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## AGENDA

<b>Pwyllgor</b>	PWYLLGOR CYNLLUNIO
<b>Dyddiad ac amser y cyfarfod</b>	DYDD IAU, 8 MEDI 2022, 1.30 PM
<b>Lleoliad</b>	YB 4, NEUADDY SIR – CYFARFOD AML-LEOLIAD
<b>Aelodaeth</b>	Cynghorydd Stubbs (Cadeirydd) Cynghorwyr Humphreys, Ahmed, Hunt, Jones, Joyce, Naughton, Reid-Jones, Robson, Sattar a/ac Wong

### 1 Ymddiheuriadau am Absenoldeb

### 2 Datgan Buddiannau

I'w gwneud ar ddechrau'r eitem agenda dan sylw, yn unol â Chod Ymddygiad yr Aelodau.

### 3 Cofnodion

Cymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 10 Awst 2022 yn gofnod cywir.

### 4 Deisebau

Mae deisebau wedi dod i law mewn cysylltiad â'r ceisiadau canlynol yn unol â Rheol 14.2 y Weithdrefn Cyfarfodydd Pwyllgor. Mae'r deisebwyr wedi cael gwybod bod ganddynt hawl i siarad, ac mae'r ymgeiswyr/asiantau wedi cael gwybod bod ganddynt hawl i ateb:

Rhif y cais: 18/00736/MNR, 71 Heol yr Eglwys, Yr Eglwys Newydd

Rhif y cais: 21/02608/MNR, Tir bob ochr i Afon Taf sy'n cynnwys tir i'r de o'r ffordd fynediad bresennol o fewn Parc Hailey a Thir wrth ben troi Dwyreiniol De Braose Close, Ystum Taf

Rhif y cais: 22/00347/MJR, Plasdwr, Radur

Rhif y cais: 22/00927/DCH, 97 Cilgant Romilly, Glan-yr-afon

**5 Ceisiadau Rheoli Datblygu**

**a** 18/00736/MNR, 71 HEOL YR EGLWYS, YR EGLWYS NEWYDD

**b** 21/02608/MNR, TIR BOB OCHR I AFON TAF SY'N CYNWYS TIR I'R DE O'R  
FFORDD FYNEDIAD BRESENNOL O FEWN PARC HAILEY A THIR WRTH  
BEN TROI DWYREINIOL DE BRAOSE CLOSE, YSTUM TAF

**c** 22/00347/MJR, PLASDWR, RADUR, GOGLEDD-ORLLEWIN CAERDYDD

**6 Ceisiadau wedi eu penderfynu gan Bwerau Dirprwyedig - Awst 2022**

**7 Eitemau Brys (os oes rhai)**

**8 Dyddiad y Cyfarfod Nesaf – 6 Hydref 2022**

**Davina Fiore**

**Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol**

Dyddiad: Dydd Gwener, 2 Medi 2022

Cyswllt: Kate Rees, 02920 872427, [krees@caerdydd.gov.uk](mailto:krees@caerdydd.gov.uk)

## **GWE-DARLLEDU**

Caiff y cyfarfod hwn ei ffilmio i'w ddarlluedu'n fyw a/neu yn olynol trwy wefan y Cyngor. Caiff yr holl gyfarfod ei ffilmio, heblaw am eitemau eithriedig neu gyfrinachol, a bydd y ffilm ar gael ar y wefan am 12 mis. Cedwir copi o'r recordiad yn unol â pholisi cadw data'r Cyngor.

Ar ddechrau'r cyfarfod, bydd y Cadeirydd yn cadarnhau a gaiff y cyfarfod cyfan neu ran ohono ei ffilmio. Fel rheol, ni chaiff ardaloedd y cyhoedd eu ffilmio. Fodd bynnag, wrth fynd i'r ystafell gyfarfod a defnyddio'r ardal gyhoeddus, mae aelodau'r cyhoedd yn cydsynio i gael eu ffilmio ac y defnyddir y lluniau a recordiadau sain hynny o bosibl at ddibenion gwe-ddarlluedu a/neu hyfforddi.

Os oes gennych gwestiynau ynghylch gwe-ddarlluedu cyfarfodydd, cysylltwch â'r Gwasanaethau Pwyllgorau ac Aelodau ar 02920 872020 neu e-bost [Gwasanethau Democrataidd](#)

Mae'r dudalen hon yn wag yn fwriadol



PLANNING COMMITTEE

10 AUGUST 2022

Present: Councillor Stubbs(Chairperson)  
Councillors Humphreys, Ahmed, Hunt, Jones, Joyce, Naughton,  
Reid-Jones, Robson, Sattar and Wong

20 : APOLOGIES FOR ABSENCE

No apologies for absence were received for the meeting.

21 : DECLARATIONS OF INTEREST

The following Declarations of Interest were received in accordance with the Members Code of Conduct:

Councillor	Item	Nature of Interest
Cllr Jackie Jones	5a	Personal & Prejudicial – Ward Councillor
Cllr Jackie Jones	5b	Personal & Prejudicial – Ward Councillor
Cllr Jackie Jones	5e	Personal & Prejudicial – Ward Councillor
Cllr Ed Stubbs	5c	Personal & Prejudicial – Expressed view on application
Cllr Irene Humphries	5a	Personal & Prejudicial - sits on the Cardiff & Vale Health Council who support the application
Cllr Irene Humphries	5b	Personal & Prejudicial - sits on the Cardiff & Vale Health Council who support the application
Cllr Dan Naughton	5a	Personal & Prejudicial – previously expressed view
Cllr Dan Naughton	5b	Personal & Prejudicial – previously expressed view

22 : MINUTES

The minutes of the meeting held on the 6 July 2022 were agreed as a correct record, subject to the following amendment to Minute No 14:

Councillor	Item	Nature of Interest
Cllr Dan Naughton	2/00475/MJR – Whitchurch Hospital	Personal & Prejudicial – previously expressed view

23 : PETITIONS

1. 22/00725/MJR, Whitchurch Hospital, Park Road
2. 22/00802/MJR, Land to the North West of the Whitchurch Hospital Playing Fields.
3. 22/00885/MNR, 76 Maindy Road, Cathays
4. 22/00711/MNR, 100 Splott Road, Splott

In relation to the above 1, 2 & 4 the petitioners spoke and the agents responded.

## 24 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the scheduled of development control application 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 1990 or Section 74 of the Planning (Listed Building & Conservation) Act 1990.

### APPLICATIONS GRANTED:

22/00725/MJR – WHITCHURCH & TONGWYNLAIS

LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS  
Discharge of Condition 8 (Construction Environmental Management Plan) & 10 (Mitigation and Monitoring) of 20/01110/MJR

Subject to the following note:

"Members expressed their view that hours of working should be limited to the specified hours, albeit noting that any works undertaken beyond agreed operating hours would require the consent of the Local Planning Authority and Shared Regulatory Services"

22/00802/MJR – WHITCHURCH & TONGWYNLAIS

LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS.  
Discharge of Condition 17 (Construction Environmental Management Plan) of 17/01735/MJR

Subject to the following note:

"Members expressed their view that hours of working should be limited to the specified hours, albeit noting that any works undertaken beyond agreed operating hours would require the consent of the Local Planning Authority and Shared Regulatory Services"

22/00711/MNR – SPLOTT

100 SPLOTT ROAD

Ground floor extension, rear dormer and alterations to create a 7 Bedroom sui generis house in multiple occupation.

### APPLICATIONS REFUSED

22/00885/MNR – CATHAYS

## 76 MAINDY ROAD

Change of use from a C3 dwelling house to eight person house of multiple occupation (sui generis) with ground and first floor rear extensions, rear dormer roof extension, insertion of roof light to the front roof plane and associated alterations

REASON: The use of the property as an 8 bedroom House in Multiple Occupation has the potential to further exacerbate the unacceptable cumulative adverse impacts on the amenities of the area by virtue of:

- a higher number of transient residents leading towards less community cohesion and undermining the objectives of securing a sustainable mixed use community, contrary to Policy KP5, Policy KP13 and Policy H5 of the Cardiff Local Development Plan (2006-2016) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).
  - a higher portion of transient residents leading to an increase of cumulative demand on social, community and physical infrastructure, contrary to Policy KP5, Policy KP13 and Policy H5 of the Cardiff Local Development Plan (2006-2026) and advice contained within the Houses in Multiple Occupation Supplementary Planning Guidance (2016).
1. The use of the property as an 8 bedroom HMO will result in an increase in the number of HMO's within the vicinity to the detriment of the existing community affecting its composition, cohesion, character, functionality and its sense of place contrary to Policy KP5, Policy KP13 and Policy H5 of the Cardiff Local Development Plan (2006-2026) and the Houses in Multiple Occupation Supplementary Planning Guidance (2016).

## APPLICATIONS DEFERRED

18/00736/MNR – WHITCHURCH & TONGWYNLAIS

### 71 CHURCH ROAD

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.

REASON: As a result of a technical issue with the new software system and Councillors being unable to speak.

25 : APPLICATIONS DECIDED BY DELEGATED POWERS - JULY 2022

Noted

26 : URGENT ITEMS (IF ANY)

None

27 : DATE OF NEXT MEETING - 8 SEPTEMBER 2022



## PETITION

COMMITTEE DATE: 08/09/2022

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

ED: **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 O 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](mailto: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 Heol Don 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 the 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.*

The Officer comments as follows in relation to the 'late' representation received prior to the Committee meeting on 15<sup>th</sup> June, 2022:

*The late representation correctly identifies that the new access to the application site is taken from Heol Don rather than Church Road and that the former is an A road, while the latter is not (it is an unnumbered C road). However, this fact has no particular bearing on the consideration of the application. The submitted plans clearly identify the location of the new access, and this is the basis of the consideration of the proposed development.*

*The late representation suggests that Church Road is "lower density" than Heol Don and that this is a "critical misrepresentation" without explaining what this means or why it has a material bearing on consideration of the application. Both roads in question are residential in nature, flanked by predominantly semi-detached properties with drives and off-road parking, and both (in the vicinity of the site) are subject to 20mph speed limits and traffic calming. In reality, both roads are very similar in nature.*

*The road name confusion possibly stems from the property being addressed Church Road, while being accessed from Heol Don.*

*Regard to the second point made in the late representation in relation to TAN 18, it can confirm that this and other guidance such as Manual for Streets, where they talk about sight lines and visibility spays, are taken to apply to side road junctions with other roads rather than residential drives.*

*If we look at TAN 18, Annex B, paragraphs B5 and B6 quoted in the late representation, it will be noted that these paragraphs come under the heading "Visibility Spays at Junctions" and are described as being the requirements at "...priority junctions and crossroads...". Private drives are not considered to be priority junctions or crossroads and are therefore not subject to the minimum X distance of 2.4m.*

*It would therefore appear that the late representation has incorrectly interpreted TAN18 and applied it to this application erroneously. I must therefore reiterate that the submitted access arrangement has been assessed and is considered to be acceptable, including the appropriateness of the visibility splay provision.*

- 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 additional 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.

- 7.6 'Late' representations from neighbouring occupiers were reported on the Late Representations Schedule distributed prior to the Committee meeting on 15<sup>th</sup> June, 2022. In summary, the representations raise concerns in relation to process, communication and transparency in the handling of the planning application and refer to inaccuracies in the officer report. E.g., the report states that the proposed access is onto Church Road whereas the entrance is onto Heol Don (A4054). It is considered that the Transportation Officer's advice is misleading in that he has failed to address Technical Advice Note 18 in his comments. It is considered that the proposed access is in a potentially dangerous position subject to a significant level of pedestrian and cycle movement particularly at peak times and that it is surprising the Officer has effectively ignored or misapplied Welsh Government advice on visibility requirements.

(Note: The Transportation Officer's response to the representation is included in section 5.1 of the report. The proposed access is onto Heol Don rather than Church Road and this is corrected in paragraph 1.3 of the report).

- 7.7 A late representation from the agent was reported verbally at the Committee meeting on 10<sup>th</sup> August, 2020. The representation relates to the alternative



recommendation to refuse planning permission and, in summary, is as follows:

*The reason for refusal appears to relate solely to the removal of the existing planting and vegetation within the boundary of application site (71 Church Road) adjacent to the shared boundary with No.1 Wingfield Road.*

*Are members aware that the removal of vegetation and shrubbery within a Conservation Area does not require formal consent or approval from the LPA?*

*With regard to the proposed tree to be removed on the boundary, namely a T04 Laurel (*Prunus laurocerasus*), the professional arboricultural report states that this is a low-quality tree. In line with section 3.6 of the Church Road Conservation Area Appraisal, the document specifically identifies several species of tree which are characteristic of the conservation area. The Laurel, proposed to be removed, is not included and is not a historic species within the Conservation Area.*

*In terms of replacement planting, a detailed landscaping scheme, which requires further approval via specifically worded conditions, has been proposed by the Council's professional tree officer. As identified in the updated site plan, there is sufficient space within the site to provide replacement planting along the boundary, which appears to have been misunderstood, or overlooked by the committee members.*

*The applicants have been assured that planning officers will be given an opportunity to explain the implications of the contrary decision, including an assessment of a likely appeal outcome and chances of a successful award of costs against the council, should one be made*

## 8. **ANALYSIS**

- 8.1 This application was deferred at Planning Committee on 15<sup>th</sup> June 2022 for a Members' site meeting which took place on 27<sup>th</sup> June, 2022. The application was reported to Planning Committee on 6<sup>th</sup> July, 2020 when it was resolved to defer for officers to report back with a reason for refusal. The application was to be considered at Planning Committee on 10<sup>th</sup> August 2022, when it was deferred due to technical issues with the Council's new software system which prevented those Councillors attending remotely from participating fully in the meeting. The application is reported back for determination. An alternative recommendation is provided in section 10 of this report.
- 8.2 The agent has submitted a revised plan reference AL (01) 01 Rev O showing an additional landscaping area along the boundary with no.1 Wingfield Road. The plan is appended to this report and shows a bay laurel hedge (1.8m -2.0 metres high) along the boundary.
- 8.3 The 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.

