore a wavelength above 550nm. All aspects under Section 5.24 of the Ecological Appraisal should also be followed.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter, in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

- e) A Biodiversity Enhancements Plan, a drawing clearly showing the location and short specification of the following elements considered at least in some degree to be enhancements at the site:
- All planting area as shown on CQ1-CTF-01-00-DR-L-50001 Plot 1 – Central Quay Softworks Plan -1 of 1, Churchman Thornhill Finch;
 - The podium terraces;
 - Riparian corridor;
 - Standard trees;
 - The green roofs (particular interest will be paid to the floral diversity and substrate);
 - Six bat boxes attached on the west, south-west or east building facade (numerous aesthetically pleasing boxes are now available);

- A rocket bat box attached to a pole within the riparian corridor, in the north-west corner of Plot 1. All boxes should be a minimum 3m from the ground.
- 15 bird boxes erected on poles or the building itself, concentrating on species such as house sparrow, starling and swift (a conglomeration of 8 of the boxes). The south-west, north and east, will provide the most appropriate areas.

The above expands upon enhancements already mentioned in the Ecological Appraisal and that of the Landscape Design Statement.

The approved GIMS and any subsequent amendments, shall be agreed in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and programme for implementation. Should monitoring indicate a failure in any aspect of the GIMS, remedial measures shall be agreed in writing with the Local Planning Authority and shall be implemented as agreed.

Reason: Principally to comply with the provisions relating to the Section 6 Duty of the Environment (Wales) Act 2016, PPW 11 and Policies KP16, EN6 and EN7 of the City of Cardiff Local Development Plan (2006-2026).

6. *Written Scheme of Historic Environment Mitigation:* No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation, which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work must be fully carried out in accordance with the requirements and standards of the written scheme, with a detailed report on the archaeological work submitted to the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works of the archaeological resource, in accordance with Policy EN9 of the adopted City of Cardiff Local Development Plan (2006-2026).

7. *Ground Gas Protection:* Prior to the commencement of any development the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained 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 BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

8. ***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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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 adopted City of Cardiff Local Development Plan (2006-2026).

Action Conditions

9. ***Material Samples***: Notwithstanding the submitted details (condition 2), prior to their use on site samples of all external finishing materials shall be submitted to and approved by the Local Planning Authority. This shall include an element of brickwork for the 8-storey block fronting Central Quay Square. The development shall be carried out in accordance with the approved details.

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).

10. ***Architectural Detailing***: Notwithstanding the submitted details (condition 2), prior to commencement of work on the external elevations, drawings showing the architectural detailing of the principal elevations, depths of the reveals and the balcony size specifications shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented

in full accordance with the agreed architectural details.

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).

11. *Hard and Soft Landscaping:* Within 12 months of commencement of development full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme
- A Soil Resource Survey and Plan prepared by a soil scientist, where it is intended to re-use site won soils for soft landscaping
- Imported topsoil and subsoil specification for all planting types prepared by a soil scientist, including full details of soil protection, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. The parameters for all imported planting soils shall be clearly stated
- 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 Local Planning Authority to confirm compliance with the approved plans and specifications
- Proposed finished levels, hard surfacing materials including the demarcation of the cycle route and location/design of cycle stands for the commercial units, street furniture including the provision of street lighting, sections associated with the proposed water features, proposed and existing services above and below ground level.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance, in accordance with Policies EN8 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

12. *Roof Terrace Landscaping:* No works to the rooftop amenity terraces shall take place until full details of both hard and soft landscape works and wind mitigation measures have been submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain and improve the appearance of the area and provide appropriate amenity for future residents, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

13. *Public Art:* Within 12 months of commencement of development a scheme, maintenance schedule and timetable for the provision of public art shall be submitted to and approved in writing by the Local Planning Authority. The public artwork(s) shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of creating a quality and legible built environment, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

14. *Cycle Parking*: Prior to commencement of above ground works, details showing the provision of 198 residential cycle parking spaces (comprising a minimum of 10% accessible ground-based stands and 50% of any two tier racks having tray centres of 500mm, with the remaining to be a minimum of 375mm centres), and appropriate access to them, shall have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use and 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 Policy T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

15. *Travel Plan*: No part of the development hereby permitted shall be occupied until a residential travel plan, to include but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of private cars, together with a monitoring regime to identify whether the scheme meets the agreed targets set in the travel plan, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainability and to limit the impact of the development on use of the adjacent highway, in accordance with Policies T1 and T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

16. *Servicing Management Plan*: Prior to the beneficial use of the building, a servicing management plan shall have been submitted to and approved in writing by the local planning authority. The plan shall identify all servicing protocols, procedures, and related facilities and equipment, for all types of delivery and collection services for the building, and the building shall thereafter be serviced in accordance with the approved plan.

Reason: To ensure that the servicing protocols, procedures and facilities will allow for the minimal potential for pedestrian and vehicular conflict, and to ensure for the safe free flow of traffic on the highway, in accordance with Policies W1 and T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

17. *Ecological Site Clearance*: If site clearance in respect of the development hereby approved does not commence within 18 months from the date of the most recent Extended Phase 1 habitat survey (and that which it encompassed, bats (trees and activity) and incidentally invasive plants), the approved ecological measures secured through (other planning conditions) 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 botanical aspects

(including invasives and bats in trees or activity) 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 any 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.

Reason: To comply with the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended), The Wildlife and Countryside Act 1981 (as amended), the Section 6 Duty of the Environment (Wales) Act 2016, PPW 11 and Policy EN7 of the Cardiff Local Development Plan 2006 – 2026.

18. *Piling*: No piling or excavation works on building foundations shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

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

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

20. *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 Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

21. *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 Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

22. *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 adopted City of Cardiff Local Development Plan (2006-2026).

23. *Grease Trap:* Prior to the first beneficial occupation of any part of the development, grease trap(s) shall have been provided on site in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be maintained to prevent grease entering the public sewerage system.

Reason: To protect the integrity of the public sewage system and ensure the free flow of sewage, in accordance with Policies EN10 and EN11 of the adopted City of Cardiff Local Development Plan (2006-2026).

24. *Hydraulic Modelling Assessment:* No building shall be occupied until a point of

connection on the potable water system has been identified by a hydraulic modelling assessment, which shall be first have been submitted to and approved in writing by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection option following the implementation of any necessary improvements to the potable water system, as may be identified by the hydraulic modelling assessment.

Reason: To ensure an orderly form of development and to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policies EN10 and EN11 of the adopted City of Cardiff Local Development Plan (2006-2026).

25. *Plant Noise*: Prior to the operational use of the plant machinery and equipment approved on drawing no. CQ2-RIO-02-00-DR-A-01100 Rev 02, a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from the plant machinery and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

26. *Pre-Occupation Validation Noise Survey*: Prior to the occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate that the noise mitigation measures detailed in Noise and Vibration Assessment REP/218559/3-01 dated 21 October 2021 are effectual in reducing external noise to agreed acceptable levels. A certificate of compliance by an approved acoustic assessor shall be submitted to and approved by the Local Planning Authority to demonstrate this has been achieved. Specifically:

- BS8233:2014
- 35dB LAeq, 16hour;
- 30dB LAeq,8hour;
- 45dB LAFmax
- 55dB LAeq, 16hour in external amenity space
- Details of the Mechanical Ventilation with Heat Recovery system

Reason: To ensure that the amenities of future occupants of the development are protected from environmental noise, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

27. *D2 Use Class Noise Impact Assessment*: Prior to any unit being used for a purpose falling within Use Class D2, a Noise Impact Assessment shall be conducted to demonstrate how such proposed use would not negatively impact residential amenity, and such assessment approved in writing by the Local Planning Authority. Any recommended remedial action, restrictions on operating hours or practices, or improvements highlighted in such assessment

shall be completed prior to beneficial use being granted, and thereafter retained and the use operated in accordance with the agreed details.

Reason: To ensure that the amenities of future occupants of the development are protected from environmental noise, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

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

Reason: To ensure that the amenities of existing and future occupiers are protected, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

Regulatory Conditions

29. *Operation Hours for Commercial Units*: No member of the public shall be admitted to or allowed to remain on the premises outside the hours of 08:00 and 12:00 (midnight) on Sunday to Thursdays and 08:00 – 01:00 on Friday and Saturdays.

Reason: To ensure that the amenities of existing and future occupiers are protected, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

30. *Delivery Hours for Commercial Units*: There shall be no arrival, departure, loading or unloading of delivery vehicles outside the hours of 07:00 – 20:00.

Reason: To ensure that the amenities of existing and future occupiers are protected, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

31. The ground floor/mezzanine level commercial units fronting onto the Central Quay Square, the Riverside Route and Boulevard shall be permitted to be used for uses falling within either Class A1, A2, A3, B1, D1 or D2, however no less than 50% of the overall net floorspace of the ground floor commercial uses shall be used for restaurants/cafes/bars falling within Use Class A3, with the net retail sales area of any single unit within Class A1 (shops) hereby permitted also not exceeding 500 sqm (with no merging of units thereafter permitted).

Reason: To ensure the creation of active frontages and vibrant places, while

also preventing changes to the type and scale of Class A1 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).

32. *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 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 9, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area, in accordance with Policies EN8 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

33. *Contaminated Land Measures (Remediation & Verification)*: The remediation scheme approved by condition 8 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development. 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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 adopted City of Cardiff Local Development Plan (2006-2026).

34. *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 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 adopted City of Cardiff Local Development Plan (2006-2026).

35. *Surface Water Drainage:* No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policies EN10 and EN11 of the adopted City of Cardiff Local Development Plan (2006-2026).

36. *Disabled Parking Provision:* Prior to the occupation of the proposed residential units, the 8 vehicular parking spaces as shown on drawing no. CQ2-RIO-02-00-DR-A-01100 Rev 02 shall be marked out as 'disabled' and retained as disabled spaces for the lifetime of the development.

Reason: In the interests for people with disabilities and mobility impairments, in accordance with Policy T5 of the adopted City of Cardiff Local Development Plan (2006-2026).

37. *Roof Plant Equipment:* No additional roof plant or equipment shall be installed on the roofs of the development, unless details have been submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

RECOMMENDATION 2: That delegated authority is given to the Head of Planning & Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

Informative 1: 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.

Informative 2: The Local Planning Authority advise an informative is included on any decision notice informing the applicant to obtain the approval of the SuDS Approving Body (SAB) for their management of surface water.

We advise that infiltration of surface water drainage into the ground should only be permitted for areas of the site where it has been demonstrated there is no resultant unacceptable risk to controlled waters. This should be informed by the applicant's existing ground investigations and/or remediation strategy. If this is not properly controlled, the development may create a pathway for pollution to controlled waters.

Informative 3: If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991).

The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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

Informative 4: The applicant is advised to liaise with South Wales Police and contact Julie Odgers, Julie.odgers2@south-wales.police.uk.

Informative 5: 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.

Informative 6: The applicant is advised that the size of the residential refuse store and number of bins proposed do not meet the Council's recommendations, any future changes to use the domestic council collection would not be possible. The applicant is also reminded that a commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

Informative 7: The applicant is advised to liaise with Network Rail and contact Grace Lewis (grace.lewis@networkrail.co.uk)

WARD: RADYR & MORGANSTOWN

TREE PRESERVATION ORDER (TPO 775)

LOCATION: 2 DAN Y BRYN AVENUE, RADYR, CARDIFF

PROPOSAL: FORMAL CONFIRMATION OF THE PROVISIONAL CITY AND COUNTY OF CARDIFF 2 DAN Y BRYN AVENUE (RADYR) TREE PRESERVATION ORDER 2022

1. PURPOSE OF REPORT

1.1 This report seeks formal confirmation of the provisional City and County of Cardiff 2 Dan Y Bryn Avenue (Radyr) Tree Preservation Order.

2. BACKGROUND INFORMATION

2.1 The power to make a Tree Preservation Order (TPO) is contained in the Town and Country Planning Act 1990 (Section 198). A local planning authority may make a TPO if it is considered expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area.

2.2 The reasons for making the TPO with regard to the red oak tree located in the rear garden of 2 Dan Y Bryn Avenue, Radyr, are set out in the statement of reasons included within the attached TPO, and as reproduced below.

Statement of Reasons

This red oak is a fine example of the species, with a well-balanced and relatively upswept crown. Branch and bud density is normal, indicating good health, with no indications of die-back. It occupies a position close to the rear patio at 2 Dan y Bryn Avenue and is close to the boundary with 4 Dan y Bryn Avonuc. Recent pruning operations have resulted in some lifting of the crown away from both properties and should branches begin to encroach excessively on building lines in the future, further pruning should be feasible to abate sources of nuisance.

Although it is a rear garden tree, this oak has an upstanding crown and the tracery of branches presents an attractive backdrop to the street-scape. The property contains a number of fine trees but the red oak, being situated close to dwellings and boundaries is the most likely to come into potential conflict. In serving a Tree Preservation Order the extent and nature of pruning can be controlled to ensure that unsuitable pruning is not undertaken that may impact detrimentally on the health and form of the tree.

2.3 A TPO must be the subject of a minimum 28 day consultation period to allow persons interested in the land to make any objections/representations.

2.4 On 23rd March 2022 the City and County of Cardiff 2 Dan Y Bryn Avenue (Radyr) Tree Preservation Order was made. The Order will lapse if it is not confirmed within 6 months from the date on which it came into effect.

2.5 It is within the power of a Local Planning Authority to confirm a TPO where no objections are received to the Order within the statutory 28 day period, or after consideration of any objections/representations that are received.

4. POLICY FRAMEWORK

4.1 Planning Policy Wales, Edition 10

4.2 Technical Advice Notes (TANs): TAN 10 - Tree Preservation Orders

4.3 Local Development Plan (January 2016):

KP15 Climate Change

KP16 Green Infrastructure

EN8 Trees, Woodlands and Hedgerows

4.4 Supplementary Planning Guidance: Green Infrastructure (November 2017)

5. REPRESENTATIONS

5.1 Two letters of objection have been received in response to the making of the Order. The objections to the Order are summarised as follows:

- (i) The service of the TPO has been pre-determined.
- (ii) The process of serving the TPO has been subject to abuse.
- (iii) The tree owner had the tree pruned prior to the request for a TPO being made.
- (iv) The only reason for the TPO is to interfere with a neighbour request to have overhanging branches lopped.
- (v) The objectors should've been consulted on the TPO prior to it being made.
- (vi) There are other trees in the garden where the protected tree is that haven't been protected.
- (vii) There is no pending or existing threat to the tree.
- (viii) The tree is within 3 feet of the boundary and has a large canopy that casts an impenetrable shadow when in leaf.
- (ix) The tree is not easily visible from the road.
- (x) The tree has suffered extensive poor pruning on one side.
- (xi) Red oak is not native and supports little insect or bird life.
- (xii) There are concerns that the tree is unstable and there is rot in a branch.
- (xiii) The tree is 18feet from a main sewer.

6. ANALYSIS

6.1 The objections to the TPO are considered in turn below.

6.2 Grounds (i) (ii) and (v) : The service of the TPO was pre-determined, as is the case with all TPOs. The expediency of serving the TPO is pre-determined by making an assessment on site. If a consultation process took place prior to the service of a TPO, there is a high risk that unsuitable works or tree removal may be undertaken prior to the service of the TPO. The service of a TPO without prior consultation is consequently not an abuse of the process and the TPO is

provisional until confirmed in any event. In this case consultees were allowed until 16th May to make any representations about the provisional TPO.

- 6.2 Ground (iii) The tree owners were within their rights to have the tree pruned prior to the request for the TPO being made and prior to its service. Based on site observations the works were enacted to a good standard to give clearance from the building line.
- 6.3 Ground (iv) TPOs do not necessarily prevent neighbours from having overhanging branches pruned, they just mean that a formal application for consent needs to be made, whereupon the Local Authority assess the implications of the proposed work and issue a decision notice to give or refuse consent for the works. Applicants have a right of Appeal to the Welsh Government should they be dissatisfied with any decision. Where a TPO does not apply, neighbours have common law rights to prune overhanging branches to the legal boundary. In some cases this can impact badly on tree health and structural integrity. So, in this case the 'threat' to the tree is that overhanging branches may be pruned unsuitably. The TPO controls this process to ensure that the tree receives appropriate management.
- 6.4 Grounds (vi) and (vii) - The TPO was not served on other trees at the property because there is no evidence of a threat to them. The 'statement of reasons' emphasise that the Red oak is being protected as it is closest to dwellings/boundaries and the most likely to come into potential conflict.
- 6.5 Ground (viii) - Whilst it is acknowledged that the tree may present a perceived nuisance in terms of its overhang and shading, pruning can help to alleviate perceived nuisance problems in some cases and perceived nuisance alone is not a reason to remove or unsuitably prune an otherwise well-formed tree. It is noted that the gardens are long, so that whilst the canopy may impact part of the garden, other parts of the garden should be free from the influence of the tree in terms of overhang and shading.
- 6.6 Grounds (ix), (x) and (xi) - Although it is a rear garden tree, its size means it forms a significant component of the treescape locally, with an attractive tracery of branches breaking up the outline of buildings. As a large and long-lived tree it has the capacity to contribute to 'canopy cover' locally, bringing wider environmental benefits in addition to visual amenity. It is not a native species and consequently supports few species, but nevertheless is not entirely barren in terms of biodiversity. For example, the aphid *Myzocallis walshii* has followed this North American tree from its native range, into Europe and has been observed to achieve a significant biomass on leaves.
- 6.7 Ground (xii) No evidence has been presented to show the tree is unstable, or that there are hazardous branches. However, if there are concerns in this regard the tree should be subject to inspection by an arboriculturist. If this then results in a recommendation for work, the report should be used as supporting evidence with any application for consent to prune or remove the tree.