8.4 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.

8.5 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.

8.6 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.

8.7 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.*

8.8 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.'*

8.9 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.*

- 8.10 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance (SPG): Cardiff Infill Sites (2017).
- 8.11 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.*
- 8.12 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.*
- 8.13 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.
- 8.14 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.
- 8.15 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.
- 8.16 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.

- 8.17 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.
- 8.18 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.
- 8.19 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.
- 8.20 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.
- 8.21 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.
- 8.22 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.

- 8.23 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.
- 8.24 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.
- 8.25 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.*
- 8.26 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.

- 8.27 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.
- 8.28 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.
- 8.29 In conclusion, the Officer advises that the proposed access is considered acceptable on highway safety grounds and raises no objections subject to appropriate conditions.
- 8.30 The Council Ecologist considered the application and has raised no objections on nature conservation grounds.
- 8.31 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.
- 8.32 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.

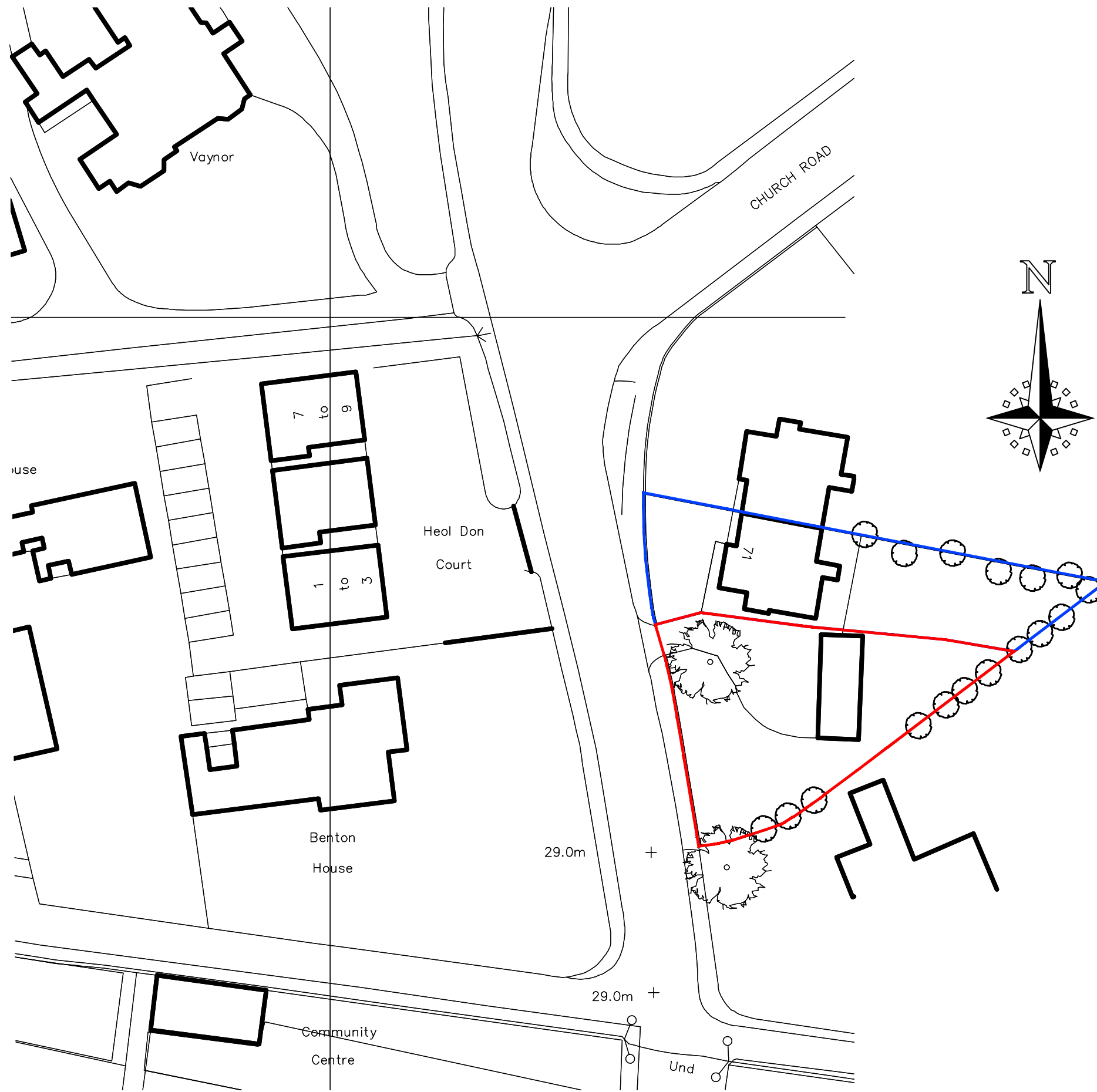
9.4 *Environment (Wales) Act 2016*

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.

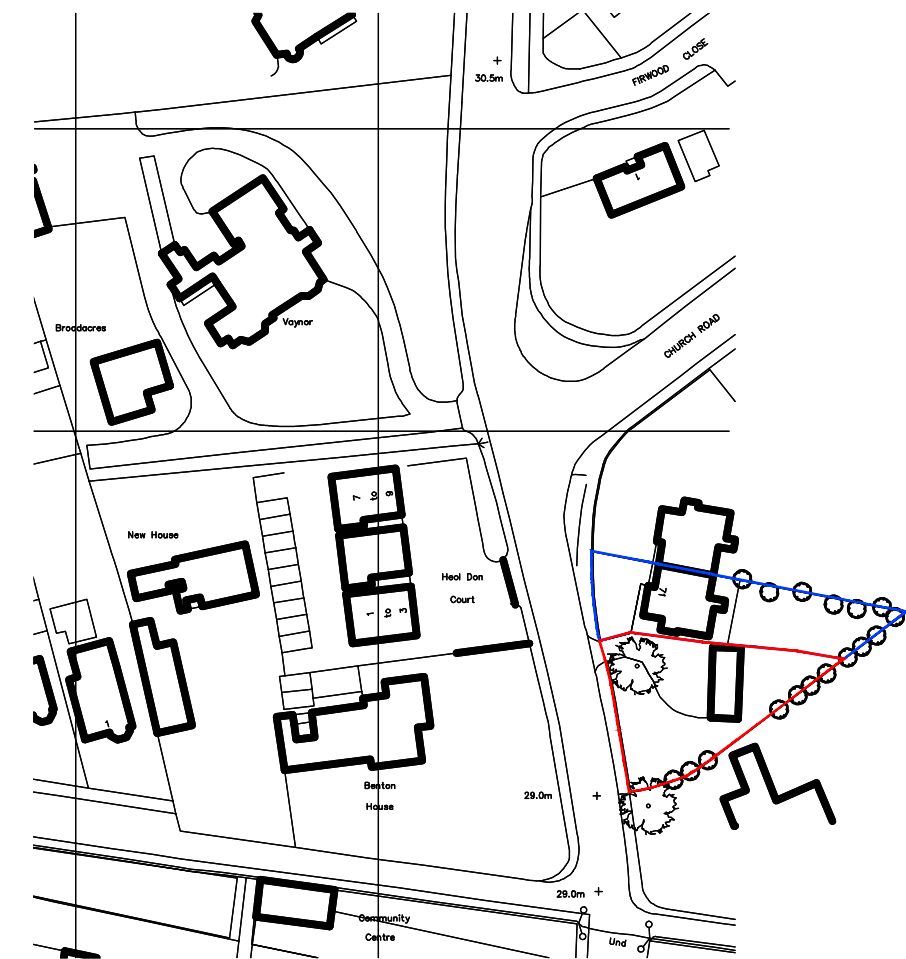
10. **ALTERNATIVE RECOMMENDATION**

10.1 This application was considered on 6<sup>th</sup> July 20122 Planning Committee where it was resolved to defer the application to the next meeting of Planning Committee for reasons for refusal. If members remain minded to refuse the application the following reason is suggested:

1. The proposed layout makes insufficient provision for replacement planting in mitigation for the removal of existing vegetation / boundary planting to the detriment of the character of the Church Road Conservation Area contrary to Policies 5 KP5: Good Quality and Sustainable Design and EN9: Conservation of the Historic Environment of the Adopted Cardiff Local Development Plan.



Site Plan 1:500



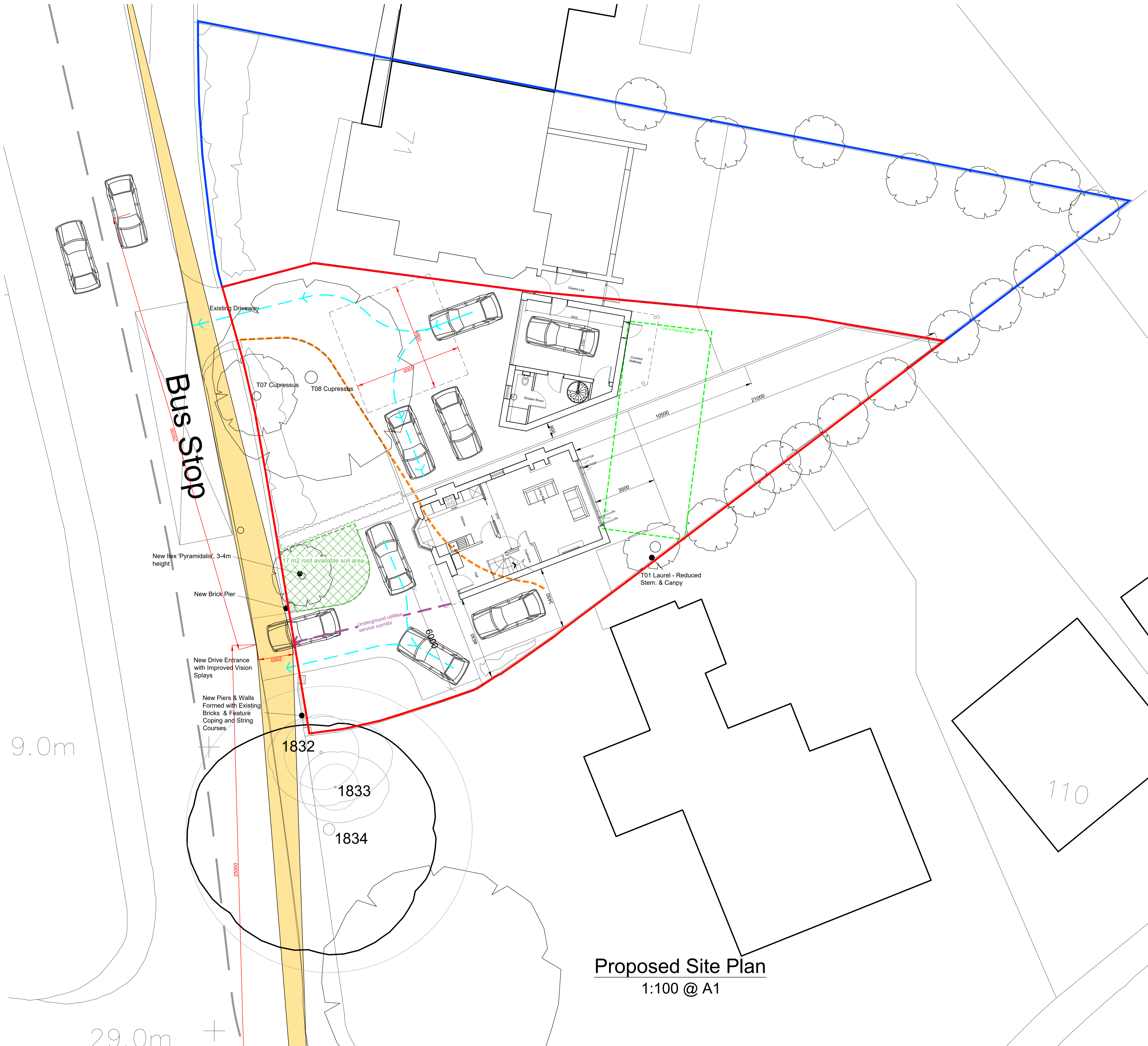
Site Plan 1:1250

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
 <b>Architects</b>		<b>Town planners</b> <b>Environmental &amp; Urban design</b>
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		www.cjarchitects.co.uk tel: 029 20452100