Ground (xiii) The proximity of the tree to a sewer is not a reason to withdraw the TPO. Sewer blockages are the responsibility of the relevant utility provider and there is no guarantee that roots will enter sewers. Roots can enter sewers, typically when they're old and damaged, in which case roots may follow a water gradient and gain access via a crack or weak joint. It is more unusual for roots to initiate damage themselves. If such a situation was to arise in the future it can be dealt with as appropriate.

7. LEGAL IMPLICATIONS

- 7.1 The power to make a Tree Preservation Order is contained in the Town and Country Planning Act 1990, s198. Further statutory requirements are contained in the Town and Country Planning (Trees) Regulations 1999 (as amended). A TPO must be the subject of a minimum 28 day consultation period to allow persons interested in the land to make any objections/representations.
- 7.2 Before confirming any Tree Preservation Order the Local Planning Authority must consider any objection/representation made within the 28 day period which are not withdrawn. Having considered any objection/representation received, if the LPA remain satisfied that the tree merits a Tree Preservation Order then it may confirm the Order.
- 7.3 The LPA must notify the owners and occupiers of the land affected by the TPO of their decision and the date of confirmation together with the time within which a challenge may be made to the High Court and the grounds on which such a challenge may be made.
- 7.4 The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible.
- 7.5 In discharging its duties under the Act, the Council has set and published well-being objectives designed to maximise its contribution to achieving the national well-being goals. The well-being objectives are set out in Cardiff's Corporate Plan 2019-22 <http://cmsprd.cardiff.gov.uk/ENG/Your-Council/Strategies-plans-and-policies/Corporate-Plan/Documents/Corporate%20Plan%202018-21.pdf> When exercising its functions, the Council is required to take all reasonable steps to meet its well-being objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the well-being objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.
- 7.6 The well-being duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the

impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:

- Look to the long term
- Focus on prevention by understanding the root causes of problems
- Deliver an integrated approach to achieving the 7 national well-being goals
- Work in collaboration with others to find shared sustainable solutions
- Involve people from all sections of the community in the decisions which affect them.

The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible using the link: <http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

7.7 The Council has to satisfy its public sector duties under the Equalities Act 2010 (including specific Welsh public sector duties) – the Public Sector Equality Duties (PSED). These duties require the Council to have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of ‘protected characteristics’. The ‘Protected characteristics’ are: • Age • Gender reassignment • Sex • Race – including ethnic or national origin, colour or nationality • Disability • Pregnancy and maternity • Marriage and civil partnership • Sexual orientation • Religion or belief – including lack of belief.

8. CONCLUSION

8.1 The representations made with regard to the making of the City and County of Cardiff 2 Dan Y Bryn Avenue (Radyr) Tree Preservation Order 2022 have been considered and it is concluded that the provisional Tree Preservation Order should be confirmed without modifications and the affected parties notified accordingly.

9. RECOMMENDATION

9.1 It is recommended that the City and County of Cardiff 2 Dan Y Bryn Avenue (Radyr) Tree Preservation Order 2022 be confirmed with no modifications.

Background Documents:

City and County of Cardiff 2 Dan Y Bryn Avenue (Radyr) Tree Preservation Order 2022 (Appendix A)

Letter of objection dated 21st April 2022 (Appendix B)

APPENDIX A

CARDIFF COUNTY COUNCIL

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

TOWN AND COUNTRY PLANNING ACT 1990

City and County of Cardiff 2 Dan y Bryn Avenue (Radyr) Tree Preservation Order 2022

County Council of the City and County of Cardiff, in exercise of the powers conferred on them by sections 198 [201] and 203 of the Town and Country Planning Act 1990 hereby make the following Order

Citation

1. This Order may be cited as

City and County of Cardiff 2 Dan y Bryn Avenue (Radyr) Tree Preservation Order 2022

Interpretation

2. In this Order "the authority" means County Council of the City and County of Cardiff and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on *23rd March 2022.*

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)(1) [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person shall

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,


any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5.(1) Nothing in article 4 shall prevent

I HEREBY CERTIFY this to be a true and accurate copy of the original document

Signed

Diana Frie


- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary
 - (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where
 - that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);
- (ab) the cutting down, topping, lopping or uprooting of a tree where
 - that work is urgently necessary for national security purposes;
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of
 - any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where
 - that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree

by or

at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Development Order) 1995;

(f) the cutting down, topping, lopping or uprooting of a tree
by or

at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or

(g) without prejudice to Section 198(6)(b), the felling or lopping of

a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989

(2) In paragraph (1), "statutory undertaker" means any of the following

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority, a body acting on behalf of that Authority or a person who holds a licence under Chapter 1 of Part 1 of the Transport Act 2000,
- a universal postal service provider in connection with the provision of a universal postal service.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7.(1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8.(1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9.(1) If, on a claim under this article, a person establishes that loss or

damage has been caused or incurred in consequence of

- (a) the refusal of any consent required under this Order; or
- (b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article

- (a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the National Assembly for Wales, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the National Assembly for Wales against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application

for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

Application to trees to be planted pursuant to a condition

[10.] In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when that tree/s is/are planted

Dated 23rd March 2022

54193

EXECUTED AS A DEED by affixing
THE COMMON
SEAL OF THE COUNTY COUNCIL
OF THE CITY AND COUNTY
OF CARDIFF
in the presence of -



Shree Gans

.....
AUTHORISED SIGNATORY

CONFIRMATION OF ORDER

This Order was confirmed by the County Council of the City and County of Cardiff without modification on the

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

[This Order was varied by the County Council of the City and County of Cardiff on the under the reference number

.....
Authorised by the Council to sign in that behalf]

REVOCACTION OF ORDER

[This Order was revoked by the County Council of the City and County of Cardiff on the under the reference number

.....
Authorised by the Council to sign in that behalf]

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on Map	Description	Situation
T1	Red Oak	Rear garden of 2 Dan y Bryn Avenue close to boundary with 4 Dan y Bryn Avenue.

Trees specified by reference to an area (within a dotted black line on the map)

Reference on Map	Description	Situation
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Groups of trees (within a broken black line on the map)

Reference on Map	Description	Situation
------------------	-------------	-----------

Woodlands (within a continuous black line on the map)

Reference on Map	Description	Situation
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SCHEDULE 2

PART I

PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED

WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1)</p> <p style="padding-left: 40px;">(i) omit:-</p> <p style="padding-left: 80px;">", in such manner as may be prescribed by a development order,"</p> <p style="padding-left: 80px;">"such" in the second place where it appears, and</p> <p style="padding-left: 80px;">"as may be so prescribed"; and</p> <p style="padding-left: 40px;">(ii) substitute "matters relevant to tree preservation orders made by the authority" for "applications for planning permission".</p> <p>(b) In subsection (2)</p> <p style="padding-left: 40px;">(i) after "contain" insert ", as regards each such order"; and</p> <p style="padding-left: 40px;">(ii) for paragraphs (a) and (b) substitute</p> <p style="padding-left: 80px;">(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and</p> <p style="padding-left: 80px;">(b) a statement as to the subject matter of every appeal under the order and of the date and nature of the National Assembly for Wales determination of it.".</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>
Section 70 (determination of applications: general)	<p>(a) In subsection (1)</p> <p style="padding-left: 40px;">(i) substitute</p>

<p>considerations)</p>	<p>"Subject to subsections (1A) and (1B), where" for "Where";</p> <p>"the authority" for "a local planning authority";</p> <p>"consent under a tree preservation order" for "planning permission" where those words first appear; and</p> <p>"consent under the order" for "planning permission" in both of the other places where those words appear;</p> <p>(ii) after "think fit", insert</p> <p>"(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and</p> <p>(iii) omit "subject to sections 91 and 92, ."</p> <p>(b) After subsection (1) insert</p> <p>"(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.</p> <p>(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting)."</p> <p>(c) Omit subsections (2) and (3).</p>
<p>Section 75 (effect of planning permission)</p>	<p>(a) In subsection (1) substitute</p> <p>(i) "Any" for the words from "Without" to "any";</p> <p>(ii) "consent under a tree preservation order" for "planning permission to develop land";</p> <p>(iii) "the consent" for "the permission"; and</p> <p>(iv) "the land to which the order relates" for "the</p>

	<p style="text-align: center;">land“.</p> <p>(b) Omit subsections (2) and (3).</p>
<p>Section 78 (right to appeal against planning decisions and failure to take such decisions)</p>	<p>(a) In subsection (1) substitute</p> <ul style="list-style-type: none"> (i) "the authority" for "a local planning authority"; (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear; (iii) "consent under such an order" for "planning permission" in the second place where those words appear; (iv) for paragraph (c) substitute <ul style="list-style-type: none"> "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,“. <p>(b) Omit subsection (2).</p> <p>(c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute</p> <p style="padding-left: 40px;">"in writing addressed to the National Assembly for Wales, specifying the grounds on which the appeal is made; and such notice shall be served</p> <ul style="list-style-type: none"> (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the National Assembly for Wales may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have

	<p>informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”.</p> <p>(d) For subsection (4), substitute</p> <p>”(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).“.</p> <p>(e) For subsection (5), substitute</p> <p>”(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.“.</p>
<p>Section 79 (determination of appeals)</p>	<p>(a) In subsections (1) and (2), substitute ”the authority“ for ”the local planning authority“.</p> <p>(b) Omit subsection (3).</p> <p>(c) In subsection (4), substitute</p> <ul style="list-style-type: none"> (i) ”section 70(1), (1A) and (1B)“ for ”sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5“; (ii) ”consent under a tree preservation order“ for ”planning permission“; and (iii) ”the authority“ for ”the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.“. <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after ”section 78“.</p>

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS
ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order:-
- (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
 - (b) a statement as to the subject matter of every appeal under the order
and of the date and nature of the National Assembly for Wales determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

- (1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order:-
- (a) they may grant consent under the order, either unconditionally
or
subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
 - (b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such

felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority:-

- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
- (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
- (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
- (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of eight weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the National Assembly for Wales

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the National Assembly for Wales, specifying the grounds on which the appeal is made; and such notice shall be served:-

- of (a) in respect of a matter mentioned in any of paragraphs (a) to (c) subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the National Assembly for Wales may allow;
- that (b) in respect of such a failure as is mentioned in paragraph (d) of subsection, at any time after the expiration of the period

mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

Section 79

(1) On an appeal under section 78 the National Assembly for Wales may:-

(a) allow or dismiss the appeal, or

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to it in the first instance.

(2) Before determining an appeal under Section 78 the National Assembly for Wales shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the National Assembly for Wales for the purpose.

.....

(4) Subject to subsection (2), the provisions of Section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the National Assembly for Wales under Section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the National Assembly for Wales on such an appeal shall be final.

.....

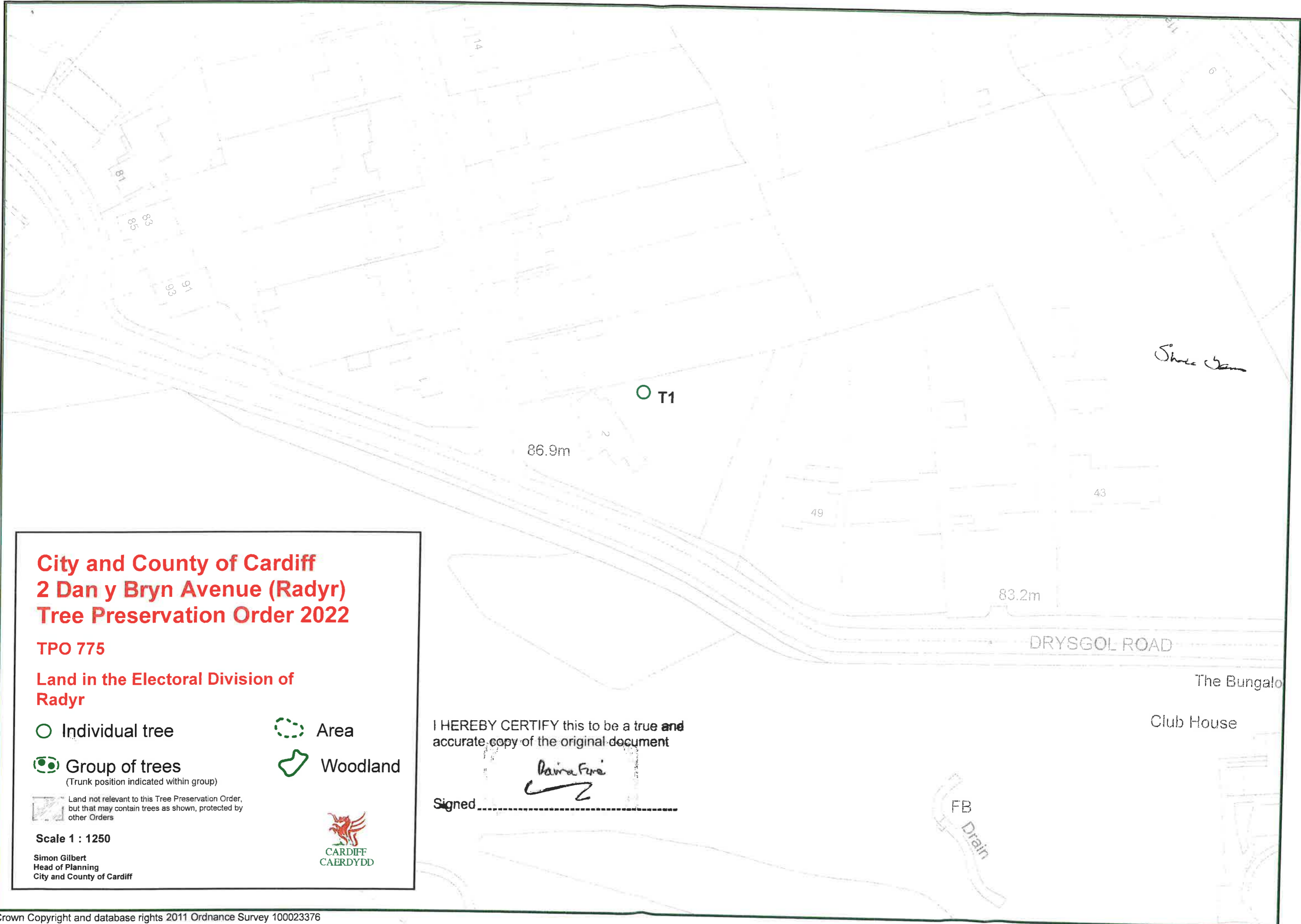
(7) Schedule 6 applies to appeals under Section 78

City and County of Cardiff 2 Dan y Bryn Avenue (Radyr) Tree Preservation Order 2022

Statement of Reasons

This red oak is a fine example of the species, with a well-balanced and relatively upswept crown. Branch and bud density is normal, indicating good health, with no indications of die-back. It occupies a position close to the rear patio at 2 Dan y Bryn Avenue and is close to the boundary with 4 Dan y Bryn Avenue. Recent pruning operations have resulted in some lifting of the crown away from both properties and should branches begin to encroach excessively on building lines in the future, further pruning should be feasible to abate sources of nuisance.

Although it is a rear garden tree, this oak has an upstanding crown and the tracery of branches presents an attractive backdrop to the street-scape. The property contains a number of fine trees but the red oak, being situated close to dwellings and boundaries is the most likely to come into potential conflict. In serving a Tree Preservation Order the extent and nature of pruning can be controlled to ensure that unsuitable pruning is not undertaken that may impact detrimentally on the health and form of the tree.



**City and County of Cardiff
2 Dan y Bryn Avenue (Radyr)
Tree Preservation Order 2022**

TPO 775


**Land in the Electoral Division of
Radyr**

 Individual tree

 Area

 Group of trees
(Trunk position indicated within group)

 Woodland

 Land not relevant to this Tree Preservation Order,
but that may contain trees as shown, protected by
other Orders

Scale 1 : 1250

Simon Gilbert
Head of Planning
City and County of Cardiff



I HEREBY CERTIFY this to be a true and accurate copy of the original document

Raina Fera

Signed _____

APPENDIX B

4 Danybryn Avenue

Radyr

Cardiff, CF15 8DB

21st April 2022

Development Management

County Hall

Cardiff CF10 4UW

Dear Sir/Madam ,

Tree Preservation Order, 23rd March 2022

2 Danybryn Avenue Radyr. Ref EB/TPO/775

Objection to order

This letter supersedes our email of the 14th April 2022

We refer to your notice of 12 April 2022. We object to the making of the above order in respect of the tree described in the order marked T1 on the plan.

We believe that the LPA have not acted properly in making this order and that the process has been subject to abuse.

The owners of no 2 had carried out significant pruning to the tree (Dec 21 2021) in question before applying for a TPO. The correct procedure (if they had any true concern for the tree) would have been to apply for the TPO initially and then requested permission to prune. As it is, the only reason to apply for the TPO was to interfere with our request to have some of the branches overhanging

trimmed. A fraction of the work carried out by no 2. We believe that this is an abuse of the system. It also raises the question of independence and our statutory right to prune branches overhanging our boundary.

The Statement of Reasons suggests that pruning of the tree was undertaken to benefit both properties. This was not the case. No pruning was undertaken on the branches of the tree overhanging our property, even though we had previously requested that this be carried out. We were surprised that this went unnoticed by the LPA. We were told by no 2 that we would be denied access to no 2 for trimming.

We would have expected to have been consulted prior to any order being made. We have lived at no 4 since the mid seventies, during which time there have been five different owners at no 2. The tree has grown significantly during the almost 50 years we have lived at this address. At no time have we requested that the tree be felled. We have in recent years requested that certain branches overhanging our property be shortened. In view of the fact that neither we nor any others in the neighbouring properties have requested its removal and presuming that the owners of no 2 also do not wish to see its removal, we maintain that there is no need or requirement to issue a TPO at this time.

We note with interest your comment that there are a number of other fine trees on the property of no 2 (eg a cedar and a ginkgo. Prominent on street scape). How is it that the Coalters have chosen to place an order solely on this tree (rear garden) and not any of the other trees on the property of the same age. This appears very selective.

In view of the fact that there was no pending or existing threat to the oak at no 2 we cannot understand why you chose not to consult with us prior to the order. If you had done so then you could have viewed the tree from our garden. We would also have been able to copy you in on our email of the 10 January 2022 addressed to yourselves regarding pruning of the tree and hedge etc which remained unanswered until 14th April!

When we first came to live in our house in the 1970's the trees in no 2 were much smaller and did not overhang our property at all, with no reduction in sunlight for the first 25 years. The trees in no 2 were all planted in the 1950's when the house was built. The tree now casts an impenetrable shadow when in leaf over our garden for much of the day and the amount of sunlight we are able to enjoy is much reduced, which has a negative effect on our wellbeing and enjoyment of our garden. The tree is within 3 feet of our boundary with a large canopy (see Google Earth photo). There is no historical footprint of the tree predating the house.

We take issue with remarks in the Statement of Reasons regarding the street-scape. As you rightly point out the tree is in the rear garden and is not easily visible from the road. We also take issue with remarks concerning the upstanding crown in that the tree has suffered from extensive poor pruning on the one side (ie no 2). Red oaks are not native to the UK. The tree supports little insect or bird life and no nests have ever been seen in the tree. (G R Clyne long time member of RSPB). If you have contrary information please advise.

Mrs Coalter who, previously, worked for Cardiff Council, as part of the Cardiff Management team (housing Development) is inappropriately using the TPO system to prevent reasonable trimming of this tree, whilst she has had the branches chopped in her

garden. I do not believe that the TPO system is designed for this misuse. We appreciate that the Coalters did not plant the tree, but obviously the tree is in the wrong place as it on their northern boundary, whereas this type of tree should be planted on the southern boundary to create shade. All the shade created by this tree is cast onto our garden and not that of no 2.


Was the pruning at no 2 undertaken because the branches were diseased/dangerous? What about branches falling on our garden? We are concerned that the unbalanced pruning of the tree may have made it unstable. It needs to be viewed by an independent expert to advise on balance. One of the pruned branches shows obvious signs of rot. This has not been picked up by the LPA officer. The tree has not yet reached maturity and we are concerned as to its ultimate size and proximity to the main sewer (18ft). The sewer is well within the tree's canopy. Red oak appears to be one of the trees most likely to cause problems with drains.

We would like to know how you failed to respond to our email voicing concerns (email acknowledged by yourselves) yet managed to make the TPO (with all the time and effort that took). And why did it take so long to notify us of the passing of the order (3 weeks, which coincided with Easter?). Please inform us as on what date did you receive the request to issue the TPO. We received notice on the 13th April and therefore require statutory notice of 28 days from the 13th. I understand that the LPA should apply good practise by considering establishing non-statutory procedures to demonstrate that their decisions at the confirmation stage are taken in an even handed and open manner.

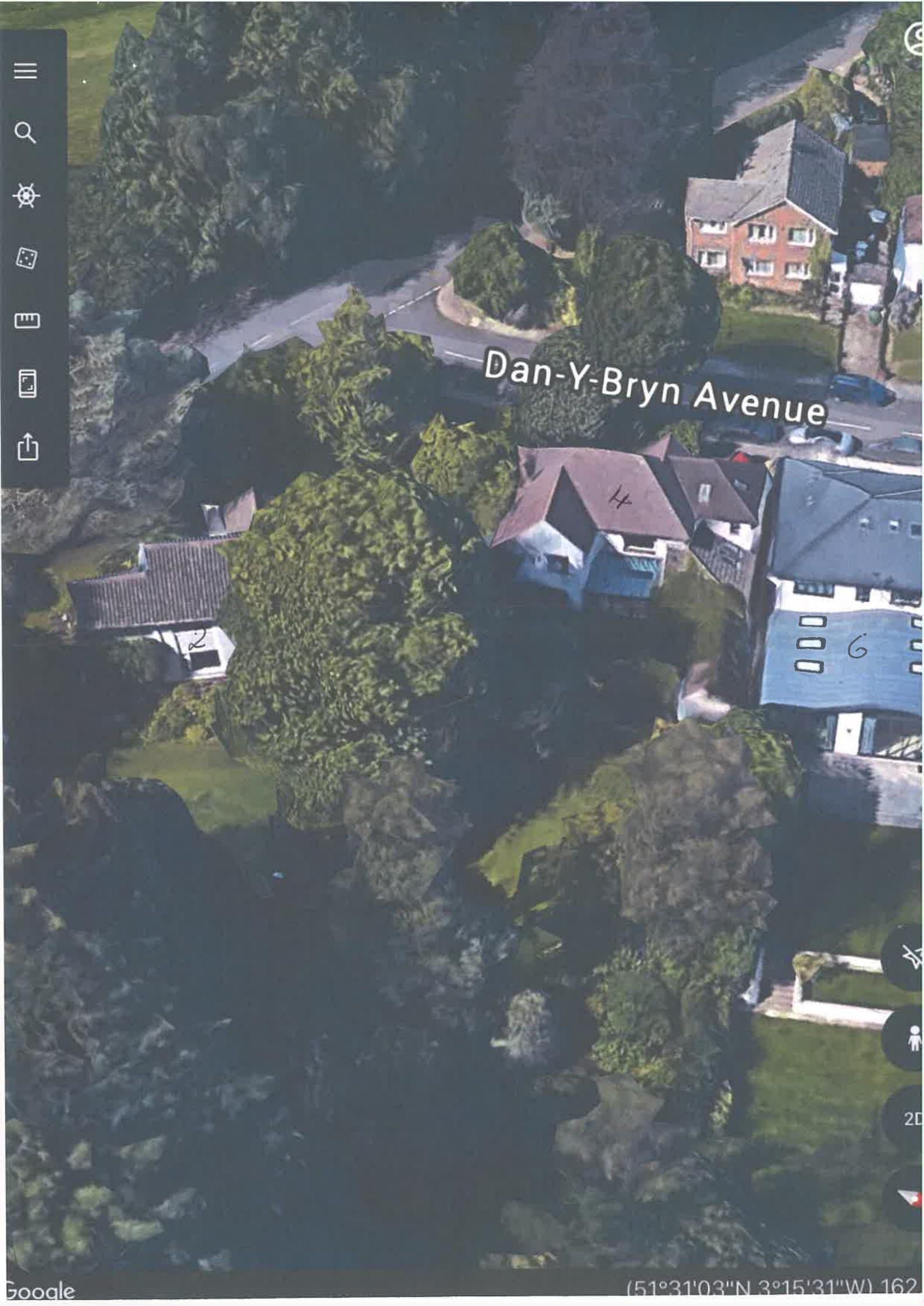
We further appreciate that we have raised a number of issues as regards the tree but would point out our interest has been raised by

the making of this order. We were surprised and offended by the actions our neighbours who have only recently taken up residence. This matter could have been resolved quickly and amicably if our neighbours had consulted with us in advance – all we were requesting was a very limited amount of trimming. We believe that the TPO should be withdrawn until you have visited the tree and gardens in summer so that you can make an informed and unbiased judgement

Yours faithfully


G R Clyne and S M Clyne

PS Please be good enough to let us know whether the tree in question is a Northern red oak or a Southern red oak. We have not noticed any acorns falling from this tree.



Dan-Y-Bryn Avenue

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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 02/05/2022 and 06/05/2022

<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								
22/00117/MNR	08/02/2022	RICHARDSON	FUL	45 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LS	REAR GROUND FLOOR EXTENSION, REAR DORMER AND CONVERSION FROM TWO TO THREE FLATS	03/05/2022	Planning Permission be refused	Minor - Dwellings (C3)
22/00727/MJR	05/04/2022	Interstrand Ltd	DOC	PROPOSED DEVELOPMENT SITE, AGATE STREET, ADAMSDOWN, CARDIFF, CF24 1PF	PARTIAL DISCHARGE OF CONDITION 3 (MATERIAL SAMPLES) OF 21/01595/MJR	03/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
BUTETOWN								
A/22/00017/MNR	23/03/2022	PIZZA EXPRESS	ADV	UNIT 28, MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5BZ	NEW SIGNAGE	03/05/2022	Permission be granted	Advertisements
22/00325/MNR	18/02/2022	Cardiff & Vale College	FUL	PART OF CANAL PARK ADJACENT TO CARDIFF AND VALE COLLEGE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	CONSTRUCTION OF PLATFORM FOR TV CAMERAS FOR RECORDING MATCHES	05/05/2022	Permission be granted	Minor - Other Principal Uses
CAERAU								
21/02876/MNR	09/12/2021	Hobbs	FUL	PART OF LAND AT 60 HEOL POYSTON, CAERAU, CARDIFF, CF5 5LY	CONSTRUCTION OF A SINGLE STOREY DETACHED DWELLING WITH ACCESS	03/05/2022	Permission be granted	Minor - Dwellings (C3)

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22/00152/MNR	28/01/2022	ATHWAL	FUL	173-175 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TB	TAKE DOWN EXISTING BUILDING AND CONSTRUCTION OF A NEW THREE-STOREY BUILDING CONTAINING GROUND-FLOOR RETAIL AND RESTAURANT/TAKEAWAY UNITS, 7 NO. FLATS ABOVE, CAR AND CYCLE PARKING, AMENITY SPACE.	04/05/2022	Planning Permission be refused	Minor - Dwellings (C3)

CANTON

22/00715/MJR	31/03/2022	Ely Mill Development Company Ltd	DOC	PHASES D AND E, FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	PARTIAL DISCHARGE OF CONDITION 3 (SCHEDULE OF MATERIALS) OF 19/03206/MJR	03/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00564/MNR	29/03/2022	Ana Belle Beauty @ Aesthetics	FUL	330 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1HD	CHANGE OF USE TO BEAUTY SALON (SUI GENERIS)	03/05/2022	Permission be granted	Minor - Other Principal Uses
22/00422/DCH	15/03/2022	Meads	CLD	14 PENCISELY AVENUE, CANTON, CARDIFF, CF5 1DZ	HIP TO GABLE ROOF EXTENSION AND REAR DORMER	04/05/2022	Permission be granted	Other Consent Types
22/00583/DCH	17/03/2022	Richards	HSE	35 WEST ORCHARD CRESCENT, CANTON, CARDIFF, CF5 1AR	SINGLE STOREY REAR EXTENSION	04/05/2022	Permission be granted	Householder
22/00257/MJR	08/02/2022	Ely Mill Development Company	DOC	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	PARTIAL DISCHARGE OF CONDITIONS 12 (ROADS AND FOOTPATHS) AND 13 (PHASING PROGRAMME) OF 18/01190/MNR	03/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/00352/DCH	21/02/2022	Phillips	HSE	23 PENCISELY CRESCENT, CANTON, CARDIFF, CF5 1DS	SINGLE STOREY FLAT ROOF EXTENSION TO REAR OF PROPERTY	03/05/2022	Permission be granted	Householder

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22/00497/MJR	10/03/2022	Berriman Developments Ltd	FUL	365 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JF	PROPOSED DEMOLITION OF EXISTING BUILDINGS. CONSTRUCTION OF 12 RESIDENTIAL UNITS WITH ON SITE PARKING, CYCLE AND REFUSE STORAGE FACILITIES	03/05/2022	Withdrawn by Applicant	Major - Dwellings (C3)
22/00702/DCH	31/03/2022	Palfrey	HSE	69 SLOPER ROAD, LECKWITH, CARDIFF, CF11 8AE	GROUND FLOOR EXTENSION TO FRONT ELEVATION	06/05/2022	Permission be granted	Householder
CATHAYS								
21/02724/MNR	16/12/2021	USMAN	FUL	142A CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NR	CONVERSION OF FIRST FLOOR FLAT TO 2 FLATS WITH SIDE AND REAR DORMERS	06/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00144/MNR	15/02/2022	Ali	FUL	186 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	GROUND FLOOR EXTENSION AND REAR DORMER EXTENSION AND ALTERATIONS TO CREATE CLASS C4 HOUSE IN MULTIPLE OCCUPATION	06/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00400/MNR	23/02/2022	MAYA GENERAL TRADING LTD	FUL	22 BRUCE STREET, CATHAYS, CARDIFF, CF24 4QA	CONVERT PROPERTY INTO 4NO. SELF CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION AND EXTERNAL ALTERATIONS	06/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00388/MNR	24/02/2022	JWA & Associates Limited	VAR	92 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NP	VARIATION OF CONDITION 1 OF 21/01670/MNR TO SUBSTITUTE APPROVED PLANS	06/05/2022	Planning Permission be refused	Renewals and Variation of Conditions

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22/00398/DCH	24/02/2022	Phillips	HSE	86 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LR	RETENTION OF TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AND REAR DORMER EXTENSION, AND PROPOSED ALTERATIONS TO REAR DORMER EXTENSION.	06/05/2022	Permission be granted	Householder
22/00391/MNR	25/02/2022	T&A Properties Ltd	FUL	24 GLYNRHONDDA STREET, CATHAYS, CARDIFF, CF24 4AN	CONVERSION OF PROPERTY TO 8-PERSON HOUSE IN MULTIPLE OCCUPATION (HMO – SUI GENERIS)	06/05/2022	Permission be granted	Minor - Dwellings (C3)
21/02998/MNR	11/01/2022	MICALLEF	FUL	70 MAY STREET, CATHAYS, CARDIFF, CF24 4EY	CHANGE OF USE FROM CLASS C4 HOUSE IN MULTIPLE OCCUPATION TO SUI GENERIS LARGE HOUSE IN MULTIPLE OCCUPATION WITH REAR GROUND FLOOR EXTENSION AND REAR DORMER EXTENSION	06/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00119/MNR	08/02/2022	TIMES PROPERTY LTD	FUL	50 LETTY STREET, CATHAYS, CARDIFF, CF24 4EL	CONVERSION TO C4 HOUSE IN MULTIPLE OCCUPATION WITH REAR SINGLE STOREY EXTENSION, DORMER LOFT CONVERSION AND ALTERATIONS	06/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00450/DCH	17/03/2022	KIRK	FUL	85 MALEFANT STREET, CATHAYS, CARDIFF, CF24 4QD	ALTERATIONS TO EXISTING CLASS C4 HOUSE IN MULTIPLE OCCUPATION INCLUDING PART DEMOLITION OF REAR GROUND FLOOR	03/05/2022	Permission be granted	Householder

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22/00058/DCH	25/01/2022	Akbar	FUL	FLAT 4, 6A MISKIN STREET, CATHAYS, CARDIFF, CF24 4AQ	REPLACEMENT OF EXISTING ROOF WINDOWS WITH DORMER WINDOWS TO TOP FLOOR FLAT	03/05/2022	Permission be granted	Householder
20/01893/MNR	21/09/2020	Happy Place Hotels Ltd	FUL	5-6 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AW	CHANGE OF USE FIRST, SECOND AND THIRD FLOORS FROM OFFICES (CLASS B1) TO SERVICED HOLIDAY ACCOMMODATION (CLASS C1)	03/05/2022	Permission be granted	Minor - Dwellings (C3)
20/01894/MNR	21/09/2020	Happy Place Hotels Ltd	LBC	5-6 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AW	CHANGE OF USE FIRST, SECOND AND THIRD FLOORS FROM OFFICES (CLASS B1) TO SERVICED HOLIDAY ACCOMMODATION (CLASS C1)	03/05/2022	Permission be granted	Listed Buildings
22/00559/MJR	21/03/2022	Cardiff University	DOC	MAINDY PARK CAMPUS, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	DISCHARGE OF CONDITIONS 17 (REMEDICATION VALIDATION SCHEME) AND 31 (CYCLE PARKING) OF 15/02724/MJR	04/05/2022	Full Discharge of Condition	Discharge of Conditions
A/22/00021/MNR	11/04/2022	Clear channel	ADV	BUS SHELTER ADJACENT TO 30 CATHAYS TERRACE, CATHAYS	INSTALLATION OF A DOUBLE-SIDED BUS SHELTER ADVERTISING DISPLAYS COMPRISING ONE DIGITAL DISPLAY AND ONE INTERNALLY ILLUMINATED 6-SHEET DISPLAY	04/05/2022	Permission be granted	Advertisements

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22/00527/MJR	11/03/2022	Thackeray Estates	DOC	HOWELLS OF CARDIFF, ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1TT	DISCHARGE OF CONDITIONS 7 (ARCHAEOLOGICAL WATCHING BRIEF) AND 8 (HISTORIC BUILDING RECORDING) OF 19/1837/MJR	04/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/00526/MJR	11/03/2022	Thackeray Estates	DOC	HOWELLS OF CARDIFF, ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1TT	DISCHARGE OF CONDITIONS 5 (ARCHAEOLOGICAL WATCHING BRIEF) AND 6 OF (HISTORIC BUILDING RECORDING) OF 19/1838/MJR	04/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
PRAP/22/00004/MJR	11/02/2022	Amey Infrastructure	PRAP	LAND NORTH OF CARDIFF QUEEN STREET STATION, STATION TERRACE, CITY CENTRE, CARDIFF	PRIOR APPROVAL REQUEST FOR THE CONSTRUCTION OF A TRACTION POWER SYSTEM TO THE NORTH OF QUEEN STREET STATION	04/05/2022	Prior Approval be granted	Other Consent Types