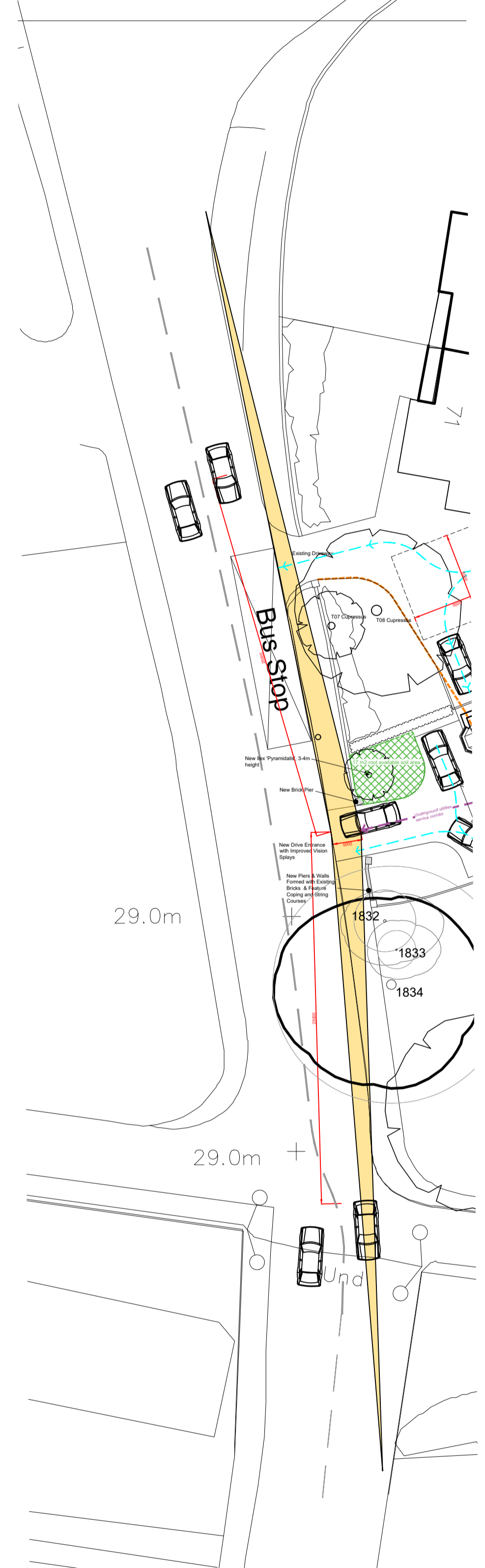


Date	Drawn	Check	Description
05/06/2015	WS	---	Red line boundary amended
23/10/2015	WS	---	Further amendments
14/12/2015	WS	---	Vision Splay Added
17/01/2016	WS	---	Drive Area Reduced & Protection to Holly Bush Increased
04/07/2016	WS	---	Vision splay and driveway scale amended
18/08/2016	WS	---	House plan updated to match AL01/02 Rev B
18/12/2016	WS	---	Driveway amended
21/07/2020	WS	---	New house, driveway and landscaping amended
10/12/2020	WS	---	Underground utilities service corridor shown
26/01/2021	WS	---	Driveway amended
27/01/2021	WS	---	Driveway access moved outwards by two metres
01/06/2022	WS	---	Landscaping updated, to DG zone removed, utility corridor centralised

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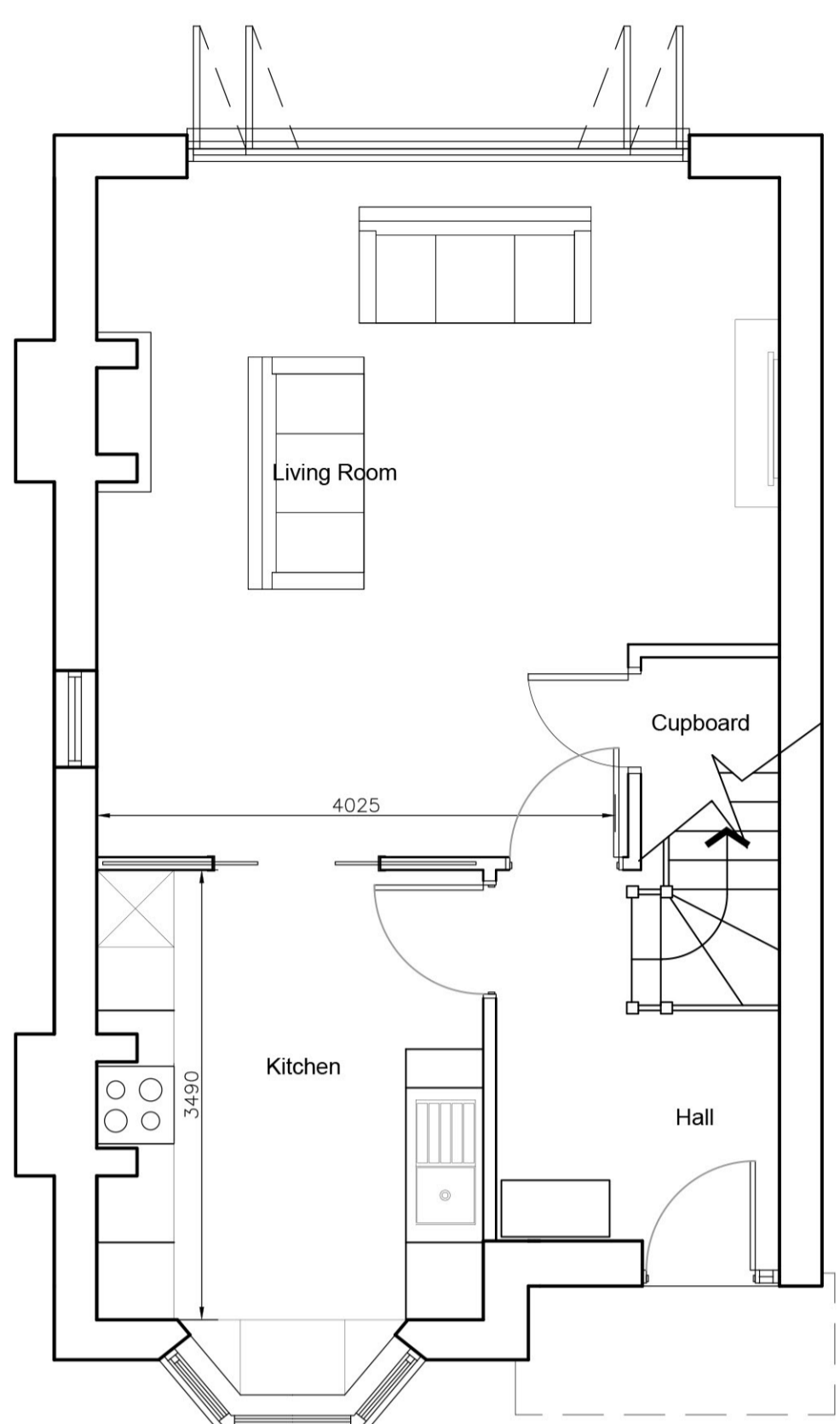
**Proposed Site Plan**  
1:100 @ A1



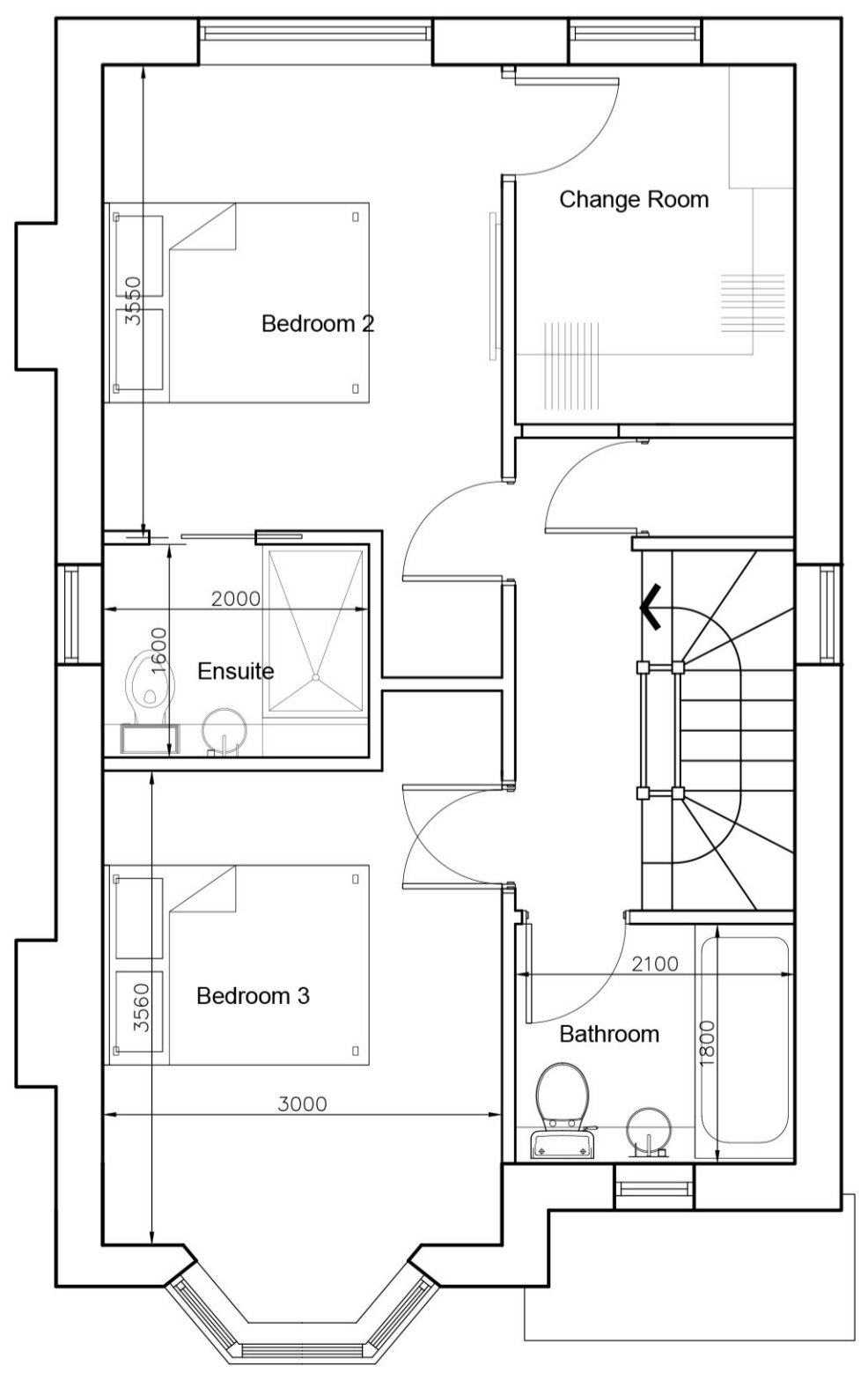
**Vision Splay**  
1:250 @ A1

71 Church Rd. Whitchurch Proposed New Dwelling Dr Martin Andrew		Job No. 17_034 Rev.
Date 27.02.15		Dwg No. AL(00)01 L
Proposed Plans	Drawn SJD	Scale 1:200 & 1:500 @ A3
		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0HL. www.cjarchitects.co.uk tel: 029 20451101</small>		