CREIGAU/ST FAGANS

22/00063/MNR	17/01/2022	HCE ADVENTURE LTD	FUL	RED OAK CREEK, CANADA LAKE LODGE, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF	TO DEMOLISH EXISTING OUTBUILDINGS AND TO EXTEND AND INTERNALLY RECONFIGURE THE MAIN LODGE BUILDING	03/05/2022	Permission be granted	Minor - Other Principal Uses
22/00279/MNR	21/02/2022	MacDonald	OUT	PART OF LAND AT PENYBRYN, HEOL CREIGIAU, CREIGIAU, CARDIFF, CF15 9NN	ADDITIONAL DWELLING WITHIN GROUNDS OF EXISTING RESIDENTIAL PROPERTY WITH NEW HIGHWAY ACCESS TO EXISTING HOUSE	03/05/2022	Permission be granted	Minor - Dwellings (C3)

CYNCOED

22/00402/MNR	24/02/2022	Shad	FUL	PART OF LAND AT 10 CEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AQ	CONSTRUCTION OF NEW DWELLING	03/05/2022	Permission be granted	Minor - Dwellings (C3)
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21/02839/DCH	08/12/2021	Child	HSE	21 BERRYMEAD ROAD, CYNCOED, CARDIFF, CF23 6QA	CONVERSION OF INTEGRAL GARAGE INTO HABITABLE SPACE, EXTENSION TO EXISTING DORMER, CONSTRUCTION OF FRONT PORCH AND NEW DETACHED DOUBLE GARAGE	03/05/2022	Permission be granted	Householder
21/02254/DCH	05/10/2021	Davies	HSE	6 HUNTERS RIDGE, LAKESIDE, CARDIFF, CF23 6HL	SINGLE STOREY GROUND FLOOR EXTENSION AND LOFT CONVERSION WITH NEW FRONT DORMER, PLUS ALL ASSOCIATED WORKS	03/05/2022	Permission be granted	Householder
22/00312/DCH	18/02/2022	HIGGINS	DOC	3 DAN-Y-COED RISE, CYNCOED, CARDIFF, CF23 6NN	DISCHARGE OF CONDITION 6 (TREE PROTECTION) OF 21/01740/DCH	03/05/2022	Full Discharge of Condition	Discharge of Conditions
PRAP/22/00011/MN29	29/03/2022	Cornerstone	PRAP	GRASS VERGE OFF CELYN AVENUE, LAKESIDE	THE INSTALLATION OF A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS & 2NO. MICROWAVE DISHES, THE INSTALLATION OF 1NO. EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS	03/05/2022	No Prior Approval required	Other Consent Types
FAIRWATER								
22/00393/DCH	25/02/2022	Coleman	CLD	34 FAIRWAYS CRESCENT, FAIRWATER, CARDIFF, CF5 3EA	HIP TO GABLE PLUS REAR DORMER	04/05/2022	Permission be granted	Other Consent Types
GABALFA								

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22/00568/DCH	17/03/2022	Powell	HSE	74 AUSTRALIA ROAD, GABALFA, CARDIFF, CF14 3DA	SINGLE STOREY REAR EXTENSION	04/05/2022	Permission be granted	Householder
GRANGETOWN								
22/00609/MNR	29/03/2022	Enterprise Holdings	FUL	UNIT 2, FREEMANS PARC, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8EQ	CHANGE OF USE OF VACANT UNIT TO CAR AND VAN RENTAL FACILITY AND WASH BAY WITH ASSOCIATED WORKS	06/05/2022	Permission be granted	Minor - Other Principal Uses
A/22/00015/MNR	29/03/2022	Enterprise Holdings	ADV	UNIT 2, FREEMANS PARC, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8EQ	NEW SIGNAGE	06/05/2022	Split decision (part app./part ref.)	Advertisements
HEATH								
22/00220/DCH	08/02/2022	Harris	CLD	24 KYLE AVENUE, HEATH, CARDIFF, CF14 1SS	HIP TO GABLE ROOF EXTENSION AND REAR DORMER ROOF EXTENSION	04/05/2022	Permission be granted	Other Consent Types
21/02762/DCH	26/11/2021	Kawol	HSE	32 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	DOUBLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	04/05/2022	Planning Permission be refused	Householder
21/02653/MNR	18/11/2021	MORGAN	FUL	REAR OF 65, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AD	PROPOSED CONVERSION AND SINGLE STOREY EXTENSION OF COMMERCIAL UNIT TO FORM A DWELLING	03/05/2022	Planning Permission be refused	Minor - Dwellings (C3)
LISVANE								
22/00261/DCH	22/02/2022	Prosser	HSE	85B MILL ROAD, LISVANE, CARDIFF, CF14 0UG	SINGLE STOREY GARAGE EXTENSION WITH FIRST FLOOR EXTENSION OVER	03/05/2022	Permission be granted	Householder
22/00335/MNR	16/02/2022	Lumley	FUL	WOOD NORTON, MAERDY LANE, LISVANE, CARDIFF, CF14 0SH	CONSTRUCTION OF TWO BED DWELLING	04/05/2022	Planning Permission be refused	Minor - Dwellings (C3)

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22/00382/DCH	04/03/2022	Phillips	CLD	PROTEA HOUSE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SF	SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE INTO HABITABLE ROOM	04/05/2022	Permission be granted	Other Consent Types
LLANDAFF								
22/00179/DCH	09/02/2022	RICHARDS	HSE	1 BISHOPS PLACE, LLANDAFF, CARDIFF, CF5 2HG	SINGLE STOREY EXTENSIONS TO BOTH SIDE ELEVATIONS	04/05/2022	Permission be granted	Householder
22/00481/DCH	15/03/2022	ATTER	CLD	122 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DR	SINGLE STOREY SIDE EXTENSION	04/05/2022	Permission be granted	Other Consent Types
22/00358/MNR	21/02/2022	Rees	DOC	16 THE AVENUE, LLANDAFF, CARDIFF, CF5 2LQ	DISCHARGE OF CONDITION 4 (SOFT LANDSCAPING) OF 17/01464/MNR	03/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00486/DCH	07/03/2022	Jones	CLD	5 LYNCH BLOSSE CLOSE, DANESCOURT, CARDIFF, CF5 2QU	SINGLE STOREY SIDE EXTENSION	06/05/2022	Permission be granted	Other Consent Types
LLANDAFF NORTH								
22/00635/MNR	22/03/2022	Greggs plc	FUL	UNIT 1, 14 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FF	NEW SHOPFRONTS, 2NO. AIR CONDITIONING CONDENSER UNITS AND 1NO. VENTILATION GRILLE AND ASSOCIATED WORKS	03/05/2022	Permission be granted	Other Consent Types
LLANISHEN								
22/00311/DCH	14/02/2022	ANGELL	HSE	63 TASKER SQUARE, LLANISHEN, CARDIFF, CF14 5ET	REAR RAISED BALCONY TO FIRST FLOOR LEVEL	03/05/2022	Planning Permission be refused	Householder
21/02643/MNR	23/11/2021	Dwr Cymru Welsh Water	FUL	GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	ERECTION OF SECURITY FENCING AND ASSOCIATED WORKS	04/05/2022	Permission be granted	Other Consent Types

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22/00612/DCH	21/03/2022	Holcombe	HSE	36 LAUNCELOT CRESCENT, THORNHILL, CARDIFF, CF14 9AQ	CONVERT EXISTING GARAGE INTO HABITABLE ROOM	06/05/2022	Permission be granted	Householder
22/00213/MJR	08/02/2022	Dwr Cymru/Welsh Water	DOC	GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	DISCHARGE OF CONDITION 18 (ROUNDHOUSE DETAILS) OF 20/02175/MJR	05/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00502/DCH	17/03/2022	REGAN	CLD	38 USK ROAD, LLANISHEN, CARDIFF, CF14 0NN	SINGLE STOREY REAR EXTENSION	05/05/2022	Permission be granted	Other Consent Types

LLANRUMNEY

20/02690/MJR	05/01/2021	Cardiff City House of Sport	FUL	UNIVERSITY SPORT PAVILION AND FIELD, MENDIP ROAD, LLANRUMNEY, CARDIFF, CF3 4JN	CONSTRUCTION OF SPORTS ACADEMY BUILDING AND COMMUNITY CLUBHOUSE TOGETHER WITH NEW 3G PITCHES WITH FLOODLIGHTING AND AMENDMENTS TO CAR PARKING	06/05/2022	Permission be granted	Major - Other Principal Uses
22/00326/MNR	22/02/2022	Cardtronics UK Ltd, trading as CASHZONE	FUL	22 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SJ	THE RETENTION OF AN AUTOMATED TELLER MACHINE AND ASSOCIATED SIGNAGE	03/05/2022	Permission be granted	Other Consent Types
A/22/00005/MNR	22/02/2022	Cardtronics UK Ltd, trading as CASHZONE	ADV	22 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SJ	RETENTION OF SIGNAGE ASSOCIATED WITH AUTOMATED TELLER MACHINE	03/05/2022	Permission be granted	Advertisements

PENTWYN

22/00139/MNR	08/02/2022	SHAHRIARI	FUL	PART OF LAND AT 11 ST NICHOLAS COURT, GLYN EIDDEW, PENTWYN, CARDIFF, CF23 7BW	CONSTRUCTION OF ATTACHED DWELLINGHOUSE	04/05/2022	Permission be granted	Minor - Dwellings (C3)
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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>
22/00744/MNR	06/04/2022	Beard	NMA	CASTLE COTTAGE, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	CHANGE OF WINDOW ARRANGEMENT TO SOUTH EAST ELEVATION OF EXTENSION - PREVIOUSLY APPROVED UNDER 13/01325/DCO	03/05/2022	Permission be granted	Non Material Amendment
PENYLAN								
22/00531/DCH	30/03/2022	Kingseller	HSE	3 GREENLAWNS, PENYLAN, CARDIFF, CF23 6AW	CONVERSION OF GARAGE TO ACCOMMODATION AND SINGLE STOREY REAR EXTENSION	03/05/2022	Permission be granted	Householder
21/02692/MNR	19/11/2021	Carpentright Limited	VAR	475 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9YB	VARIATION OF CONDITIONS B (FLOORSPACE RESTRICTION) AND E (RESTRICTION OF GOODS) OF 09/01815/E (WHICH VARIED PERMISSION 36734) TO INCREASE THE NET SALES AREA OF THE EXISTING UNIT AND WIDENING OF THE EXISTING GOODS RESTRICTION	04/05/2022	Permission be granted	Renewals and Variation of Conditions
22/00538/DCH	11/03/2022	Ryan	HSE	44 AMESBURY ROAD, PENYLAN, CARDIFF, CF23 5DX	SINGLE STOREY REAR EXTENSION PLUS DORMER LOFT CONVERSION	04/05/2022	Permission be granted	Householder
22/00460/DCH	02/03/2022	Yarlett	HSE	33 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AR	SINGLE STOREY REAR EXTENSION	03/05/2022	Permission be granted	Householder
22/00542/DCH	17/03/2022	Jones	HSE	125 FFORDD NOWELL, PENYLAN, CARDIFF, CF23 9FB	LOFT CONVERSION WITH REAR DORMER AND FRONT FACING ROOF WINDOWS	03/05/2022	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>
22/00201/DCH	08/02/2022	Howard	HSE	25 MAFEKING ROAD, PENYLAN, CARDIFF, CF23 5DQ	SINGLE STOREY EXTENSION TO SIDE OF REAR ANNEXE AT REAR	03/05/2022	Permission be granted	Householder
PLASNEWYDD								
22/00528/MNR	10/03/2022	Itec Training Solutions Ltd	FUL	THIRD FLOOR WEST AND CENTRAL WINGS, EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	CHANGE OF USE FROM OFFICE SPACE (B1) TO DUAL OFFICE (B1) AND EDUCATION / TRAINING FACILITIES (D1)	03/05/2022	Permission be granted	Minor - Other Principal Uses
22/00446/MNR	15/03/2022	TY - MELIN	FUL	49 WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PA	RETENTION OF CHANGE OF USE FROM SHOP (CLASS A1 USE) TO MIXED SHOP-CAFE USE	03/05/2022	Permission be granted	Minor - Retail (A1-A3)
A/22/00024/MNR	12/04/2022	Magic Bean Corporation	ADV	91 ALBANY ROAD, ROATH, CARDIFF, CF24 3LP	NEW SIGNAGE	03/05/2022	Permission be granted	Advertisements
PONTPRENNAU/OLD ST MELLONS								
21/02763/DCH	21/12/2021	MOHAMMAD SAUD ALMUSALLAM	CLD	14 CORK DRIVE, PONTPRENNAU, CARDIFF, CF23 8PU	CONVERSION OF EXISTING DOUBLE GARAGE WITH ASSOCIATED WORKS	04/05/2022	Permission be granted	Other Consent Types
22/00085/MNR	18/01/2022	Edwards	NMA	TYR BONT COTTAGES, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6UZ	VARIATION OF CONDITION 3 TO REMOVE THE REQUIREMENT FOR THE SUBMISSION OF DRAINAGE DETAILS PRIOR TO COMMENCEMENT - PREVIOUSLY PERMITTED UNDER REFERENCE 18/01725/MNR	03/05/2022	Permission be granted	Non Material Amendment

RADYR

<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>
22/00472/DCH	03/03/2022	Martin	HSE	15 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	DOUBLE STOREY SIDE EXTENSION AND ASSOCIATED WORKS	03/05/2022	Permission be granted	Householder
22/00401/DCH	01/03/2022	Titshall	HSE	25 BLAEN-Y-COED, RADYR, CARDIFF, CF15 8RL	SINGLE AND TWO STOREY SIDE EXTENSIONS	03/05/2022	Permission be granted	Householder
21/02709/MJR	18/11/2021	Redrow Homes Ltd.	RES	PLASDWR, NORTH WEST CARDIFF	RESERVED MATTERS APPLICATION FOR THE DEVELOPMENT OF GROESWEN PRIMARY SCHOOL, INCLUDING DETAILS OF ALL RESERVED MATTERS AND ASSOCIATED WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION 14/02157/MJR	04/05/2022	Permission be granted	Major - Other Principal Uses
21/01915/DCH	16/09/2021	HAWKER	HSE	12 GELYNIS TERRACE NORTH, MORGANSTOWN, CARDIFF, CF15 8LD	PROPOSED DOUBLE GARAGE AND NEW CROSSOVER/ DRIVEWAY	06/05/2022	Permission be granted	Householder
22/00270/MJR	11/02/2022	Redrow Homes (South Wales)	DOC	PHASE 1A (PART 2), LAND NORTH OF LLANTRISANT ROAD, CARDIFF	DISCHARGE OF CONDITIONS 4 (DETAILED PLANTING AND AFTERCARE METHODOLOGY), 5 (PREVENTING THROUGH VEHICULAR ACCESS DETAILS), 6 (RAIN GARDENS) AND 7 (ARCHITECTURAL DETAILING OF PLOTS 146-160) OF RESERVED MATTER APPROVAL 18/01746/MJR	06/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00370/DCH	18/03/2022	Grubb	CLD	105 HEOL ISAF, RADYR, CARDIFF, CF15 8DW	CONSTRUCTION OF A REAR DORMER WITH 2NO. ROOFLIGHTS TO FRONT	05/05/2022	Permission be granted	Other Consent Types

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>
22/00101/DCH	18/01/2022	Martin	HSE	12 ARDWYN, PANTMAWR, CARDIFF, CF14 7HF	DOUBLE STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND REAR DORMER ROOF EXTENSION	04/05/2022	Permission be granted	Householder
21/01012/DCH	18/05/2021	Mr Jones	HSE	9 BRYNTEG, RHIWBINA, CARDIFF, CF14 6TS	REAR EXTENSION, RAISED PLATFORM AREA, RAISED RIDGE, AND HIP-TOGABLE AND FRONT DORMER ROOF EXTENSIONS	04/05/2022	Permission be granted	Householder
22/00392/DCH	25/02/2022	Lewis	CLD	6 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	REAR DORMER EXTENSION	04/05/2022	Permission be granted	Other Consent Types
22/00471/DCH	08/03/2022	WADE	HSE	2 HEOL-Y-BONT, RHIWBINA, CARDIFF, CF14 6AJ	TWO STOREY SIDE EXTENSION AND PART TWO STOREY AND SINGLE STOREY REAR EXTENSION	04/05/2022	Permission be granted	Householder
22/00418/DCH	03/03/2022	Foley	HSE	11 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6LA	SINGLE STOREY REAR EXTENSION	03/05/2022	Permission be granted	Householder
22/00618/DCH	25/03/2022	Casterton	HSE	92 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HW	DEMOLITION OF GARAGE AND CONSTRUCTION OF TWO STOREY SIDE EXTENSION	03/05/2022	Permission be granted	Householder

RIVERSIDE

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/01463/MNR	15/06/2021	thrive assets	FUL	126 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9LQ	CHANGE OF USE OF EXISTING GUEST HOUSE TO INCLUDE 8NO. APARTMENTS, INCLUDING SINGLE STOREY REAR AND DORMER ROOF EXTENSIONS AND CONVERSION OF EXISTING OUTBUILDING	05/05/2022	Permission be granted	Minor - Dwellings (C3)
21/02948/MNR	15/12/2021	119C LTD	FUL	85 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	CHANGE OF USE OF UPPER FLOORS TO RESIDENTIAL USE AS A SINGLE FLAT WITH INTERNAL AND EXTERNAL ALTERATIONS AND RETENTION OF CLASS A3 USE AT GROUND	06/05/2022	Permission be granted	Minor - Retail (A1-A3)
RUMNEY								
22/00433/DCH	28/02/2022	YOUNG	HSE	3 NORTHLANDS, RUMNEY, CARDIFF, CF3 3AQ	PROPOSED SECOND STOREY REAR EXTENSION	04/05/2022	Permission be granted	Householder
22/00219/DCH	08/03/2022	Morris	VAR	215 GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3PJ	VARIATION OF CONDITION 2 OF 21/01860/DCH TO ALTER APPROVED PLANS	03/05/2022	Permission be granted	Renewals and Variation of Conditions
SPLOTT								
22/00130/MNR	08/02/2022	THOMAS-WHITE	FUL	21 SANQUHAR STREET, SPLOTT, CARDIFF, CF24 2AB	CONVERSION TO TWO FLATS WITH EXTERNAL ALTERATIONS	03/05/2022	Permission be granted	Minor - Dwellings (C3)
PRNO/22/00005/MNR	04/04/2022	Housing Development , Cardiff Council	DEM	ADJACENT MOORLAND COUNTY INFANTS SCHOOL, MOORLAND ROAD, SPLOTT, CARDIFF, CF24 2LJ	DEMOLITION OF SINGLE STOREY FORMER SCHOOL	04/05/2022	Permission Required	General Regulations
TROWBRIDGE								

<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>
22/00741/DCH	08/04/2022	Kinnard	NMH	9 CLOS TYLA BACH, ST MELLONS, CARDIFF, CF3 0EJ	MINOR ALTERATIONS TO DESIGN - PREVIOUSLY APPROVED UNDER 21/01995/DCH	03/05/2022	Permission be granted	Non Material Householder
22/00438/DCH	01/03/2022	Bull	HSE	1 GLENRISE CLOSE, ST MELLONS, CARDIFF, CF3 0AS	SINGLE STOREY REAR AND SIDE EXTENSION	03/05/2022	Permission be granted	Householder

WHITCHURCH/TONGWYNLAIS

A/22/00013/MNR	31/03/2022	Benson	ADV	53 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DD	NEW SIGNAGE	03/05/2022	Permission be granted	Advertisements
22/00588/DCH	16/03/2022	Watkins	HSE	15 MAES GLAS, WHITCHURCH, CARDIFF, CF14 1NW	REPLACE EXISTING PORCH AND ERECT SINGLE STOREY SIDE EXTENSION	04/05/2022	Permission be granted	Householder
21/03022/DCH	23/12/2021	Grundy	HSE	17 WHITWORTH SQUARE, WHITCHURCH, CARDIFF, CF14 7DR	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF PART SINGLE / PART TWO STOREY SIDE AND REAR EXTENSION	06/05/2022	Permission be granted	Householder
22/00584/DCH	17/03/2022	Griffiths	CLD	5 VELINDRE PLACE, WHITCHURCH, CARDIFF, CF14 2AN	DEMOLITION OF OUTBUILDING AND SINGLE STOREY LEAN-TO EXTENSION TO REAR	05/05/2022	Permission be granted	Other Consent Types
21/02890/DCH	07/03/2022	Warrington	CLD	6 BROCASTLE ROAD, WHITCHURCH, CARDIFF, CF14 1BB	DEMOLITION AND RECONSTRUCTION OF REAR SINGLE STOREY EXTENSION	06/05/2022	Permission be granted	Other Consent Types

Cardiff Council : Strategic Planning And Environment : Development Control**Applications Decided between 09/05/2022 and 13/05/2022**

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>
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ADAMSDOWN

22/00303/MNR	18/02/2022	KULKIT LTD	FUL	REAR OF 262-264 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1RS	REMOVAL OF DISUSED GARAGE AND CONSTRUCTION OF A TOWN HOUSE	13/05/2022
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BUTETOWN

22/00767/MNR	08/04/2022	Schroders UK Real Estate Fund	FUL	UNIT U9 and U10, MERMAID QUAY, TACOMA SQUARE, CARDIFF BAY, CARDIFF, CF10 5BZ	SHOPFRONT ALTERATIONS	09/05/2022
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CATHAYS

A/22/00020/MNR	14/04/2022	Chopstix	ADV	2 ST DAVID'S DEWI SANT, BRIDGE STREET ARCADE, CITY CENTRE, CARDIFF, CF10 2EF	ERECTION OF A NEW FASCIA SIGN BOX	09/05/2022
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22/00031/MJR	13/01/2022	Vita Cardiff One	NMA	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	ELEVATIONAL AND GROUND FLOOR ALTERATIONS RELATING TO DESIGN DEVELOPMENT AND REMOVAL OF CONDITION 15 - PREVIOUSLY APPROVED UNDER 18/02527/MJR	11/05/2022
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22/00596/MNR	17/03/2022	Chokdee Ltd	FUL	29, 31 AND 33 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	NEW SHOPFRONTS	13/05/2022
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A/22/00014/MNR	17/03/2022	Chokdee Ltd	ADV	29, 31 AND 33 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	NEW SIGNAGE	13/05/2022
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CREIGAU/ST FAGANS

Decision: Statutory Class

Permission be granted Minor - Dwellings (C3)

Permission be granted Other Consent Types

Permission be granted Advertisements

Permission be granted Non Material Amendment

Permission be granted Other Consent Types

Permission be granted Advertisements

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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>
LBC/22/00014/DCH	24/02/2022	O'Donnell	LBC	ROSE COTTAGE, CROFFT-Y-GENAU ROAD, ST FAGANS, CARDIFF, CF5 6DU	PROPOSED REMOVAL AND RECONSTRUCTION OF EXISTING DILAPIDATED FRONT BOUNDARY WALL	13/05/2022

22/00473/DCH	18/03/2022	Bush	DOC	24 PARC-Y-FELIN, CREIGIAU, CARDIFF, CF15 9PB	DISCHARGE OF CONDITION 5 (EXTERNAL FINISHING MATERIALS) OF 21/02130/DCH	09/05/2022
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21/02297/MJR	24/09/2021	Redrow Homes (South Wales)	DOC	PART 2 OF PHASE 2A, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITION 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02157/MJR IN RESPECT OF THE AREA COVERED BY RESERVED MATTERS APPLICATION 19/03248/MJR - PARCEL PART 2 OF PHASE 2A	09/05/2022
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CYNCOED

22/00232/DCH	09/02/2022	Watts	CLD	83 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PJ	INSTALLATION OF UP TO 22 SOLAR PANELS TO THE EAST, WEST AND SOUTH ROOF SURFACES	09/05/2022
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22/00451/DCH	02/03/2022	Vinestock	HSE	5 JELLCOE GARDENS, ROATH PARK, CARDIFF, CF23 5QW	REAR AND SIDE SINGLE STOREY EXTENSION AND EXTENSION TO EXISTING DORMER ROOF EXTENSION AND RAISING OF EXISTING PITCHED ROOF	09/05/2022
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Decision: Statutory Class

Permission be granted Listed Buildings

Full Discharge of Condition Discharge of Conditions

Full Discharge of Condition Discharge of Conditions

Permission be granted Other Consent Types

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>
22/00649/DCH	29/03/2022	Johnstone	HSE	41 BERRYMEAD ROAD, CYNCOED, CARDIFF, CF23 6QA	DEMOLITION OF EXISTING CONSERVATORY, PROPOSED TWO STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE AND ASSOCIATED ALTERATIONS	11/05/2022

FAIRWATER

PRAP/22/00008/MNR	17/03/2022	Amey	PRAP	WAUN GRON PARK STATION, WAUN GRON ROAD, LLANDAFF, CARDIFF	PLATFORM EXTENSION	12/05/2022
22/00675/DCH	28/03/2022	MAHER	HSE	20 CEDAR GROVE, PENTREBANE, CARDIFF, CF5 3RS	SINGLE STOREY REAR EXTENSION	13/05/2022

GABALFA

21/02940/MNR	26/01/2022	Lloyds & Towner	FUL	WHITCHURCH ROAD SURGERY, 210-212 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NB	CHANGE OF USE FROM MEDICAL CENTRE TO GROUND FLOOR CAFÉ/COFFEE SHOP (USE CLASS A3) AND 4NO. RESIDENTIAL FLATS (USE CLASS C3).	13/05/2022
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GRANGETOWN

21/02453/MNR	28/10/2021	Roach	FUL	233-235 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FS	REMODELLING REFURBISHMENT AND EXTENSION OF 233 AND 235 PENARTH ROAD TO PROVIDE 12NO. FLATS	13/05/2022
22/00557/MNR	22/03/2022	United Welsh Housing Association	FUL	PREP, 184 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AY	CHANGE OF USE OF DWELLINGHOUSE TO FOUR SELF-CONTAINED FLATS AND ASSOCIATED WORKS	13/05/2022

Decision: Statutory Class

Permission be granted Householder

Prior Approval be granted Other Consent Types

Permission be granted Householder

Permission be granted Minor - Dwellings (C3)

Withdrawn by Applicant Minor - Dwellings (C3)

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>
22/00592/MNR	22/03/2022	United Welsh Housing Association	FUL	88 TAFF EMBANKMENT, GRANGETOWN, CARDIFF, CF11 7BG	RECONFIGURATION OF EXISTING FIVE BEDSITS WITH SHARED FACILITIES TO CREATE FIVE SELF-CONTAINED FLATS AND ASSOCIATED WORKS	10/05/2022

21/03008/DCH	24/03/2022	Cunningham	NMA	220 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JG	ALTERATIONS TO THE SIZE OF THE GROUND FLOOR - PREVIOUSLY APPROVED UNDER 17/02282/MNR	10/05/2022
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22/00508/MNR	17/03/2022	The Electric Vehicle Network	FUL	FREEMANS PARC, PENARTH ROAD, LECKWITH	INSTALLATION OF 3 ULTRA RAPID EV CHARGING STATIONS INCLUDING ELECTRICAL INFRASTRUCTURE TO SUPPORT THE CHARGERS	09/05/2022
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HEATH

22/00599/DCH	21/03/2022	Camilleri	HSE	76 HEATHWAY, HEATH, CARDIFF, CF14 4JW	SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSION	12/05/2022
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22/00558/DCH	15/03/2022	Heaveyside	HSE	16 ST AIDAN CRESCENT, HEATH, CARDIFF, CF14 4AU	ALTER HIP END TO GABLE END AND CONSTRUCT A FULL LENGTH DORMER LOFT CONVERSION	13/05/2022
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LISVANE

21/02701/DCH	16/11/2021	Williams	VAR	1 CHERRY TREE CLOSE, LISVANE, CARDIFF, CF14 0TE	VARIATION OF CONDITION 1 OF 16/02500/DCH TO EXTEND THE TIME PERIOD FOR IMPLEMENTATION OF THE PLANNING PERMISSION	12/05/2022
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Decision: Statutory Class

Permission be granted Minor - Dwellings (C3)

Planning Permission be refused Non Material Amendment

Permission be granted Other Consent Types

Permission be granted Householder

Permission be granted Householder

Permission be granted 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>
22/00511/DCH	15/03/2022	Morgan	HSE	64 MILLRACE CLOSE, LISVANE, CARDIFF, CF14 0UQ	SINGLE AND TWO STOREY REAR EXTENSION AND ASSOCIATED WORKS	09/05/2022

LLANDAFF

22/00539/DCH	16/03/2022	Hennessy	HSE	411 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BD	REAR SINGLE STOREY EXTENSION AND HIP TO GABLE WITH REAR DORMER LOFT CONVERSION	10/05/2022
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PRAP/22/00016/MN	04/05/2022	Amey	PRAP	DANESCOURT STATION, LLANTRISANT ROAD, LLANDAFF, CARDIFF	FOOTBRIDGE PARAPET EXTENSIONS	11/05/2022
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PRAP/22/00022/MN	04/05/2022	Amey	PRAP	FAIRWATER STATION, PWLLMELIN ROAD, LLANDAFF, CARDIFF	FOOTBRIDGE PARAPET EXTENSIONS	11/05/2022
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LLANISHEN

22/00077/MJR	18/01/2022	Dwr Cymru Welsh Water	DOC	GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	DISCHARGE OF CONDITION 8 (LISVANE ROAD ACCESS) OF 20/02175/MJR	10/05/2022
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PENTYRCH

22/00307/DCH	15/02/2022	Chapman	HSE	37 CLOS GOCH, PENTYRCH, CARDIFF, CF15 9RA	LOFT CONVERSION WITH DORMERS TO FRONT AND REAR	12/05/2022
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PENYLAN

22/00522/DCH	15/03/2022	SANDHU	HSE	61 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AX	PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM GRANNY ANNEXE	10/05/2022
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Decision: Statutory Class

Permission be granted Householder

Permission be granted Householder

Prior Approval be granted Other Consent Types

Prior Approval be granted Other Consent Types

Full Discharge of Condition Discharge of Conditions

Permission be granted Householder

Planning Permission be refused Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>
22/00562/DCH	01/04/2022	Handley	HSE	40 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DE	DEMOLITION OF REAR CONSERVATORY AND LEAN-TO ANNEXE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND CONVERSION OF ROOF TO HIP TO GABLE WITH REAR DORMER	12/05/2022

PLASNEWYDD

22/00385/DCH	22/02/2022	Madge	HSE	42 ROSE STREET, ROATH, CARDIFF, CF24 3EA	SINGLE STOREY FRONT EXTENSION	11/05/2022
22/00445/DCH	04/03/2022	Morris	HSE	30 MORLAIS STREET, ROATH, CARDIFF, CF23 5HQ	SINGLE STOREY SIDE EXTENSION	11/05/2022

PONTRENNAU/OLD ST MELLONS

21/02566/MJR	04/11/2021	Persimmon Homes (East Wales)	NMA	PHASE 6, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	AMENDMENT TO THE HIGHWAY LAYOUT TO ENSURE TRACKING FOR BUS AND TO CLARIFY EXTERNAL MATERIAL PALETTE - PREVIOUSLY APPROVED UNDER 19/03205/MJR	11/05/2022
21/02567/MJR	04/11/2021	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 17 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) AND 19 (LANDSCAPING) OF 19/03205/MJR	11/05/2022

RADYR

Decision: Statutory Class

Permission be granted Householder

Permission be granted Householder

Permission be granted Householder

Permission be granted Non Material Amendment

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>
22/00427/MNR	07/03/2022	Slice	VAR	1A STATION ROAD, RADYR, CARDIFF	VARIATION OF CONDITION 2 OF 21/02270/MNR TO EXTEND OPENING HOURS TO 22:00, BEYOND THE 21:00 HOURS AS CONSENTED	09/05/2022

22/00310/DCH	05/04/2022	Bainton	HSE	99 GOETRE FAWR, RADYR, CARDIFF, CF15 8ET	CONVERSION OF GARAGE INTO BEDROOM	13/05/2022
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RHIWBINA

22/00680/DCH	01/04/2022	Neale	HSE	32 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PA	DOUBLE STOREY SIDE EXTENSION WITH SINGLE STOREY REAR INFILL EXTENSION	12/05/2022
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22/00667/DCH	29/03/2022	Edwards	HSE	79 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HQ	CONSTRUCTION OF FAMILY ANNEX	12/05/2022
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22/00589/DCH	17/03/2022	Jones	HSE	58 HEOL UCHAF, RHIWBINA, CARDIFF, CF14 6SQ	SINGLE STOREY SIDE EXTENSION	10/05/2022
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A/22/00019/MNR	29/03/2022	Coffi Lab	ADV	10 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HG	NEW SIGNAGE	09/05/2022
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22/00684/MNR	04/04/2022	Coffi Lab	FUL	10 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HG	CHANGE OF USE FROM SUI GENERIS USE TO CLASS A3 USE WITH ALTERATIONS TO EXISTING SHOPFRONT, EXTERNAL SEATING AND EXTERNAL WORKS	09/05/2022
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22/00541/DCH	18/03/2022	Morris	HSE	12 GRAFTON TERRACE, RHIWBINA, CARDIFF, CF14 6AU	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	11/05/2022
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RIVERSIDE

Decision: Statutory Class

Permission be granted Renewals and Variation of Conditions

Permission be granted Householder

Permission be granted Householder

Permission be granted Householder

Permission be granted Householder

Permission be granted Advertisements

Permission be granted Minor - Retail (A1-A3)

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>
20/00524/MNR	27/02/2020	A & G MOBILE	FUL	54 MACHEN PLACE, RIVERSIDE, CARDIFF, CF11 6EQ	REAR DORMER AND CONVERSION TO THREE FLATS	09/05/2022

RUMNEY

22/00122/MNR	21/01/2022	Alcock	FUL	794 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FH	CHANGE OF USE FROM BANK TO CAFE AND APARTMENTS WITH FIRST FLOOR INFILL EXTENSION	09/05/2022
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TROWBRIDGE

22/00549/MNR	30/03/2022	Singh	FUL	4 CRICKHOWELL WALK, ST MELLONS, CARDIFF, CF3 0EH	CHANGE OF USE OF GROUND FLOOR FROM A2 TO A3 RESTAURANT AND TAKEAWAY WITH INSTALLATION OF EXTRACTION SYSTEM	11/05/2022
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WHITCHURCH/TONGWYNLAIS