Ground Floor



1st Floor

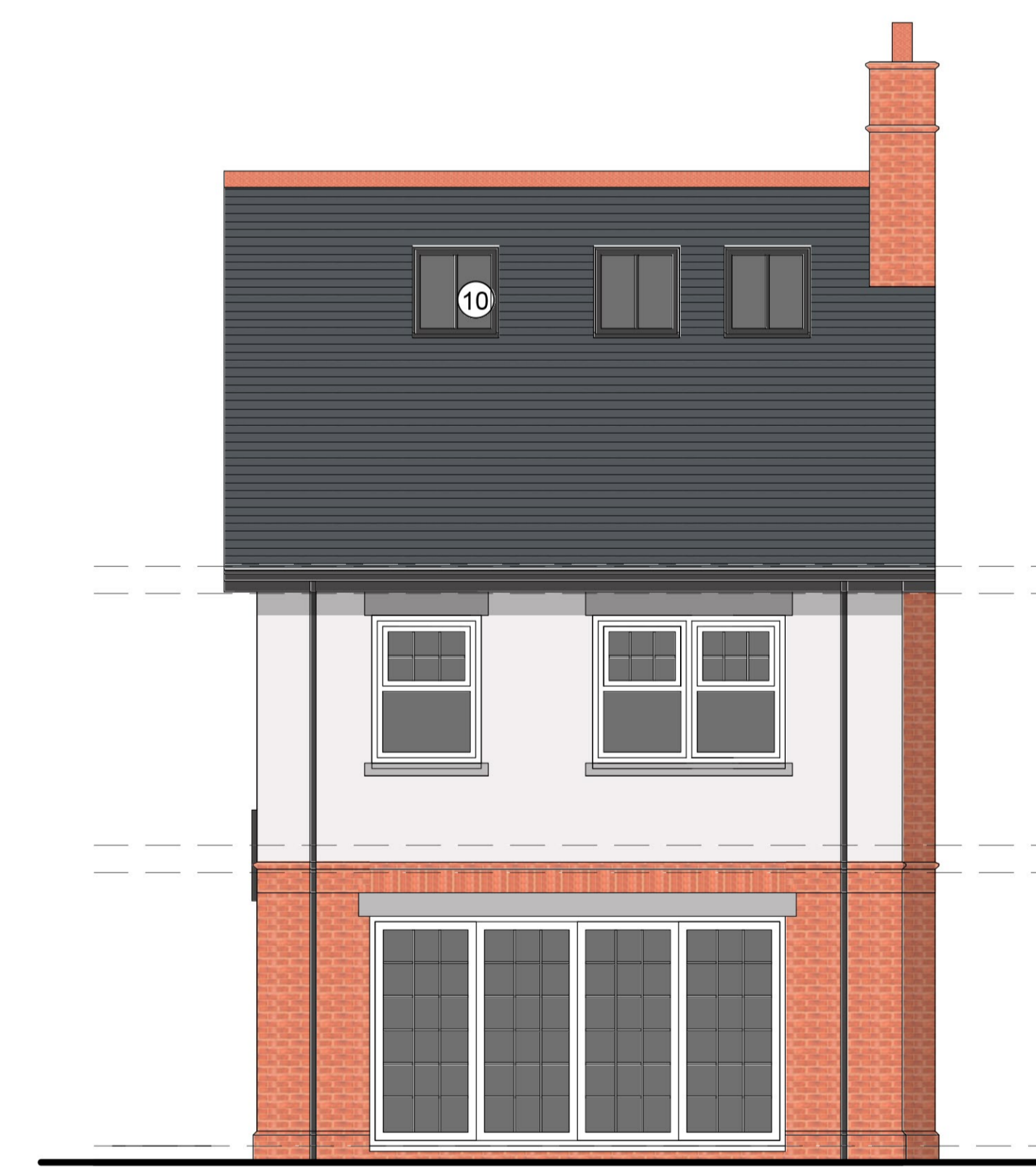
- External Materials
- 1: Slate Roof
  - 2: Hanging Tile
  - 3: Cast - Stone Head
  - 4: UPVC Sash Windows
  - 5: Cast - Stone Cill
  - 6: Render
  - 7: Vertical Facing Brickwork Band with String Course Above
  - 8: Facing Brickwork
  - 9: Facing Brickwork Feature Plinth
  - 10: Conservation Roof Lights