22/00646/DCH	28/03/2022	Forse	HSE	83 HEOL PENLAN, WHITCHURCH, CARDIFF, CF14 2BZ	REMOVAL OF EXISTING OUTBUILDINGS AND CONSTRUCTION OF NEW DOUBLE GARAGE	12/05/2022
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22/00573/MNR	16/03/2022	Nguyen	FUL	55B MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DD	CHANGE OF USE FROM RETAIL (CLASS A1) TO A NAIL SALON (SUI GENERIS)	09/05/2022
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22/00586/DCH	17/03/2022	Wilson	HSE	15 PANTGWYNLAIS, TONGWYNLAIS, CARDIFF, CF15 7LS	TWO STOREY SIDE EXTENSION	09/05/2022
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22/00383/DCH	22/02/2022	Sheriff	HSE	2 FOREST GLADE, WHITCHURCH, CARDIFF, CF14 7JL	GLAZED BALCONY TO SIDE ELEVATION	13/05/2022
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Decision: Statutory Class

Permission be granted Minor - Dwellings (C3)

Permission be granted Minor - Dwellings (C3)

Permission be granted Minor - Retail (A1-A3)

Permission be granted Householder

Permission be granted Minor - Other Principal Uses

Permission be granted Householder

Permission be granted Householder

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 16/05/2022 and 20/05/2022

<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								
22/00625/MJR	21/03/2022	Urban Centric (Cardiff) Ltd	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITION 8 (FOUL DRAINAGE SCHEME) OF 19/01930/MJR	16/05/2022	Full Discharge of Condition	Discharge of Conditions
21/00708/MNR	22/03/2021	MORGAN JONES	LBC	20 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	CONVERSION OF PROPERTY TO FORM 3 SELF-CONTAINED APARTMENTS	19/05/2022	Permission be granted	Listed Buildings
21/00707/MNR	26/04/2021	MORGAN JONES	FUL	20 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	CONVERSION OF PROPERTY TO FORM 3 SELF-CONTAINED APARTMENTS	19/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00867/MNR	22/04/2022	Shen	FUL	6 SOUTH LOUDOUN PLACE, BUTETOWN, CARDIFF, CF10 5HY	CHANGE OF USE FROM A HAIRDRESSERS SHOP TO A PERSONAL MASSAGE THERAPY SHOP	19/05/2022	Permission be granted	Minor - Retail (A1-A3)
CANTON								
22/00367/DCH	24/02/2022	Caib a Rhaw	CLD	36 WINDWAY ROAD, CANTON, CARDIFF, CF5 1AF	SINGLE STOREY REAR EXTENSION	19/05/2022	Permission be granted	Other Consent Types
22/00484/DCH	04/03/2022	Clutterbuck Jones	HSE	32 VICTORIA AVENUE, CANTON, CARDIFF, CF5 1ET	SINGLE STOREY REAR EXTENSION	19/05/2022	Permission be granted	Householder
22/00681/DCH	04/04/2022	Hanlon	HSE	18 PENCISELY AVENUE, CANTON, CARDIFF, CF5 1DZ	REAR SINGLE STOREY EXTENSION	17/05/2022	Permission be granted	Householder
22/00706/MJR	31/03/2022	Ely Mill Development Company Ltd	DOC	PHASES D AND E, FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	DISCHARGE OF CONDITION 2 (EXTERNAL FINISHING MATERIALS) OF 19/03206/MJR IN RELATION TO PHASE D EXCLUDING BLOCK 7/13	17/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
A/22/00027/MNR	21/04/2022	Chance & Counters Cardiff Ltd	ADV	23 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PT	NEW SIGNAGE	17/05/2022	Permission be granted	Advertisements
21/02559/MNR	04/11/2021	HARRIS	FUL	5 AND 7 LLANTWIT STREET, CATHAYS, CARDIFF, CF24 4AJ	GROUND AND FIRST FLOOR REAR EXTENSIONS, REAR DORMERS AND ALTERATIONS TO CONVERT 5 & 7 LLANTWIT STREET TO 9 FLATS	18/05/2022	Withdrawn by Applicant	Minor - Dwellings (C3)
22/00640/MJR	23/03/2022	GT Guildford Crescent Limited, Rappsons Trust Limited, Edmee Properties Limited,	DOC	SITE OF 1-6 GUILDFORD CRESCENT, CITY CENTRE, CARDIFF	DISCHARGE OF CONDITION 3 (MATERIAL SAMPLES) OF 21/01682/MJR	17/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00631/MNR	28/03/2022	Atkin	FUL	8 MUSEUM PLACE, CATHAYS PARK, CARDIFF, CF10 3BG	CHANGE OF USE OF FROM ART GALLERY/OFFICES (CLASS D1/B1) TO HIGH QUALITY UN-SERVICED SHORT STAY HOLIDAY ACCOMMODATION (CLASS C3)	19/05/2022	Planning Permission be refused	Minor - Dwellings (C3)
22/00571/DCH	29/03/2022	HARRIS	CLD	152 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4NW	DORMER LOFT CONVERSION TO REAR AND SIDE	19/05/2022	Permission be granted	Other Consent Types
21/02958/MNR	04/01/2022	Martinez	FUL	4-5 MILL LANE, CITY CENTRE, CARDIFF, CF10 1FE	WRAP AROUND FREE STANDING CANOPY EXTENDING ALONG THE FRONT ELEVATION	19/05/2022	Planning Permission be refused	Minor - Retail (A1-A3)

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>
22/00981/DCH	09/05/2022	Griffydd	NMH	14 TREM Y COED, ST FAGANS, CARDIFF, CF5 6FB	CHANGE OF DOOR FROM A DOUBLE TO A SINGLE ON THE FRONT ELEVATION - PREVIOUSLY APPROVED UNDER 21/02859/DCH	18/05/2022	Permission be granted	Non Material Householder
PRAP/22/00012/MNH	07/04/2022	Hutchison 3G UK Ltd	PAT	ST FAGANS WATER WORKS, CARDIFF ROAD, ST FAGANS, CARDIFF, CF5 6XB	PROPOSED TELECOMMUNICATIONS UPGRADE INSTALLATION: PROPOSED 20.0M HIGH PHASE 8 STREET POLE C/W WRAP-AROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS	18/05/2022	Permission Required	Other Consent Types
CYNCOED								
21/02899/DCH	04/02/2022	Probert	HSE	20 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DD	TWO STOREY EXTENSION TO FRONT ELEVATION	19/05/2022	Permission be granted	Householder
22/00627/DCH	28/03/2022	Ogbonna	HSE	35 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6SY	CONSTRUCTION OF DETACHED INDOOR SWIMMING POOL	17/05/2022	Permission be granted	Householder
22/00480/DCH	15/03/2022	Povall	HSE	85 BEATTY AVENUE, ROATH PARK, CARDIFF, CF23 5QS	DEMOLITION OF SINGLE STOREY LEAN-TO REAR ANNEXE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	17/05/2022	Permission be granted	Householder
22/00585/DCH	05/04/2022	Valentin	HSE	4 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NU	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION	17/05/2022	Permission be granted	Householder
FAIRWATER								

<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>
22/00359/DCH	07/04/2022	Gibson	HSE	8 KERRIGAN CLOSE, FAIRWATER, CARDIFF, CF5 3LJ	FRONT PORCH EXTENSION	17/05/2022	Permission be granted	Householder
PRAP/22/00009/MNR	23/03/2022	Amey	PRAP	FAIRWATER STATION, PWLLMELIN ROAD, LLANDAFF, CARDIFF	PLATFORM EXTENSION	16/05/2022	Prior Approval be granted	Other Consent Types
21/02905/MJR	10/12/2021	Redrow Homes (South Wales)	DOC	PART 2 OF PHASE 2A, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITIONS 4 (MATERIALS) AND 5 (BLOCK PAVING MATERIAL) OF RESERVED MATTERS APPROVAL 19/03248/MJR	16/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions

GABALFA

22/00146/MNR	31/01/2022	J Projects Ltd	DOC	PART OF LAND AT SACHVILLE AVENUE, GABALFA, CARDIFF	DISCHARGE OF CONDITIONS 3 (REMEDIATION SCHEME), 6 (TOPSOIL ASSESSMENT), 11 (BIRD NESTING BOXES), 12 (ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN), 13 (BATS) AND 15 CONSTRUCTION MANAGEMENT) OF 20/01974/MNR	19/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00453/MNR	02/03/2022	Parish of Gabalfa and Tremorfa	FUL	ST MARKS CHURCH, 206 NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	STATIONING OF 2 STORAGE CONTAINERS	19/05/2022	Permission be granted	Minor - Industry/Storage/ Distribution

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>
21/02246/MNR	17/09/2021	Aldi Stores Limited	FUL	ALDI, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	EXTENSION TO EXISTING FOODSTORE, INCLUDING EXTERNAL ALTERATIONS TO THE BUILDING, A NEW EXTERNAL LOBBY, INSTALLATION OF NEW EXTERNAL PLANT, MINOR ALTERATIONS TO ACCESS AND PARKING, AND TREE PLANTING	19/05/2022	Permission be granted	Minor - Retail (A1-A3)
22/00696/MNR	13/04/2022	LAHORE KEBABISH CARDIFF LIMITED	FUL	174-176 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6NL	CHANGE OF USE OF GROUND FLOOR COMMERCIAL UNIT TO A3 USE AND INSTALLATION OF EXTERNAL EXTRACTION SYSTEM	17/05/2022	Permission be granted	Minor - Retail (A1-A3)
HEATH								
21/02552/MJR	01/11/2021	Barratt Homes	DOC	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF	DISCHARGE OF CONDITION 25 (BOUNDARY TREATMENTS) OF 18/00123/MJR	17/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/00504/DCH	22/03/2022	REES	HSE	192 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EQ	REAR AND SIDE SINGLE STOREY EXTENSION	17/05/2022	Permission be granted	Householder
22/00691/DCH	31/03/2022	Davies	HSE	16 ST GILDAS ROAD, HEATH, CARDIFF, CF14 4NB	GROUND FLOOR REAR AND SIDE EXTENSION AND LOFT CONVERSION WITH HIP TO GABLE ROOF EXTENSION AND REAR DORMER	19/05/2022	Permission be granted	Householder
22/00659/DCH	25/03/2022	Brockway	CLD	34 ST INA ROAD, HEATH, CARDIFF, CF14 4LS	SINGLE STORY SIDE EXTENSION	19/05/2022	Permission be granted	Other Consent Types
22/00623/DCH	28/03/2022	Bowes	CLD	185 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3QY	REAR DORMER ROOF EXTENSION	19/05/2022	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>
22/00535/MNR	03/05/2022	Silver Crescent Estates Ltd.	DOC	220-221 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4ER	DISCHARGE OF CONDITION 10 (VERIFICATION REPORT) OF 13/02254/DCO	19/05/2022	Full Discharge of Condition	Discharge of Conditions

LISVANE

22/00603/MNR	24/03/2022	REDROW HOMES LTD	FUL	PLOT 541, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, CARDIFF, CF14 0SX	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	18/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00604/MNR	24/03/2022	REDROW HOMES LTD	FUL	PLOT 549, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, CARDIFF, CF14 0SZ	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	17/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00605/MNR	24/03/2022	REDROW HOMES LTD	FUL	PLOT 550, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, CARDIFF, CF14 0SZ	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	17/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00606/MNR	24/03/2022	REDROW HOMES LTD	FUL	PLOT 560, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, CARDIFF, CF14 0SX	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	17/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00553/DCH	16/03/2022	Tuck	HSE	2 ROSEWOOD CLOSE, LISVANE, CARDIFF, CF14 0EU	FIRST FLOOR EXTENSION OVER EXISTING GARAGE	17/05/2022	Permission be granted	Householder

LLANDAFF

22/00567/DCH	30/03/2022	Sakkas	HSE	BYWAYS, 8 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LD	REPAIR DEFECTIVE ROUGH CAST RENDER AND PAINT WHITE	17/05/2022	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>
22/00748/DCH	11/04/2022	Richards	HSE	64 TIMOTHY REES CLOSE, DANESCOURT, CARDIFF, CF5 2AU	SINGLE STOREY SIDE AND REAR EXTENSIONS AND TWO STOREY SIDE EXTENSION	17/05/2022	Permission be granted	Householder
22/00746/MNR	12/04/2022	Leek	DOC	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	PARTIAL DISCHARGE OF CONDITION 3 (HISTORIC ENVIRONMENT MITIGATION SCHEME) OF 21/02548/MNR	18/05/2022	Full Discharge of Condition	Discharge of Conditions
21/02772/DCH	01/12/2021	Morgan	HSE	59 HEOL URBAN, DANESCOURT, CARDIFF, CF5 2QP	TWO STOREY SIDE EXTENSION AND REAR DORMER ROOF EXTENSION	19/05/2022	Permission be granted	Householder
22/00245/DCH	28/02/2022	Rogers	HSE	4 MITRE PLACE, LLANDAFF, CARDIFF, CF5 2EQ	REPLACEMENT OF EXISTING TIMBER SASH WINDOWS WITH DOUBLE GLAZED HARDWOOD TIMBER SASH WINDOWS	19/05/2022	Permission be granted	Householder
22/00734/DCH	05/04/2022	Griffiths	HSE	8 BEALE CLOSE, DANESCOURT, CARDIFF, CF5 2RU	DOUBLE STOREY REAR EXTENSION, FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND GROUND FLOOR REAR LEAN-TO EXTENSION	19/05/2022	Permission be granted	Householder

LLANDAFF NORTH

PRAP/22/00010/MNR	04/04/2022	Cornerstone	PAT	LAND TO THE REAR OF THE RAILWAY HOTEL, 132 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FH	THE INSTALLATION OF A 20M ORION STREETPOLE SUPPORTING 6 NO. ANTENNAS, 3NO. RRHS, 2NO. 300MM DISHES, AND ANCILLARY EQUIPMENT THERETO, ALONG WITH 1NO YORK CABINET AND 1 NO SHIRE CABINET AT GROUND LEVEL, ALL TO BE INSIDE A NEW PALISADE FENCE	19/05/2022	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>
LLANISHEN								
22/00474/DCH	23/03/2022	Taylor	HSE	26 MILL ROAD, LISVANE, CARDIFF, CF14 0XB	SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION AND REAR DORMER ROOF EXTENSIONS	19/05/2022	Permission be granted	Householder
22/00595/MJR	17/03/2022	Dwr Cymru Welsh Water	DOC	GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	DISCHARGE OF CONDITION 19 (REFUSE STORAGE) OF 20/02175/MJR	18/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00760/DCH	07/04/2022	Russell	HSE	66 LLANON ROAD, LLANISHEN, CARDIFF, CF14 5AH	REAR SINGLE STOREY EXTENSION	17/05/2022	Permission be granted	Householder
LLANRUMNEY								
22/00281/DCH	25/02/2022	Rouf	HSE	29 BROWNING CLOSE, LLANRUMNEY, CARDIFF, CF3 5NJ	DEMOLITION OF EXISTING PORCH AND GARAGE, CONSTRUCTION OF NEW PORCH, SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSION WITH INTEGRAL GARAGE AND REAR DORMER ROOF EXTENSION	19/05/2022	Planning Permission be refused	Householder
22/00644/DCH	29/03/2022	NEWTON	CLD	154 RIDGEWAY ROAD, LLANRUMNEY, CARDIFF, CF3 4AF	SINGLE STOREY REAR EXTENSION	19/05/2022	Permission be granted	Other Consent Types
PENTWYN								
22/00657/MNR	25/03/2022	Cardiff City Council	FUL	ST TEILOS HIGH SCHOOL, CIRCLE WAY EAST, PENTWYN, CARDIFF, CF23 9PD	THE ADDITION OF A SINGLE-STOREY, THREE-CLASSROOM BLOCK	17/05/2022	Permission be granted	General Regulations
PENYLAN								

<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>
22/00991/DCH	16/05/2022	James King Architects	NMH	59 HAMPTON COURT ROAD, PENYLAN, CARDIFF, CF23 9DH	REDUCE FIRST FLOOR EXTENSION AS SHOWN TO SIDE OF DWELLING AND OMIT COVERED STORAGE AREA BELOW - PREVIOUSLY APPROVED UNDER 21/01388/DCH	17/05/2022	Permission be granted	Non Material Householder
22/00147/MJR	24/01/2022	Jehu Group	DOC	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF	DISCHARGE OF CONDITIONS 18 (SOUND INSULATION SCHEME) AND 19 (PLANT NOISE) OF 20/01255/MJR	17/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00490/DCH	25/03/2022	Guy	HSE	9 LONSDALE ROAD, PENYLAN, CARDIFF, CF23 9JF	SINGLE STOREY REAR EXTENSION	19/05/2022	Permission be granted	Householder
22/00468/DCH	03/03/2022	Swan	HSE	3 SOUTHCOURT ROAD, PENYLAN, CARDIFF, CF23 9DA	SINGLE STOREY REAR EXTENSION AND REFURBISHMENT OF EXISTING DETACHED GARAGE	19/05/2022	Permission be granted	Householder
21/02677/DCH	03/12/2021	GUNDY	HSE	29 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SA	DOUBLE AND SINGLE STOREY SIDE EXTENSION & ALTERATION OF EXISTING REAR ROOF ON GROUND FLOOR REAR EXTENSION, AND CONSEQUENT ALTERATION OF REAR DROPPED CURB TO IMPROVE OFF ROAD PARKING AND ALLOW FOR CARS TO REVERSE ONTO REAR LAND AT 29 CYNCOED ROAD	20/05/2022	Permission be granted	Householder