Front Elevation



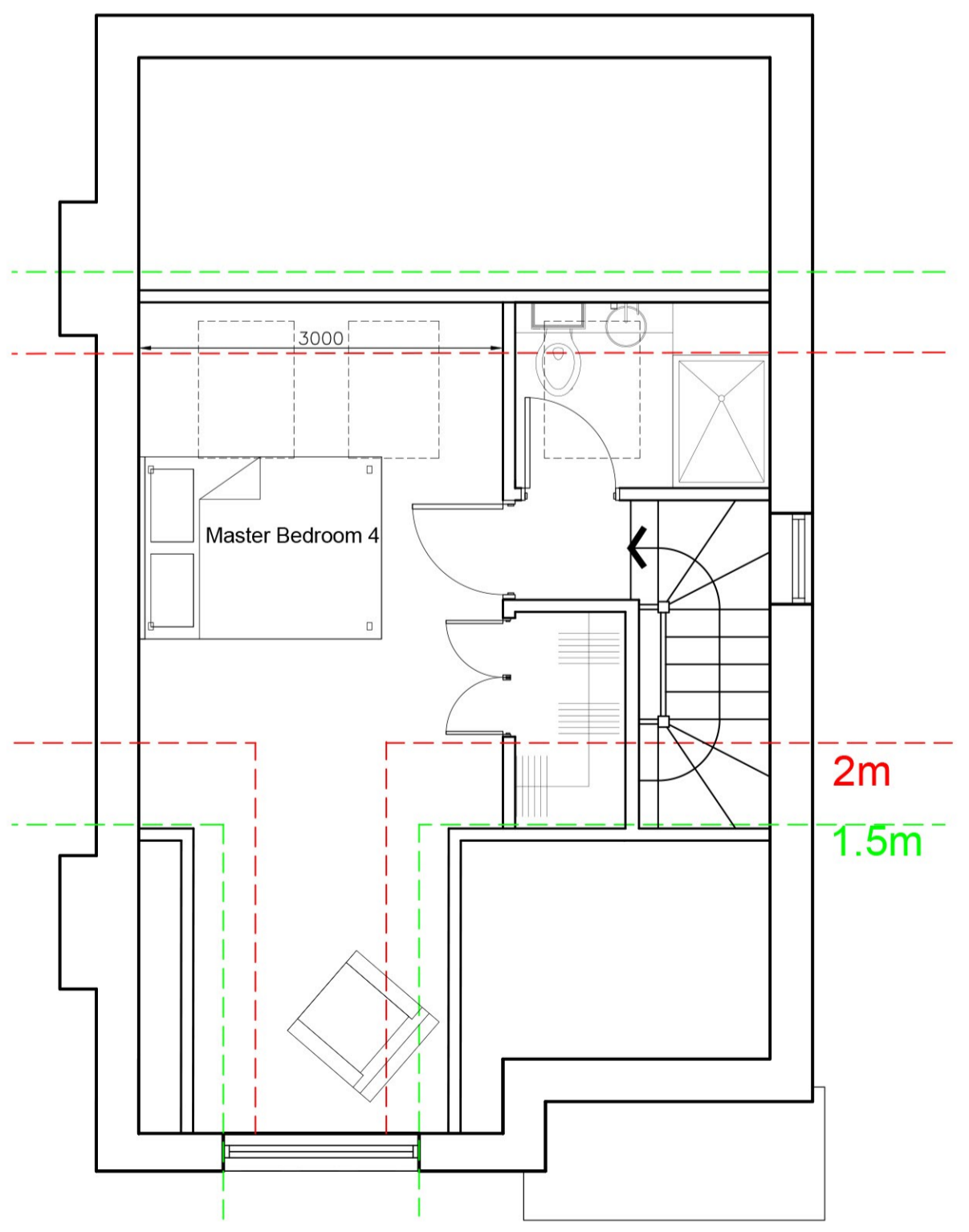
Side Elevation



Rear Elevation

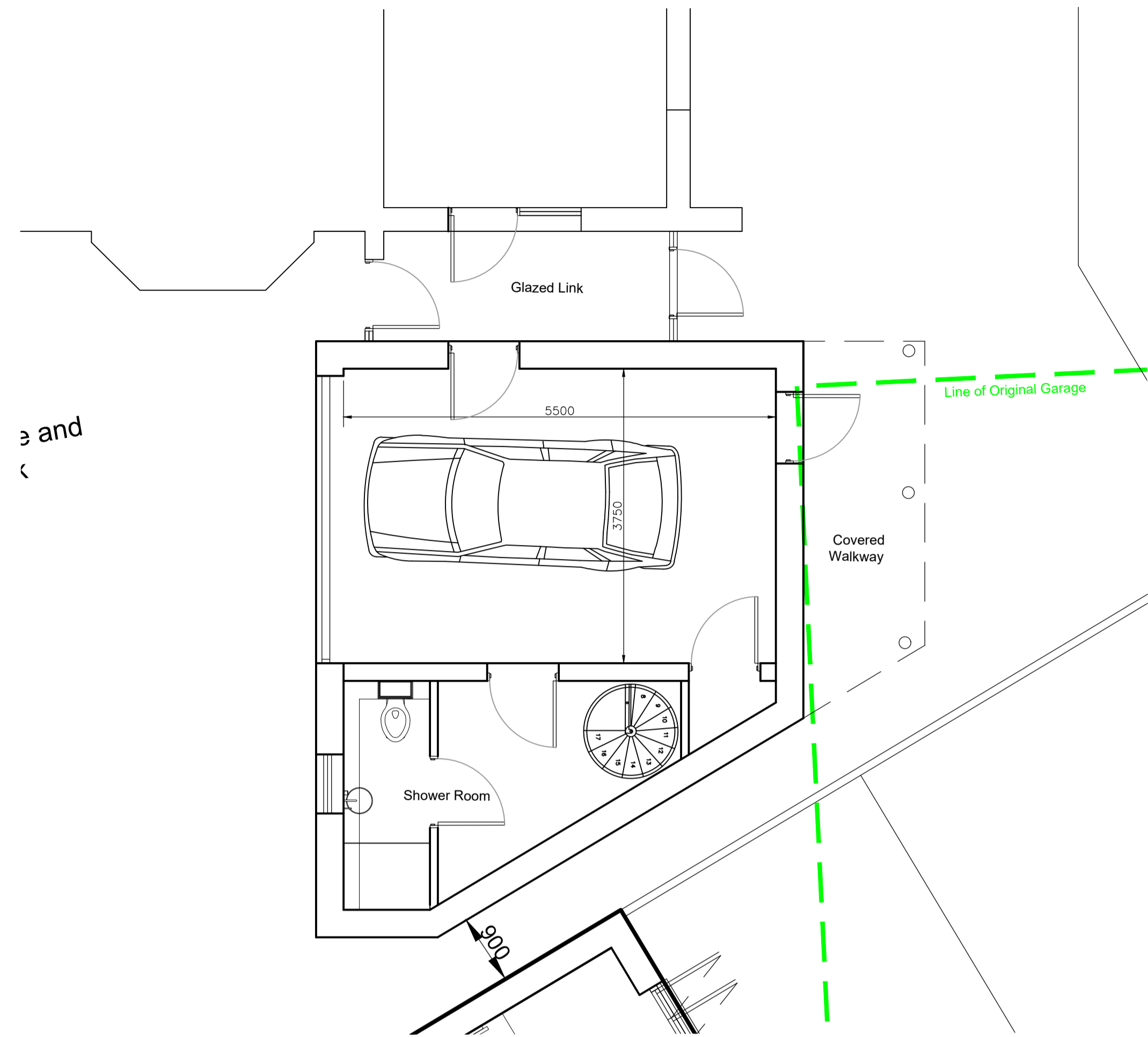


Side Elevation

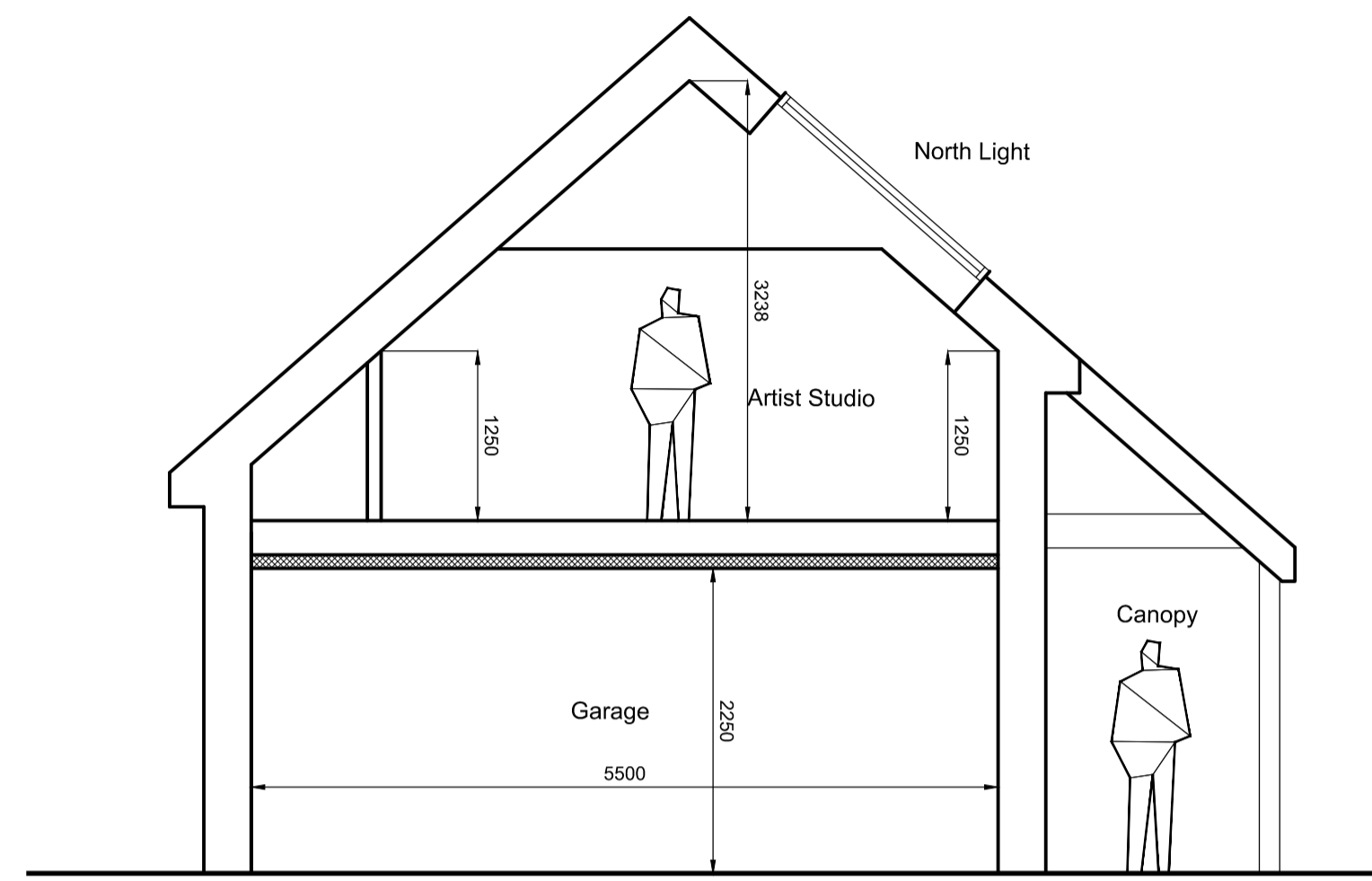


Attic Floor

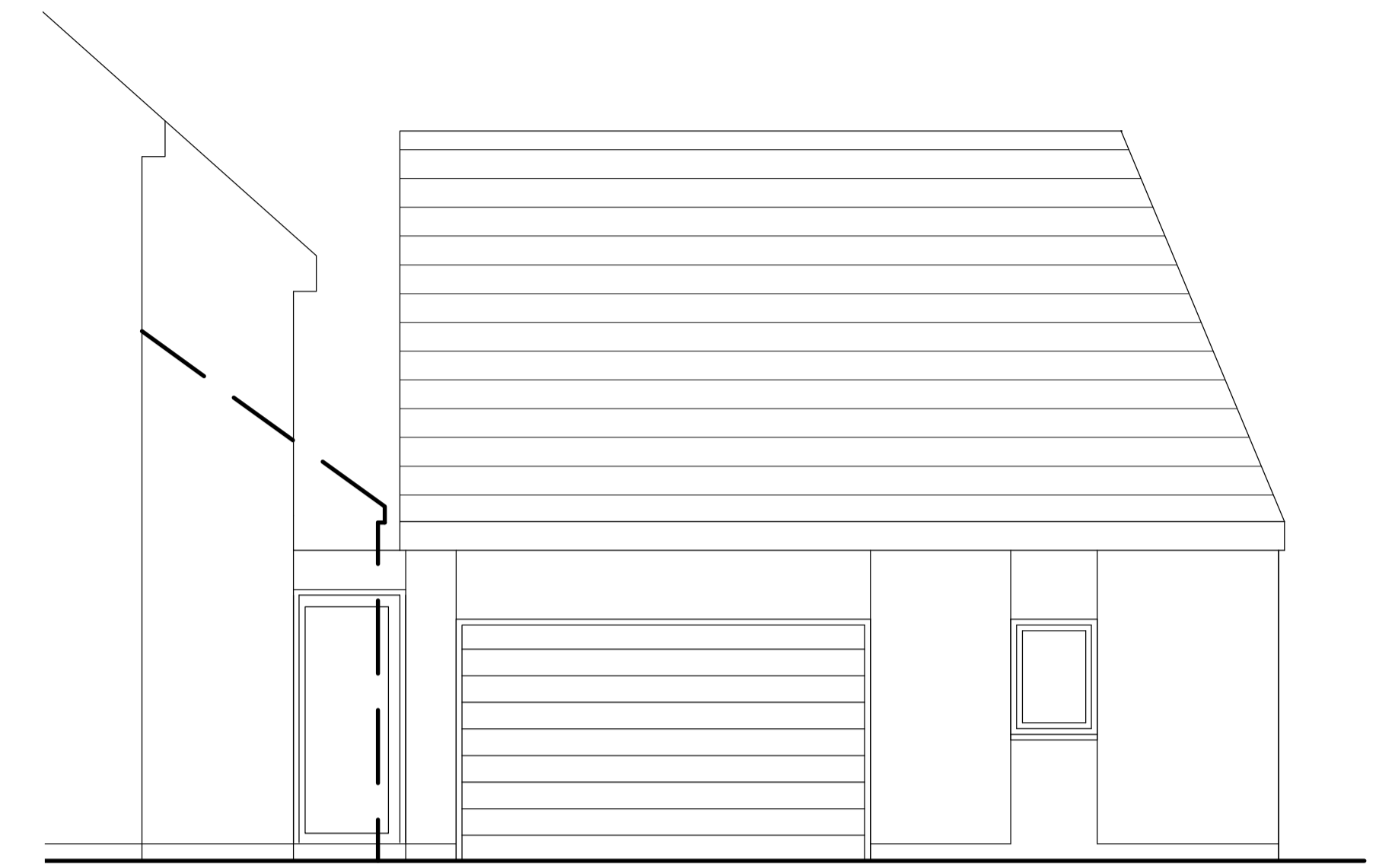




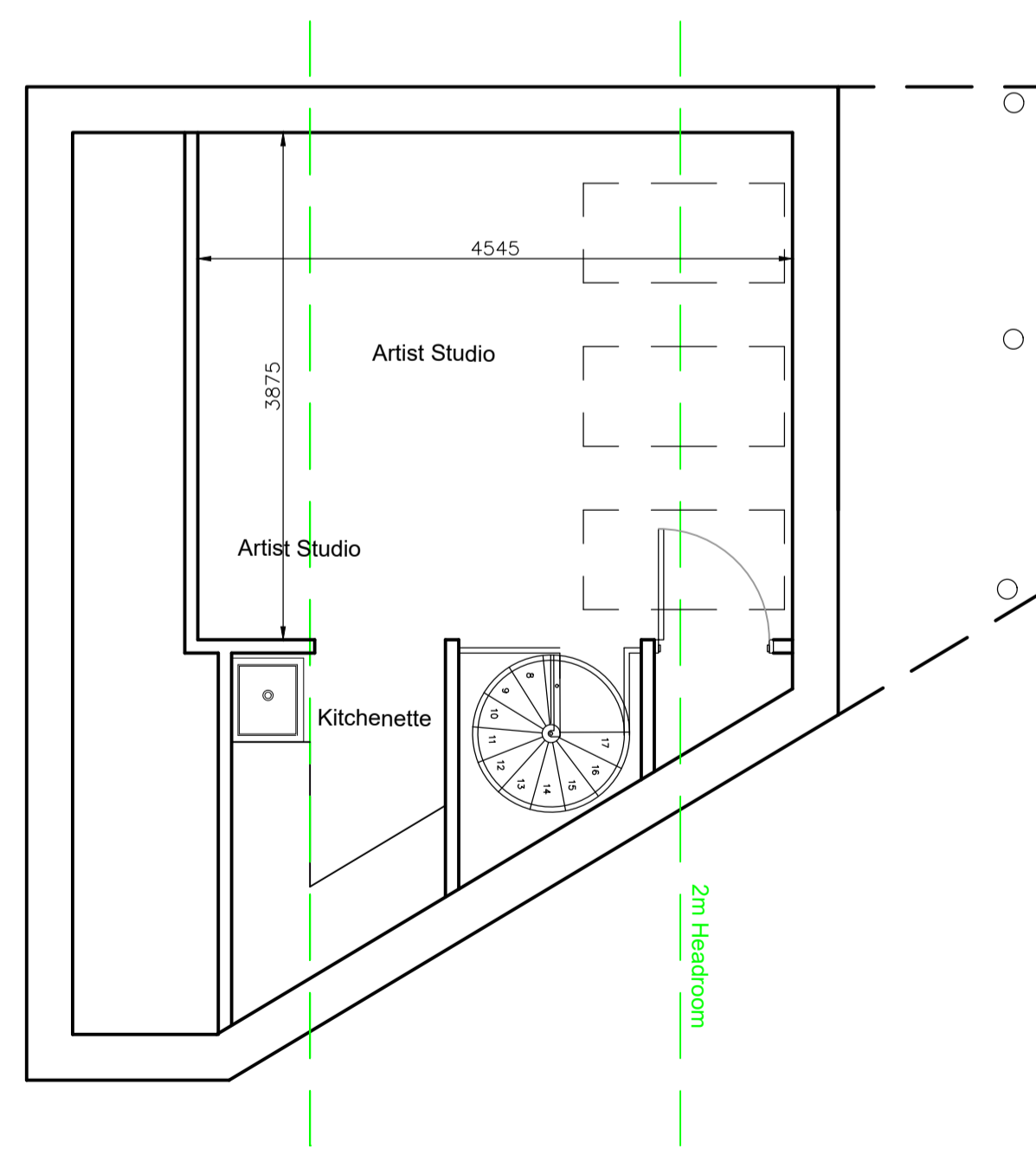
Ground Floor



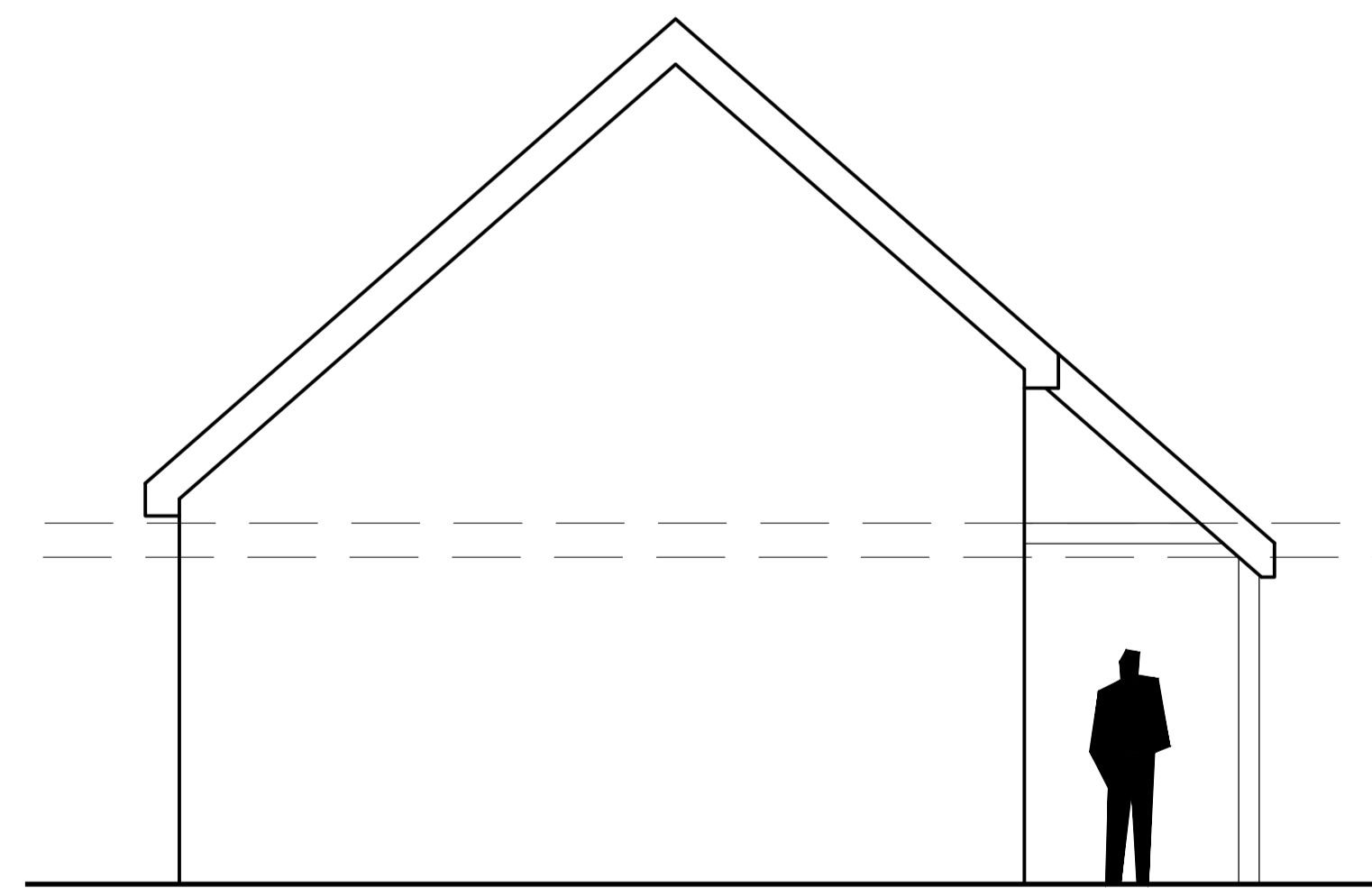
Section A-A



Front Elevation



1st Floor



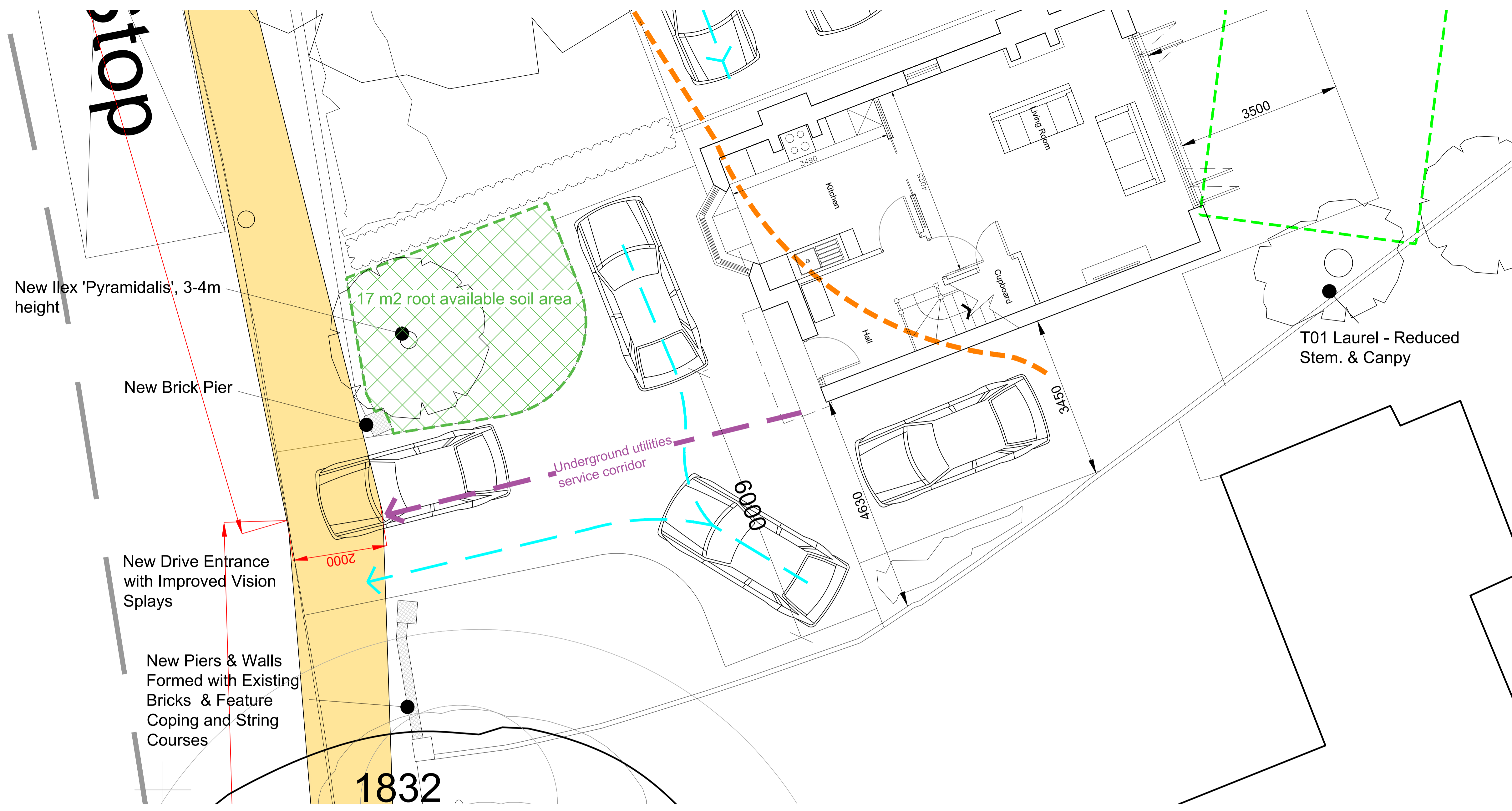
Side Elevation



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	

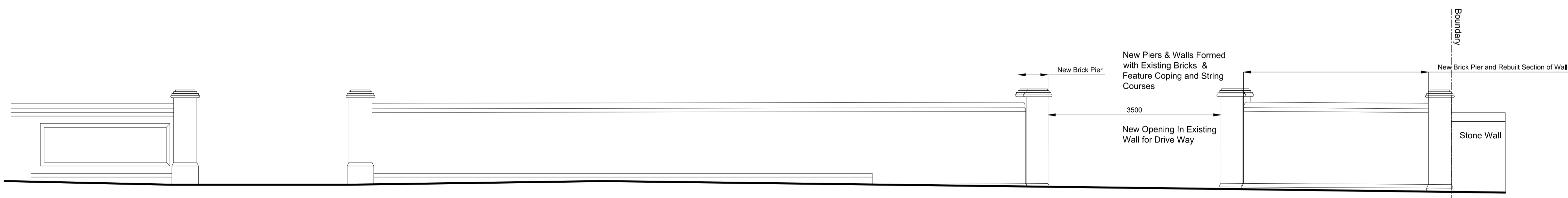
Date	Drawn	Check	Description	Rev.
16/12/2019	WS	---	Drawings amended and bay shown.	A
21/07/2020	WS	---	Ground floor areas removed, dwelling moved 500mm off boundary, driveway and landscaping amended.	B
08.03.22	---	---	New opening to existing boundary wall moved	C
01.04.22	---	---	Landscaping updated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



Site Plan 1:100



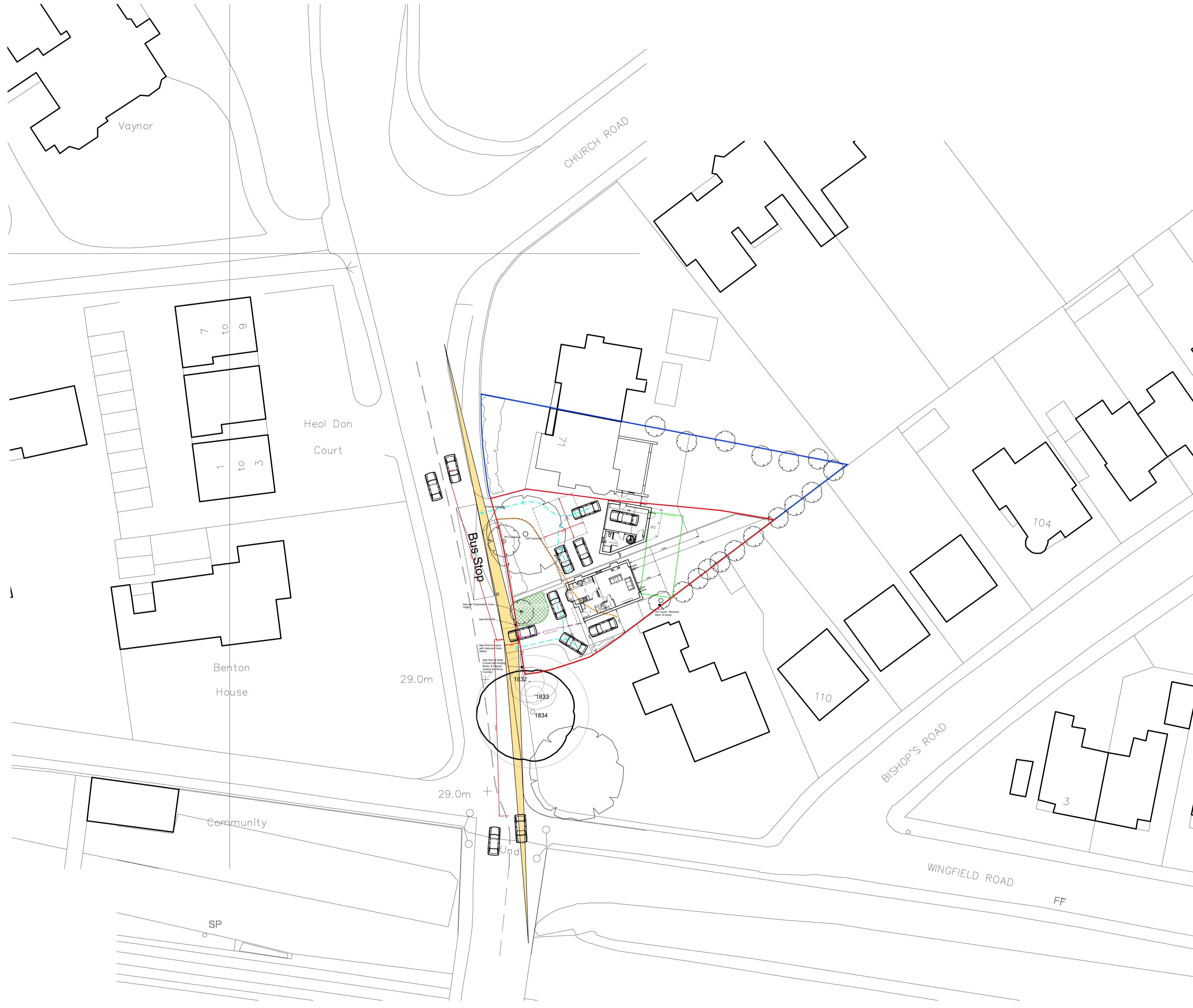
Existing Boundary Wall 1:50




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.	
Proposed New Dwelling		17_034	
Dr Martin Andrew		Dwg No.	
		AL(01)07	
Proposed Context Plan		Rev.	
		B	
Date	Drawn	Scale	
26.01.21	WS	1:500 @ A3, 1:250 @ A1	



Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0NL. www.cjarchitects.co.uk tel: 029 20452181



## 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.

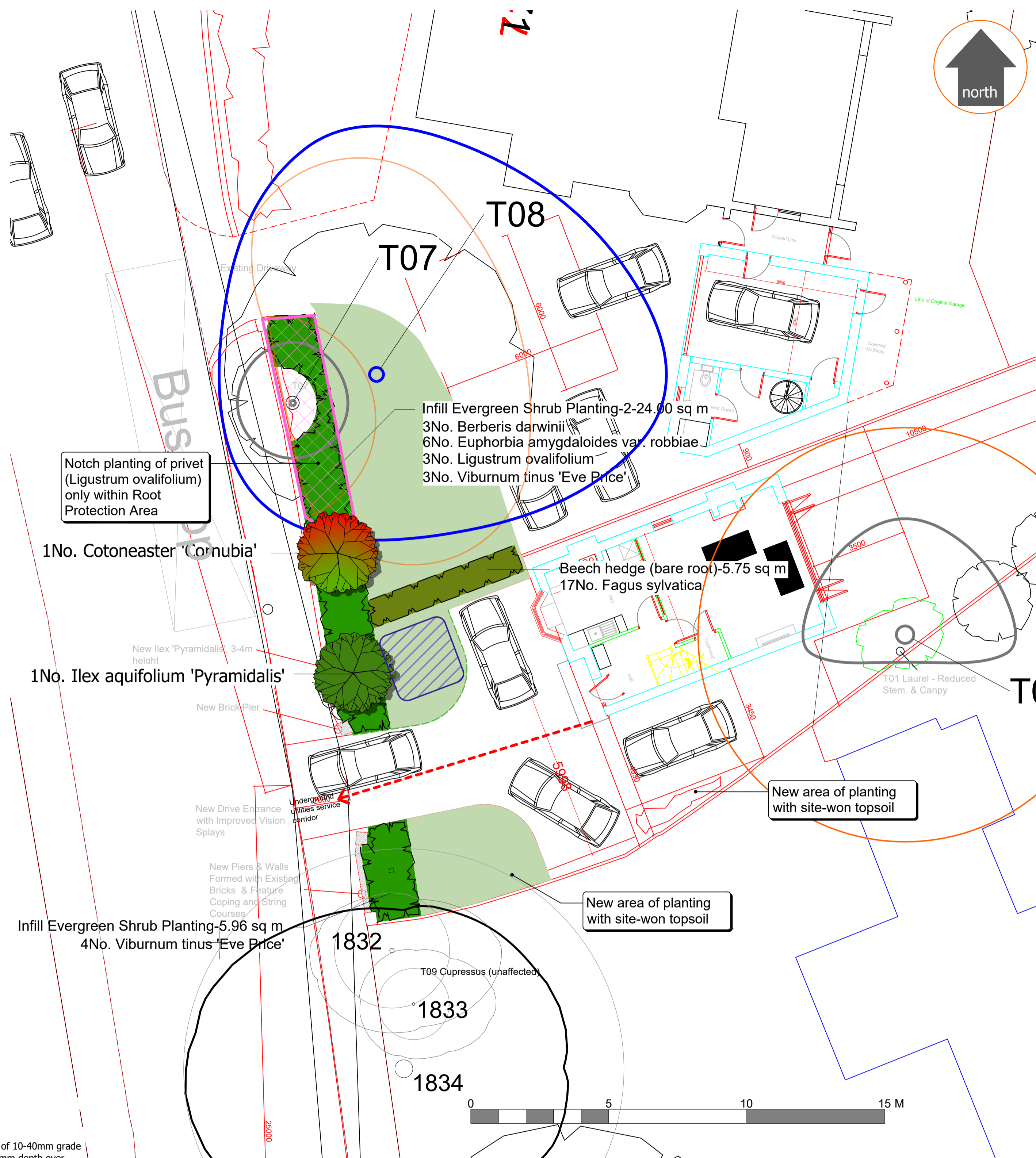
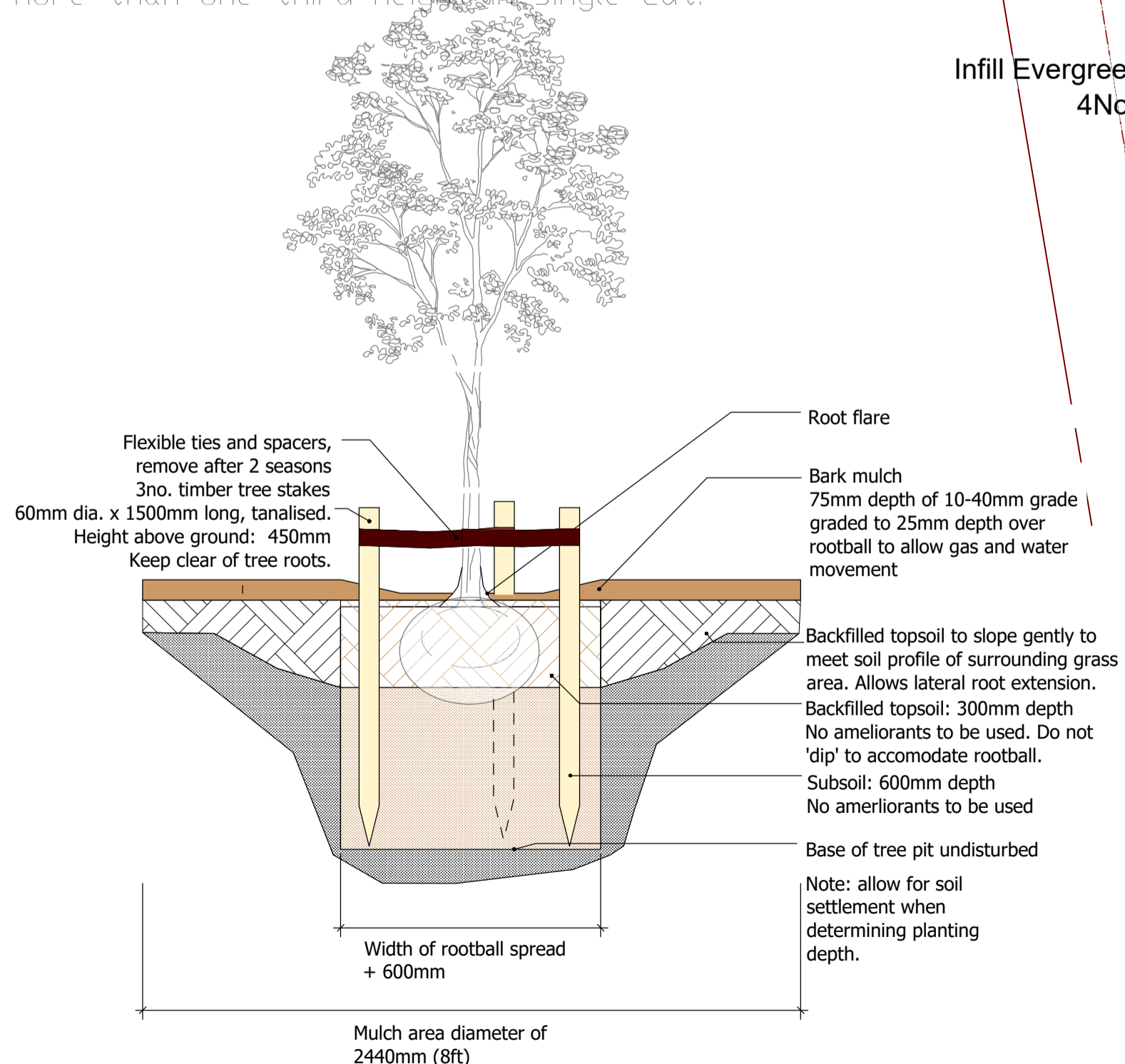
### 2.1 SHRUBS