PLASNEWYDD

<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>
22/00007/MNR	24/02/2022	Greene	FUL	135 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RN	ALTERATIONS TO CONVERT EXISTING DWELLING HOUSE INTO 2NO FLATS INCLUDING GROUND FLOOR SIDE EXTENSION TO REAR ANNEXE AND INSERTION OF ROOF LIGHTS	18/05/2022	Permission be granted	Minor - Dwellings (C3)

PONTPRENAU/OLD ST MELLONS

22/00202/MNR	03/02/2022	James	REN	LAND ADJACENT TO CHURCH FARM, CHURCH ROAD, OLD ST MELLONS, CARDIFF, CF3 6YA	RENEWAL OF 17/02725/MNR FOR OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF TWO 4 BEDROOM DWELLINGS AND DEMOLITION OF EXISTING STORAGE BUILDING	19/05/2022	Permission be granted	Renewals and Variation of Conditions
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RADYR

22/00341/DCH	22/02/2022	Barrett	HSE	2 WILLOW TREE CLOSE, RADYR, CARDIFF, CF15 8RR	DOUBLE STOREY SIDE ANNEX EXTENSION	19/05/2022	Permission be granted	Householder
22/00561/DCH	15/03/2022	Forbes	CLD	17 THE GREEN, RADYR, CARDIFF, CF15 8BR	EXCAVATE AND CONSTRUCT A SMALL SWIMMING POOL IN THE REAR GARDEN	19/05/2022	Permission be granted	Other Consent Types
22/00565/DCH	06/04/2022	Sakkas	HSE	21 MAES Y FIOLED, MORGANSTOWN, CARDIFF, CF15 8EZ	SINGLE STOREY FRONT EXTENSION WITH GARAGE CONVERSION	19/05/2022	Permission be granted	Householder

RHIWBINA

22/00387/DCH	25/02/2022	Gravell	HSE	7 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PA	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	20/05/2022	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>
LBC/22/00006/DCH17/03/2022		REES	LBC	51 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EJ	REPLACEMENT OF 2NO. GROUND FLOOR WINDOWS TO SIDE ELEVATION	19/05/2022	Permission be granted	Listed Buildings
22/00244/DCH	17/03/2022	REES	HSE	51 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EJ	REPLACEMENT OF 2NO. GROUND FLOOR WINDOWS TO SIDE ELEVATION	19/05/2022	Permission be granted	Householder
22/00523/DCH	01/04/2022	Lawrence	HSE	3 HEOL-YR-EFAIL, RHIWBINA, CARDIFF, CF14 4SR	REAR SINGLE STOREY EXTENSION AND GARDEN ROOM	17/05/2022	Permission be granted	Householder
22/00638/DCH	23/03/2022	Davies	HSE	19 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PA	SINGLE STOREY EXTENSION AT REAR AND SIDE	17/05/2022	Permission be granted	Householder

RIVERSIDE

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00407/MJR	24/02/2022	Cotter	NMA	37-39A CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9XF	AMENDMENT TO SITE LAYOUT AND BLOCK A, B AND C FLOORPLANS AND ELEVATIONS PREVIOUSLY APPROVED UNDER 19/01956/MJR TO: ADD SUBSTATION AS A RESULT OF THE APPROVAL OF AN ELECTRICITY SUBSTATION UNDER PLANNING PERMISSION REF 21/01440/MNR AMEND GARDEN PATH/ ACCESS GATE TO TOWNHOUSE 3, DUE TO THE EMERGENCE OF A TELECOMS CABINET IN THE ORIGINAL LOCATION RE-POSITION OFFICE BIN STORE TO BEHIND BOUNDARY WALL REDUCE SIZE OF BLOCK B STAIR/LIFT CORE REMOVE DORMER PROTRUSION ABOVE LIFT SHAFT ON BLOCK A CHANGE TO ACCOMMODATION - REMOVE FLAT B10 TO CREATE A PENTHOUSE IN B07 IN BLOCK B, AND AMEND FLAT C11 FROM A 2 BED FLAT TO A 3 BED FLAT AMEND THE NUMBER AND POSITION OF ROOFLIGHTS ADD AUTOMATIC OPENING VENT (AOV) ABOVE THE COMMUNAL STAIR TO BLOCK C	16/05/2022	Permission be granted	Non Material Amendment
22/00775/DCH	12/04/2022	WILLIAMS	HSE	87 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JW	SINGLE STOREY REAR EXTENSION	17/05/2022	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>
22/00275/DCH	08/03/2022	BRACE	HSE	7 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JT	SINGLE STOREY REAR EXTENSION	19/05/2022	Permission be granted	Householder
22/00756/DCH	06/04/2022	Jones	HSE	30 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EN	GROUND FLOOR REAR INFILL EXTENSION & LOFT CONVERSION WITH REAR DORMER & CONSERVATION ROOF WINDOWS AT THE REAR	19/05/2022	Permission be granted	Householder

RUMNEY

22/00525/DCH	16/03/2022	Diaz	HSE	41 HARLECH ROAD, RUMNEY, CARDIFF, CF3 3HT	TWO DORMERS IN FRONT ELEVATION	19/05/2022	Planning Permission be refused	Householder
22/00607/DCH	25/03/2022	Bowgen-Nicholas	CLD	33 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JJ	SINGLE STOREY SIDE EXTENSION AND REAR PERGOLA WITH ASSOCIATED ALTERATIONS	19/05/2022	Permission be granted	Other Consent Types
22/00580/DCH	21/03/2022	Tanasescu	HSE	18 CASTLE RISE, RUMNEY, CARDIFF, CF3 4BA	TWO STOREY SIDE EXTENSION AND LOFT CONVERSION WITH REAR DORMER	16/05/2022	Permission be granted	Householder
22/00656/MNR	25/03/2022	Cardiff City Council	FUL	ST ILLTYDS HIGH SCHOOL, NEWPORT ROAD, RUMNEY, CARDIFF, CF3 1XQ	THE ADDITION OF A TWO-CLASSROOM TEMPORARY BLOCK TO AN EXISTING SCHOOL SITE	17/05/2022	Permission be granted	General Regulations

SPLOTT

A/22/00026/MNR	26/04/2022	CONWAY-HUGHES	ADV	PIRATE STUDIOS, TAGOMAGO BUSINESS PARK, DOWLAI ROAD, SPLOTT, CARDIFF, CF24 5LQ	NEW SIGNAGE	17/05/2022	Permission be granted	Advertisements
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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>
22/00670/DCH	12/04/2022	HURLEY	HSE	13 TAYMUIR ROAD, TREMORFA, CARDIFF, CF24 2QL	GROUND FLOOR REAR EXTENSION	17/05/2022	Permission be granted	Householder

WHITCHURCH/TONGWYNLAIS

22/00898/MNR	04/05/2022	Morris	NMA	UNIT 5, GREENMEADOW SPRINGS BUSINESS PARK, VILLAGE WAY, TONGWYNLAIS, CARDIFF, CF15 7NE	CHANGING ROOF MOUNTED PVS TO INLINE PV SYSTEM, ALTERATION TO PROPOSED CANOPY SERVING THE NEW DOUBLE ENTRANCE DOORS, AND SLIGHT RELOCATION OF ONE STEEL COLUMN AS A RESULT OF THE STRUCTURAL ENGINEERS DESIGN - PREVIOUSLY APPROVED UNDER 21/02415/MNR	19/05/2022	Permission be granted	Non Material Amendment
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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 23/05/2022 and 27/05/2022

<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								
21/02938/MJR	17/12/2021	Interstrand Ltd	DOC	PROPOSED DEVELOPMENT SITE, AGATE STREET, ADAMSDOWN, CARDIFF, CF24 1PF	DISCHARGE OF CONDITION 10 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 21/01595/MJR	23/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00513/MNR	09/03/2022	George	FUL	180 NEWPORT ROAD, ROATH, CARDIFF, CF24 1DL	CONVERSION OF BASEMENT AND FIRST/SECOND FLOORS TO FOUR SELF CONTAINED FLATS	24/05/2022	Permission be granted	Minor - Dwellings (C3)
22/00732/MJR	05/04/2022	Interstrand Ltd	DOC	PROPOSED DEVELOPMENT SITE, AGATE STREET, ADAMSDOWN, CARDIFF, CF24 1PF	PARTIAL DISCHARGE OF CONDITION 4 (ARCHITECTURAL DETAILING) OF 21/01595/MJR	25/05/2022	Full Discharge of Condition	Discharge of Conditions
BUTETOWN								
20/00310/MJR	10/02/2020	Morgan Sindall	DOC	HMS CAMBRIA (CARDIFF BAY), CARGO ROAD, CARDIFF BAY, CARDIFF, CF10 4LY	DISCHARGE OF CONDITION 10 (VERIFICATION REPORT OF REMEDIATION SCHEME) OF 18/00792/MJR	25/05/2022	Full Discharge of Condition	Discharge of Conditions
22/00066/MJR	14/01/2022	Urban Centric	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITIONS 16, 18 AND 19 (NOISE) OF 19/01930/MJR	23/05/2022	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>
22/00299/MJR	14/02/2022	Urban Centric	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITION 3 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 19/01930/MJR	23/05/2022	Full Discharge of Condition	Discharge of Conditions

22/00410/MJR	24/02/2022	Urban Centric (Cardiff) Ltd	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITIONS 25 (GAS PROTECTION MEASURES) AND 26 (CONTAMINATED LAND MEASURES - ASSESSMENT) OF 19/01930/MJR	23/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
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CATHAYS

22/00882/MNR	28/04/2022	Franco Manca 2 Ltd	FUL	11-12 CHURCH STREET, CITY CENTRE, CARDIFF, CF10 1BG	INSTALLATION OF RESTAURANT PLANT	24/05/2022	Permission be granted	Other Consent Types
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GRANGETOWN

22/00777/MNR	22/04/2022	Imperial Services Ltd	FUL	3 CLIVE STREET, GRANGETOWN, CF11 7HJ	CHANGE OF USE OF GROUND FLOOR FRONT ROOM FROM SHOP TO RESIDENTIAL TO FORM PART OF GROUND FLOOR FLAT	24/05/2022	Permission be granted	Minor - Dwellings (C3)
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HEATH

22/00685/DCH	04/04/2022	MITCHELL	HSE	78 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UJ	CONVERSION OF EXISTING GARAGE INTO HABITABLE ANNEX LIVING SPACE WITH ASSOCIATED WORKS	24/05/2022	Permission be granted	Householder
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LLANDAFF NORTH

<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>
22/01043/DCH	17/05/2022	Sheahan	NMH	36 CLARBESTON ROAD, LLANDAFF NORTH, CARDIFF, CF14 2LN	AMEND EXTERNAL FINISHES AND ADD A WINDOW TO UTILITY ROOM - PREVIOUSLY APPROVED UNDER 21/02144/DCH	24/05/2022	Permission be granted	Non Material Householder

PENTWYN

21/02708/MJR	18/11/2021	Willis Construction	DOC	FORMER MORRISONS, 113 BRYNHEULOG, PENTWYN, CARDIFF, CF23 7JD	DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 7 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 9 (PILING/FOUNDATION DESIGNS) AND 10 (FOUL WATER DRAINAGE SCHEME) OF 21/00321/MJR	23/05/2022	Full Discharge of Condition	Discharge of Conditions
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PLASNEWYDD

22/00469/MNR	03/03/2022	Parish	FUL	43 PARTRIDGE LANE, ROATH, CARDIFF, CF24 3QN	CONVERSION OF FIRST FLOOR OFFICE STUDIO/OFFICE SPACE INTO A ONE BEDROOM FLAT	27/05/2022	Withdrawn by Applicant	Minor - Dwellings (C3)
22/00470/MNR	03/03/2022	Parish	FUL	45 PARTRIDGE LANE, ROATH, CARDIFF, CF24 3QN	CONVERSION OF FIRST FLOOR OFFICE STUDIO/OFFICE SPACE INTO A ONE BEDROOM FLAT	27/05/2022	Withdrawn by Applicant	Minor - Dwellings (C3)

RADYR

21/02191/MJR	08/09/2021	Amey Infrastructure Wales	DOC	LAND EITHER SIDE OF RADYR TO PONTYPRIDD RAILWAY LINE AT GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN, CARDIFF, CF15 8LB	DISCHARGE OF CONDITIONS 4 (GREEN INFRASTRUCTURE: MITIGATION STRATEGY - GIMS), 6 (TREE PROTECTION) AND 7 (LANDSCAPING SCHEME) OF 21/00235/MJR	23/05/2022	Partial Discharge of Condition (s)	Discharge of Conditions
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RHIWBINA

22/00704/DCH	04/04/2022	HENDERSON	HSE	28 HEOL FFYNNON WEN, PANTMAWR, CARDIFF, CF14 7TP	REMOVAL OF EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY REAR EXTENSION, REMOVE AND REPLACE FRONT PORCH, AND LOFT CONVERSION WITH REAR DORMER	24/05/2022	Permission be granted	Householder
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TROWBRIDGE

21/02882/MJR	14/12/2021	Cardiff Council and Wates Residential	DOC	LAND AT BROOKFIELD DRIVE, ST MELLONS, CARDIFF	PARTIAL DISCHARGE OF CONDITIONS 4 (IMPORTED SOIL), 5 (IMPORTED AGGREGATE) AND 6 (SITE WON MATERIAL) AND FULL DISCHARGE OF CONDITIONS 8 (BIODIVERSITY ENHANCEMENT), 10 (FOUL WATER DRAINAGE SCHEME), 11 (CONSTRUCTION METHOD STATEMENT), 14 (MATERIALS), 15 (BRICK WALL AROUND FRONT CYCLE AND BIN STORE), 17 (CYCLE STORE), 20 (SOFT LANDSCAPING) AND 23 (CYCLE PARKING DETAILS) OF 20/01306/MJR	23/05/2022	Full Discharge of Condition	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>
21/02995/MJR	21/12/2021	Cardiff Council and Wates Residential	DOC	LAND AT BROOKFIELD DRIVE, ST MELLONS, CARDIFF	DISCHARGE OF CONDITIONS 16 (BALCONIES), 18 (ARBORICULTURAL METHOD STATEMENT), 22 (ENCLOSURE DETAILS), 24 (CAR PARKING LAYOUT PLAN), 25 (ACCESS ROAD JUNCTION DETAILS) AND 26 (INTERNAL ROADS AND FOOTPATHS) OF 20/01306/MJR	23/05/2022	Full Discharge of Condition	General Regulations
22/00647/DCH	29/03/2022	Fouracre	HSE	14 HAZELWOOD DRIVE, ST MELLONS, CARDIFF, CF3 0BS	DEMOLITION OF EXISTING REAR CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION, AND NEW FRONT PORCH	23/05/2022	Permission be granted	Householder
21/02944/MJR	15/12/2021	Cardiff Council and Wates Residential	NMA	LAND AT BROOKFIELD DRIVE, ST MELLONS, CARDIFF	REWORDING OF CONDITION 2 (SCHEDULE OF APPROVED PLANS) AND CONDITION 26 (INTERNAL ROADS AND FOOTPATHS) TO ALLOW SUBSTITUTION OF REVISED PLANS AND THE REMOVAL OF CONDITION 9 (DRAINAGE DETAILS) AND 17 (CYCLE STORE) OF PLANNING CONSENT 20/01306/MJR	24/05/2022	Permission be granted	General Regulations

<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>
21/00156/MJR	20/01/2021	Newport City Council	RFO	LAND SOUTH OF HEOL LAS STABLES GREEN LANE PETERSTONE WENTLOOGE CARDIFF SOUTH WALES	REQUEST FOR OBSERVATIONS IN RESPECT OF: INSTALLATION OF KERBING,FENCING AND ROAD MARKINGS ASSOCIATED WITH A NEW PERMANENT ACCESS ROAD AND JUNCTION TO THE SOUTH OF THE GREEN LANE OVERBRIDGE, HEOL LAS, TO PROVIDE A NEW RAILWAY MAINTENANCE ACCESS ROAD ACROSS THE GREEN LANE REEN FROM HEOL LAS TO THE PROPOSED CARDIFF PARKWAY STATION PLUS THE INSTALLATION OF AN EARTHWORK STRUCTURE TIE-IN ASSOCIATED WITH A NEW PENSTOCK WITHIN THE GREEN LANE REEN TO CONTROL WATER FLOWS	26/05/2022	Raise Objections	Other Consent Types
21/00158/MJR	21/01/2021	Newport City Council	RFO	LAND SOUTH OF HEOL LAS STABLES GREEN LANE PETERSTONE WENTLOOGE CARDIFF SOUTH WALES	REQUEST FOR OBSERVATIONS IN RESPECT OF: INSTALLATION OF A NEW BRIDGE TO CARRY PUBLIC RIGHT OF WAY ST MELLONS NO.4A, AT THE JUNCTION WITH HEOL LAS AND ST MELLONS ROAD AND TO FACILITATE A NEW ACTIVE TRAVEL ROUTE ACROSS THE WIDENED GREEN LANE REEN FROM HEOL LAS INTO THE PROPOSED CARDIFF HENDRE LAKES DEVELOPMENT	26/05/2022	Raise No Objection	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00979/DCH	09/05/2022	Beckham	NMH	116 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JX	SLIGHT REDUCTION IN SIZE OF EXTENSION TO SIDE ELEVATION WHERE PROPOSED UTILITY ROOM/ BATHROOM ARE LOCATED; ANGLE OF SIDE ELEVATION CHANGED FROM PARALLEL WITH ANGLED BOUNDARY WALL TO PARALLEL WITH EXISTING SIDE ELEVATION - PREVIOUSLY APPROVED UNDER 21/02748/DCH	24/05/2022	Permission be granted	Non Material Householder