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

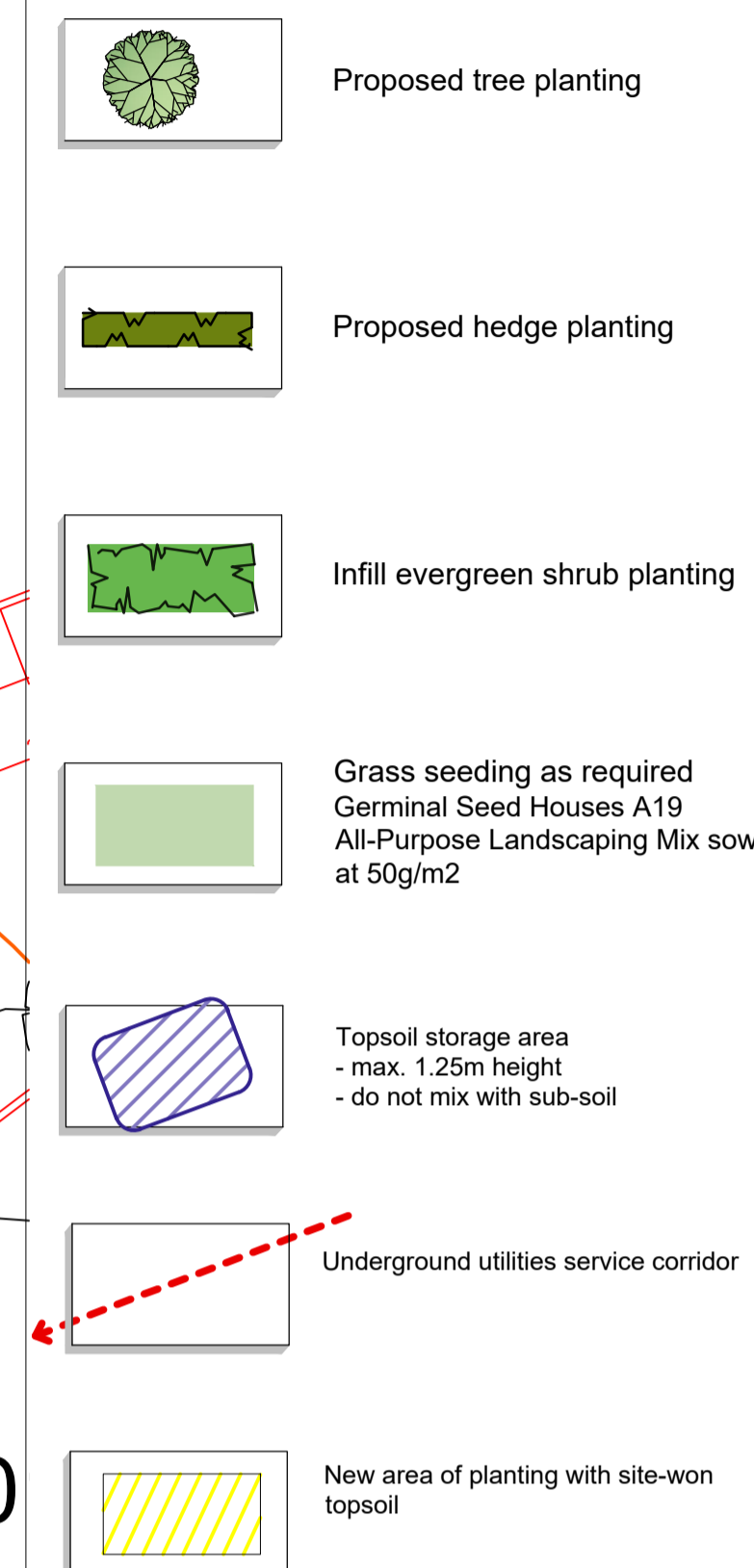
Minimise usage during first growing season  
First cut: to 70mm height, do not remove more than one third height in single cut.  
Subsequent cuts: to 20-40mm height, do not remove more than one third height in single cut.



## 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:	rev:	scale:	drawn:	chkd by:
2956-002	D	1:100 @ A1	tm	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