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 30/05/2022 and 03/06/2022

<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								
22/01030/MJR	16/05/2022	Willis Construction Ltd	DOC	THE WHARF, MANAGERS FLAT AND BOATSHED, 121 SCHOONER WAY, ATLANTIC WHARF, CARDIFF, CF10 4EU	PARTIAL DISCHARGE OF CONDITION 22 (REMEDIATION AND VERIFICATION) OF 16/00660/MJR IN RELATION TO BLOCKS CD OF THE DEVELOPMENT	01/06/2022	Partial Discharge of Condition (s)	Discharge of Conditions
CAERAU								
22/00338/MNR	23/02/2022	Harrington	DOC	PART OF LAND AT 4 DYFRIG CLOSE, CAERAU, CARDIFF, CF5 5AE	DISCHARGE OF CONDITIONS 6 (EXTERNAL FINISHING MATERIALS) AND 7 (BOUNDARY TREATMENT) OF 17/00427/MNR	01/06/2022	Full Discharge of Condition	Discharge of Conditions
CANTON								
22/00790/DCH	14/04/2022	Roberts	HSE	184 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1JT	PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	01/06/2022	Permission be granted	Householder
22/00895/DCH	25/04/2022	Prosser	HSE	172 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1JT	SINGLE STOREY REAR EXTENSION	31/05/2022	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>
22/00904/MJR	27/04/2022	Ely Mill Development Company	NMA	PHASES D AND E, FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	INTRODUCTION OF JULIET BALCONIES, REVISIONS TO FLOOR TO CEILING HEIGHTS AND OVERALL DECREASE IN HEIGHT AT FOURTH FLOOR OF CIRCA 40MM, EXTENSION OF ENCLOSURE OVER LIFT SHAFT AND CENTRAL CORE, INTRODUCTION OF EQUITONE TECTIVA CLADDING - PREVIOUSLY APPROVED UNDER 19/03206/MJR	01/06/2022	Permission be granted	Non Material Amendment
22/00838/DCH	19/04/2022	Mehmood	HSE	4 LECKWITH MEWS, CANTON, CARDIFF, CF11 8H	SINGLE-STOREY EXTENSION TO REAR	01/06/2022	Permission be granted	Householder
22/00810/DCH	20/04/2022	Evans	HSE	13 EGHAM STREET, CARDIFF, CF5 1FQ	CANTON SINGLE STOREY SIDE EXTENSION AND ASSOCIATED WORKS	01/06/2022	Permission be granted	Householder
CATHAYS								
22/00832/DCH	21/04/2022	BUCKINGHAM	CLD	24 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BN	GROUND FLOOR REAR EXTENSION AND REAR DORMER LOFT CONVERSION	01/06/2022	Permission be granted	Other Consent Types
22/00842/MNR	21/04/2022	Spiteri	FUL	19A CAROLINE STREET, CITY CENTRE, CARDIFF, CF10 1FG	CONVERSION OF ROOF SPACE WITH REAR DORMER ROOF EXTENSION AND RECONFIGURATION OF FIRST FLOOR TO EXTEND FLAT IDENTIFIED AS FLAT B	31/05/2022	Permission be granted	Other Consent Types
A/22/00030/MNR	10/05/2022	Gold Diamond D Cardiff 2005 Ltd	ADV	CARDIFF MARRIOTT HOTEL, MILL LANE, CITY CENTRE, CARDIFF, CF10 1EZ	NEW SIGNAGE	31/05/2022	Permission be granted	Advertisements

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A/22/00033/MNR	10/05/2022	Vision Express	ADV	22 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	NEW SIGNAGE	31/05/2022	Permission be granted	Advertisements
21/02277/MNR	21/09/2021	Edwards	DOC	THE COURTYARD, CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4EL	DISCHARGE OF CONDITIONS 4 (REFUSE STORAGE), 6 (CYCLE PARKING) AND 8 (PARKING AND TRAFFIC MANAGEMENT PLAN) OF 20/02156/MNR	31/05/2022	Full Discharge of Condition	Discharge of Conditions

CREIGAU/ST FAGANS

22/00530/DCH	24/03/2022	Evans	CLD	LLYSWEN, 37 CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	INCREASE IN HEIGHT OF THE EAVES OF EXISTING EXTENSION ROOF	30/05/2022	Permission be granted	Other Consent Types
22/00532/DCH	30/03/2022	Thorpe	CLD	12 TREM Y COED, ST FAGANS, CARDIFF, CF5 6FB	SINGLE STOREY EXTENSION (ORANGERY) TO REAR OF RESIDENTIAL PROPERTY TO REPLACE A CONSERVATORY OF SAME DIMENSIONS	30/05/2022	Permission be granted	Other Consent Types

CYNCOED

22/00689/DCH	30/03/2022	Seddon	HSE	160 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NQ	SINGLE STOREY REAR EXTENSION	30/05/2022	Permission be granted	Householder
22/00636/DCH	12/04/2022	Brown	CLD	29 HEOL ESGYN, CYNCOED, CARDIFF, CF23 6JT	SINGLE STOREY SIDE/REAR EXTENSION	30/05/2022	Permission be granted	Other Consent Types
22/00449/DCH	09/03/2022	AHMED	HSE	69 BEATTY AVENUE, ROATH PARK, CARDIFF, CF23 5QS	SINGLE STOREY SIDE/REAR EXTENSION	01/06/2022	Permission be granted	Householder

ELY

22/00318/MNR	01/04/2022	Melvin	FUL	80 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5BT	CONVERSION OF DWELLING INTO 2NO. FLATS	31/05/2022	Permission be granted	Minor - Dwellings (C3)
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FAIRWATER								
22/00815/DCH	20/04/2022	Jones	CLD	227 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3DL	REMOVE EXISTING CONSERVATORY. CONSTRUCT SINGLE STOREY KITCHEN / DINING ROOM EXTENSION	31/05/2022	Permission be granted	Other Consent Types
22/00699/DCH	05/04/2022	Poole	HSE	50 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3BZ	SINGLE STOREY SIDE EXTENSION AND RELOCATION OF FRONT ENTRANCE DOOR FORWARD TO FRONT ELEVATION WALL	31/05/2022	Permission be granted	Householder
22/00534/DCH	16/03/2022	Saunders	HSE	154 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3EF	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	31/05/2022	Permission be granted	Householder
22/00654/DCH	30/03/2022	Jones	CLD	45 FAIRWAYS CRESCENT, FAIRWATER, CARDIFF, CF5 3DZ	DEMOLITION OF EXISTING EXTENSION, CONSERVATORY AND EXTERNAL WC AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION	30/05/2022	Permission be granted	Other Consent Types
GRANGETOWN								
22/00375/MNR	21/02/2022	Tramshed Tech	FUL	TRAMSHED, PENDYRIS STREET, GRANGETOWN, CARDIFF, CF11 6QP	REPLACE EXISTING GALVANISED PALISADE FENCING, AMEND GATE FOR VEHICULAR ACCESS AND ADD PEDESTRIAN ACCESS TO REAR YARD	30/05/2022	Permission be granted	Other Consent Types
LBC/22/00012/MNR	21/02/2022	Tramshed Tech	LBC	TRAMSHED, PENDYRIS STREET, GRANGETOWN, CARDIFF, CF11 6QP	REPLACE EXISTING GALVANISED PALISADE FENCING, AMEND GATE FOR VEHICULAR ACCESS AND ADD PEDESTRIAN ACCESS TO REAR YARD	30/05/2022	Permission be granted	Listed Buildings

HEATH

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22/00722/DCH	04/04/2022	Morrey	CLD	31 PANTBACH ROAD, BIRCHGROVE, CARDIFF, CF14 1TW	SINGLE STOREY REAR EXTENSION AND ASSOCIATED WORKS	30/05/2022	Permission be granted	Other Consent Types
22/00676/DCH	04/04/2022	ADENWALLA	VAR	5 HEOL IFOR, HEATH, CARDIFF, CF14 1SZ	VARIATION OF CONDITION 2 OF 20/00290/DCH TO ALTER APPROVED PLANS	30/05/2022	Permission be granted	Renewals and Variation of Conditions
22/00831/DCH	20/04/2022	George	NMH	1 HEATH PARK LANE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AL	INCREASE EXTENSION FOOTPRINT TO ALIGN PROPOSED REAR WALL TO MATCH EXISTING AND SLIGHTLY DECREASE KITCHEN WINDOW - PREVIOUSLY APPROVED UNDER 21/01863/DCH	30/05/2022	Permission be granted	Non Material Householder
22/00718/DCH	12/04/2022	MURRELL	CLD	14 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JP	GROUND FLOOR REAR EXTENSION AND HIP TO GABLE ROOF EXTENSION WITH REAR DORMER LOFT CONVERSION	30/05/2022	Permission be granted	Other Consent Types
22/00751/DCH	12/04/2022	Gibson	CLD	26 PANTBACH ROAD, BIRCHGROVE, CARDIFF, CF14 1UA	REAR DORMER WITH LOFT CONVERSION	30/05/2022	Permission be granted	Other Consent Types
22/00512/DCH	11/03/2022	Watson	HSE	59 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RG	ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION, REMOVAL OF A CHIMNEY AND EXTERNAL ALTERATIONS	31/05/2022	Permission be granted	Householder
LISVANE								
22/00723/MNR	08/04/2022	REDROW HOMES LTD	FUL	PLOT 546, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, CARDIFF, CF14 0SX	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	31/05/2022	Permission be granted	Minor - Dwellings (C3)

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22/00769/DCH	08/04/2022	Kemble	NMH	DILLONS, CEFN MABLY ROAD, LISVANE, CARDIFF, CF14 0SP	ADDITIONAL DEMOLITION AND RECONSTRUCTION OF THE HOUSE IS REQUIRED THAN DESCRIBED IN THE ORIGINAL PERMISSION. THE FRONT PORTION OF THE PROPERTY (NOT THE POOL BUILDING WHICH WILL REMAIN) WILL BE TAKEN DOWN TO STRUCTURAL SLAB LEVEL AND THEN REBUILT IN ACCORDANCE WITH THE ORIGINAL PLANNING PERMISSION TO THE SAME DIMENSIONS AND OPENING POSITION AS THE ORIGINAL APPLICATION- PREVIOUSLY APPROVED UNDER 21/02668/DCH	31/05/2022	Permission be granted	Non Material Householder

22/00978/DCH	19/05/2022	Jones	DOC	2 STONE COURT, CEFN MABLY ROAD, LISVANE, CARDIFF, CF14 0SP	DISCHARGE OF CONDITION 10 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) OF 20/01961/DCH	31/05/2022	Full Discharge of Condition	Discharge of Conditions
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LLANDAFF

22/00287/DCH	15/02/2022	MATTHEWS	HSE	31 RIVERSDALE, LLANDAFF, CARDIFF, CF5 2QL	PROPOSED SINGLE STOREY REAR & SIDE EXTENSIONS	31/05/2022	Permission be granted	Householder
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21/01359/MJR	07/06/2021	Cardiff Council Housing Development	FUL	LAND AT FORMER WASTE TRANSFER CENTRE, WAUN GRON PARK ,LLANDAFF, CARDIFF	MIXED USE HOUSING DEVELOPMENT COMPRISING 44NO. 1 AND 2 BEDROOM APARTMENTS, OFFICE AND COMMERCIAL SPACES, ALONG WITH THE PROVISION OF A NEW HIGHWAY TO ACCOMMODATE A BUS INTERCHANGE, IMPROVED CYCLE AND PEDESTRIAN ACCESS AND ASSOCIATED WORKS	31/05/2022	Permission be granted	General Regulations

LLANDAFF NORTH

22/00380/MNR	21/03/2022	Singh	FUL	133 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FE	REAR DORMER ROOF EXTENSIONS, NEW FRONT ENTRANCE AND CONVERSION OF FIRST AND SECOND FLOORS TO FORM 2 FLATS	31/05/2022	Permission be granted	Minor - Dwellings (C3)
PRAP/22/00023/MNR	06/05/2022	Amey	PRAP	RAILWAY BRIDGE, COLLEGE ROAD, LLANDAFF NORTH, CARDIFF	FOOTBRIDGE PARAPET EXTENSIONS	31/05/2022	Prior Approval be granted	Other Consent Types
PRAP/22/00024/MNR	06/05/2022	Amey	PRAP	RAILWAY BRIDGE, COLLEGE ROAD, LLANDAFF NORTH, CARDIFF	OVERBRIDGE PARAPET EXTENSIONS	31/05/2022	Prior Approval be granted	Other Consent Types
22/00180/DCH	28/04/2022	Coleman	CLD	1 WHITEFIELD ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JG	SINGLE STOREY SIDE EXTENSION	01/06/2022	Permission be granted	Other Consent Types
22/00827/DCH	25/04/2022	goodwin	CLD	18 TY-MAWR ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FN	REAR SINGLE STOREY SIDE RETURN EXTENSION	01/06/2022	Permission be granted	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>
A/22/00032/MNR	10/05/2022	Clear Channel UK	ADV	BUS SHELTER ADJACENT TO INSTALLATION OF A LLANISHEN LEISURE CENTRE, TY GLAS AVENUE, LLANISHEN	DOUBLE SIDED ADVERTISING UNIT FULLY INTEGRATED INTO A BUS SHELTER	01/06/2022	Permission be granted	Advertisements
22/00579/MNR	21/03/2022	Melia	FUL	15A STATION ROAD, LLANISHEN, CARDIFF, CF14 5LS	CHANGE OF USE OF FIRST FLOOR FROM VACANT OFFICES TO RESIDENTIAL FLAT	01/06/2022	Permission be granted	Minor - Dwellings (C3)
22/00792/DCH	14/04/2022	Proctor	CLD	11 THE RISE, LLANISHEN, CARDIFF, CF14 0RA	BUILDING WORKS ASSOCIATED WITH A LOFT CONVERSION	30/05/2022	Permission be granted	Other Consent Types
22/00639/DCH	01/04/2022	Warren	CLD	13 CLOS-Y-WIWER, THORNHILL, CARDIFF, CF14 9ET	SINGLE STOREY SIDE EXTENSION	31/05/2022	Planning Permission be refused	Other Consent Types
22/00496/DCH	07/03/2022	Aldridge	HSE	63 MAYFLOWER AVENUE, LLANISHEN, CARDIFF, CF14 5HR	TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND REAR DORMER	30/05/2022	Planning Permission be refused	Householder

LLANRUMNEY

22/01024/MJR	17/05/2022	Cardiff Council; Wates Residential	DOC	FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD, LLANRUMNEY, CARDIFF, CF34 4YW	PARTIAL DISCHARGE OF CONDITION 10 (IMPORTED AGGREGATES OF 18/02594/MJR)	30/05/2022	Partial Discharge of Condition (s)	General Regulations
22/00712/DCH	12/04/2022	WEBBER	CLD	193 BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF35 5PA	REAR DORMER LOFT CONVERSION	30/05/2022	Permission be granted	Other Consent Types

PENTWYN

22/00750/DCH	13/04/2022	Johnson	CLD	29 AEL-Y-BRYN, LLANEDEYRN, CARDIFF, CF23 9LG	REAR DORMER WITH ATTIC CONVERSION	30/05/2022	Permission be granted	Other Consent Types
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PENYLAN

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22/00806/DCH	19/04/2022	Bauer	HSE	117 BRANDRETH ROAD, PENYLAN, CARDIFF, CF23 5LD	SINGLE STOREY SIDE EXTENSION, GABLE END ROOF EXTENSION RAISING RIDGE HEIGHT AND ASSOCIATED WORKS	01/06/2022	Permission be granted	Householder
RIVERSIDE								
22/00754/DCH	11/04/2022	Peretto	HSE	82 WYNDHAM CRESCENT, PONTCANNA, CARDIFF, CF11 9EF	GROUND FLOOR REAR/SIDE EXTENSION AND BIKE STORE TO FRONT	31/05/2022	Permission be granted	Householder
RUMNEY								
22/00736/DCH	05/04/2022	Sweetland	CLD	5 MONKSTONE RISE, RUMNEY, CARDIFF, CF3 3LW	SINGLE STORY SIDE EXTENSION	30/05/2022	Permission be granted	Other Consent Types
SPLOTT								
22/00195/DCH	03/02/2022	Roberts	HSE	95 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2BX	SINGLE STOREY REAR EXTENSION	31/05/2022	Permission be granted	Householder
WHITCHURCH/TONGWYNLAIS								
22/00014/MNR	10/01/2022	Gallaccio	FUL	44 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	GROUND FLOOR REAR EXTENSION AND ASSOCIATED ALTERATIONS	31/05/2022	Permission be granted	Minor - Retail (A1-A3)
22/00789/DCH	13/04/2022	Evans	HSE	30 MAES GLAS, WHITCHURCH, CARDIFF, CF14 1NW	DOUBLE STOREY SIDE EXTENSION WITH A SINGLE STOREY REAR EXTENSION, REAR ROOF DORMER AND ASSOCIATED WORKS	31/05/2022	Permission be granted	Householder
22/00805/DCH	13/04/2022	Britton	CLD	6 FORELAND ROAD, WHITCHURCH, CARDIFF, CF14 7AR	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER EXTENSION	30/05/2022	Permission be granted	Other Consent Types

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