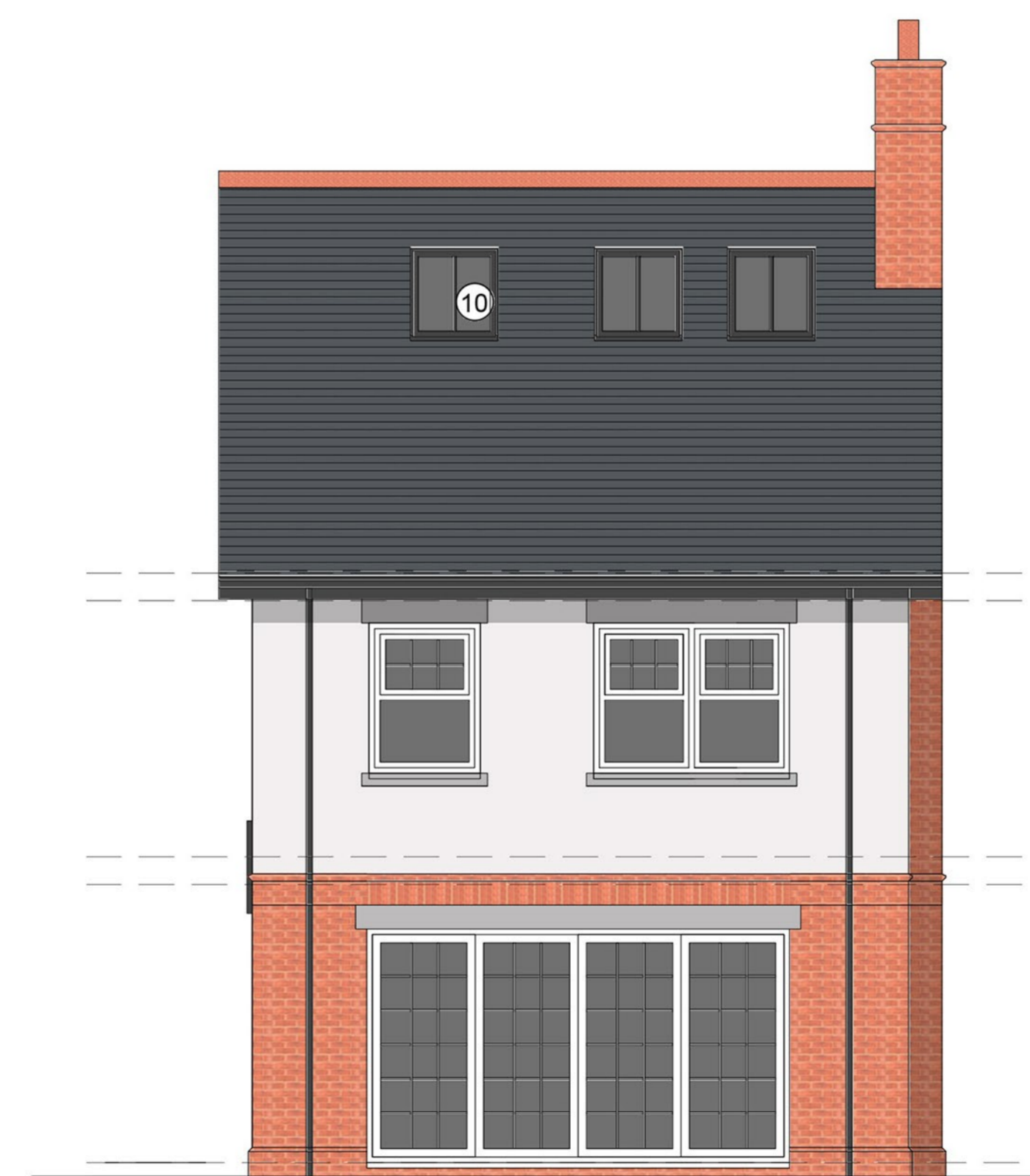
Front Elevation

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	

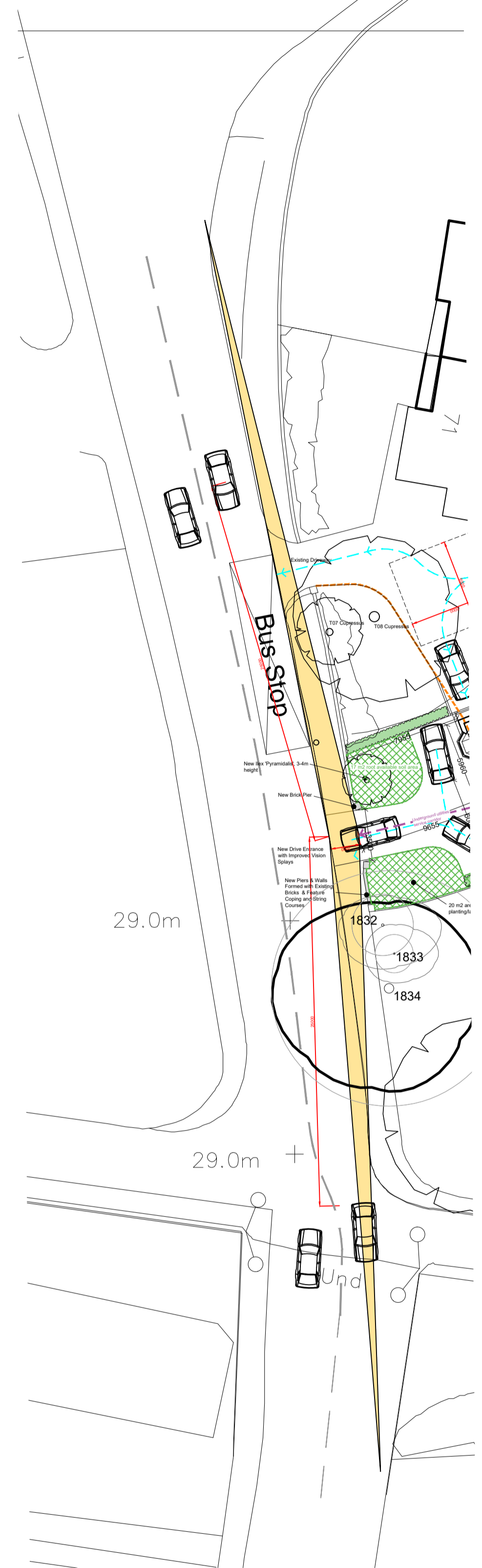
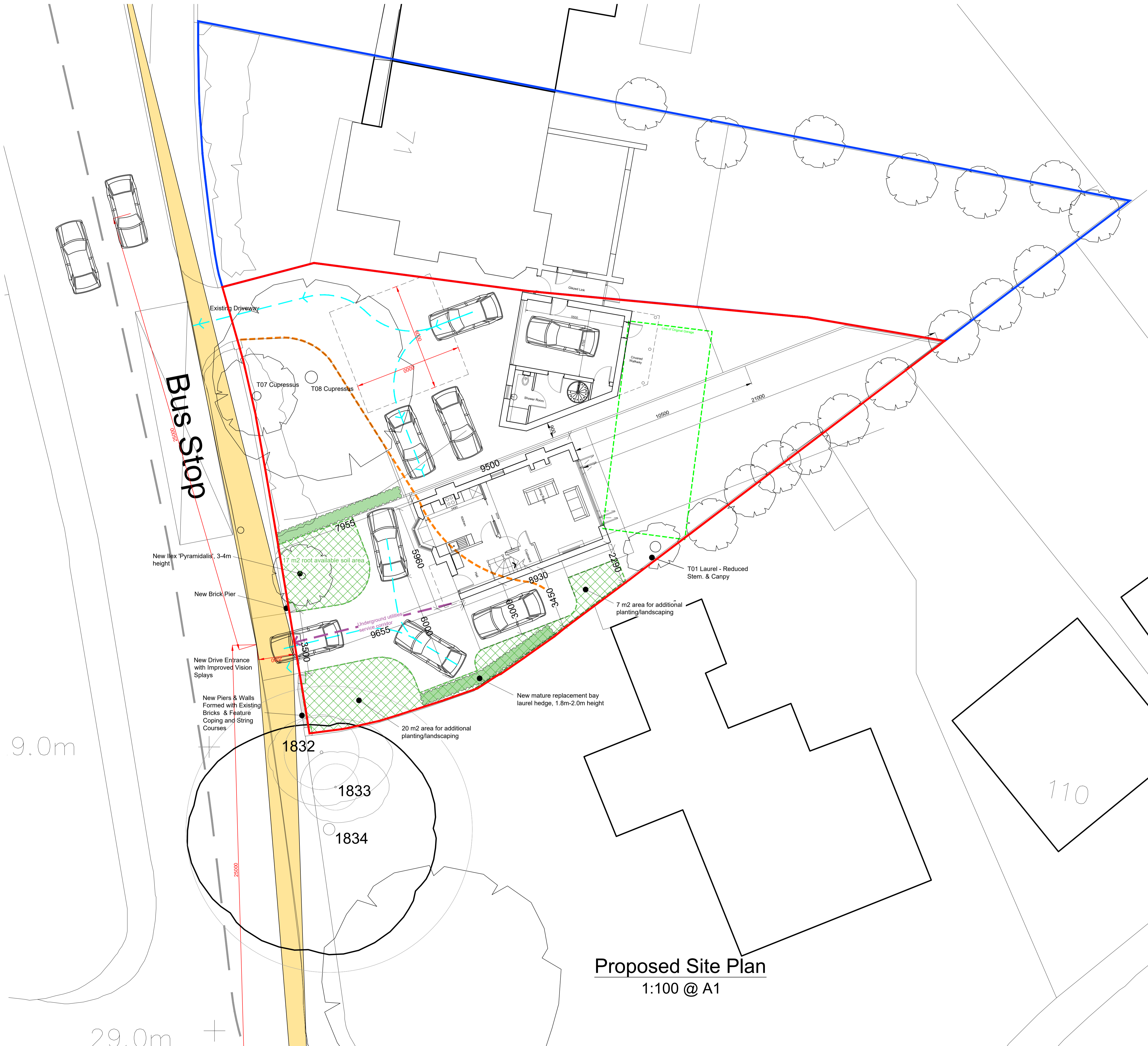
Architects · Town planners  
Environmental & Urban design

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



Date	Drawn	Check	Description
05/02/2015	WS	---	Red line boundary amended
23/02/2015	WS	---	Further amendments
14/12/2014	WS	---	Final Site Plan
11/01/2015	WS	---	Draw Area Reduced & Protection to Holly Bush Increased
04/07/2014	WS	---	Final Site Plan
18/02/2014	WS	---	Final Site Plan and drawing scale amended
18/02/2014	WS	---	House plan updated to match AL(00)01 Rev A
18/02/2014	WS	---	Driveway amended
23/07/2020	WS	---	New house, driveway and landscaping amended
19/12/2020	WS	---	Underground utilities service corridor shown
21/01/2021	WS	---	Driveway access
21/01/2021	WS	---	Driveway access moved northwards by two metres
01/04/2022	AC	---	Landscaping amended, to dig zone removed, utility corridor centralised
01/04/2022	WS	---	Landscaping amended
09/02/2022	WS	---	Landscaping amended
17/02/2022	WS	---	Landscaping amended

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**Proposed Site Plan**  
1:100 @ A1

**Vision Splay**  
1:250 @ A1

71 Church Rd, Whitchurch Proposed New Dwelling Dr Martin Andrew		Job No. 17_034	Rev. O
Proposed Plans		Dwg No. AL(00)01	
Date 27.02.15	Drawn SJD	Scale 1:200 & 1:500 @ A3	
			
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0PL. www.c-jarchitects.co.uk tel: 029 20452109</small>			



**PETITION, OBJECTIONS, LOCAL MEMBER, MS, MP**

COMMITTEE DATE: 08/09/2022

APPLICATION No. 21/02608/MNR APPLICATION DATE: 08/11/2021

ED: Llandaff North &amp; Llandaff

APP: TYPE: Full Planning Permission

APPLICANT: Welsh Water/Dwr Cymru

LOCATION: 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

PROPOSAL: 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

**RECOMMENDATION:** That planning permission be **GRANTED** subject to the conditions listed in Section 12.

## 1. BACKGROUND INFORMATION

- 1.1 The application is brought before the Planning Committee as the scheme of officer delegation requires applications that have a valid petition of over 50 signatures to be determined by the Planning Committee. Furthermore, local ward members have requested the application be determined by Planning Committee whilst Local Members of the Senedd and Parliament have also expressed concerns.
- 1.2 This planning application was deferred at Planning Committee on 6<sup>th</sup> April 2022 for a Members' site visit which took place on 27<sup>th</sup> June 2022 and is reported back for determination.
- 1.3 Following the site visit a significant level of amended and additional information has been submitted which largely seeks to provide information that it was previously recommended should be required to be submitted, by condition, prior to the commencement of development.
- 1.4 Additional detailed comments have been received from members of the public raising a number of environmental and procedural related matters which are

summarised at para. 8.8.

- 1.5 Members should also note that further consideration and discussions with the applicant (Dŵr Cymru Welsh Water) led to the submission of a request for a Screening Opinion relating to the wider sewer reinforcement scheme, comprising a pipe line from De Braose Close under the River Taff and across Hailey Park and incorporating the pumping station. This has been screened (ref: [SC/22/00007/MJR](#)) in accordance with the EIA Regulations, and has also informed an updated screening opinion for this development. This is discussed further at para. 3.7- 3.9.
- 1.6 An application (ref: [22/00349/MJR](#)) to discharge the 'Strategic Foul Water Masterplan' (Condition 24) of outline planning permission 14/02733/MJR is reported concurrently to the Planning Committee meeting on 8<sup>th</sup> September 2022.

## 2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site comprises two parcels of land within the wards of Llandaff North and Llandaff either side of the River Taff.



*fig. 1. Site Location Plan*

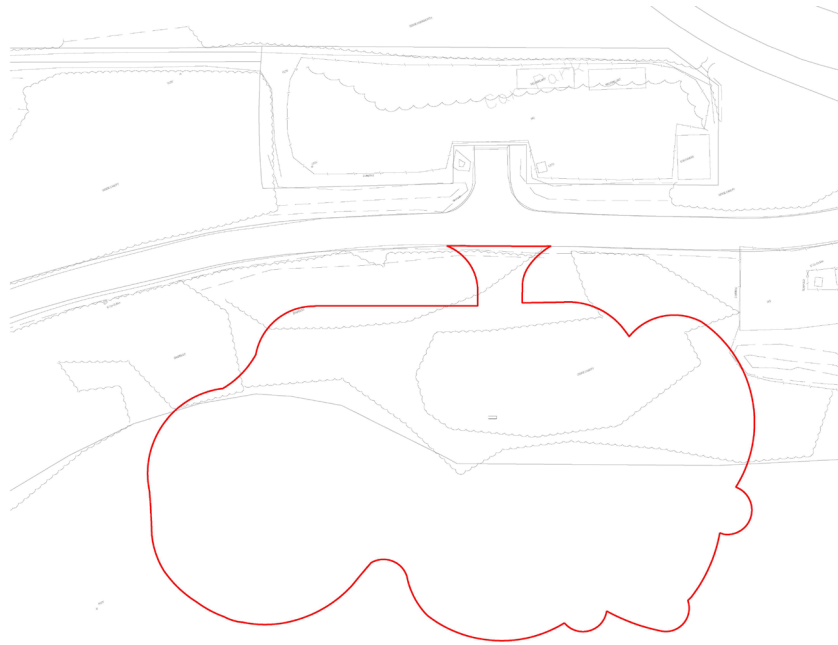
- 2.2 The primary site is located within Hailey Park which comprises an area of open space serving the local community. The park lies within and to the west of Llandaff North and to the south, across the Rhondda and Merthyr Railway line, of Whitchurch. The park extends eastwards from Llandaff North to the River Taff and the boundary of Radyr, the parks southern extremities are also bordered by the river over which is the principally residential area of Danescourt in Llandaff. The park is largely green fields bounded by mature trees and vegetation to its boundaries and groups of

mature trees and vegetation to the west of centre of the park and sporadically throughout with the west side being categorised as amenity open space of natural and semi-natural greenspaces. The east of the park provides an area of formal, comprising two rugby pitches or cricket pitch, and informal open space with areas of amenity open space of natural and semi-natural greenspaces to the fringes. To the north west of the playing fields lies a single storey changing room building and associated car parking, and additional car parking lies to the north east corner of the site. A vehicular access road off Ty-Mawr Road, to the north east boundary runs to the changing room building with the aforementioned additional car parking spaces being sited centrally on the access road and to its north with fringes of greenspace to the immediate south of the access road.



*fig. 2. Aerial Imagery Hailey Park*

- 2.3 This primary site lies approximately 10-11m south of the aforementioned access road directly opposite the northern car park upon existing overgrown greenspace including unmanaged grass and shrubs. The site is located within the Taffs River Corridor within largely Flood Zone B, however, partly within Flood Zone C1. The Hailey Park SINC lies in close proximity to the north, across the access road, and extends west across the amenity open space. The River Taff Sinc lies approximately 175m to the south. Radyr Community Woodlands and Radyr Cricket Ground SINC and the Hermit Wood LNR lie within 500m. The Glamorgan Canal LNR and Glamorgan Canal/Longwood SSSI lie within 1km. The internationally designated sites Cardiff Beech Woods SAC, Severn Estuary SAC, SPA and Ramsar sites lie within 10km.



*fig. 3. Primary Site Hailey Park*

- 2.4 The secondary site is located nearly 0.5km south west from the principal site in Hailey Park, across the River Taff and within its river corridor, to the western end of De Braose Close, sited to the north of the turning head at the end of that road. The site has a nominal size of nearly 10sq.m is located on the fringe of an area of amenity open space, approximately 20m south of the Radyr Community Woodlands SINC and Hermit Wood LNR and outside, but in close proximity to, a group of protected trees.



*fig. 4. Street view DeBraose Close*



### 3. DESCRIPTION OF DEVELOPMENT

3.1 The total area of the site within Hailey Park would measure approximately 2,950sq.m (0.295ha), of which the pumping station itself relates to a development area of approximately 575sq.m (0.0575ha) upon amenity open space which would not infringe upon either the formal or informal open space. The remaining areas of the application site, would not be developed, however, reserved for soft landscaping enhancements and open space retention.

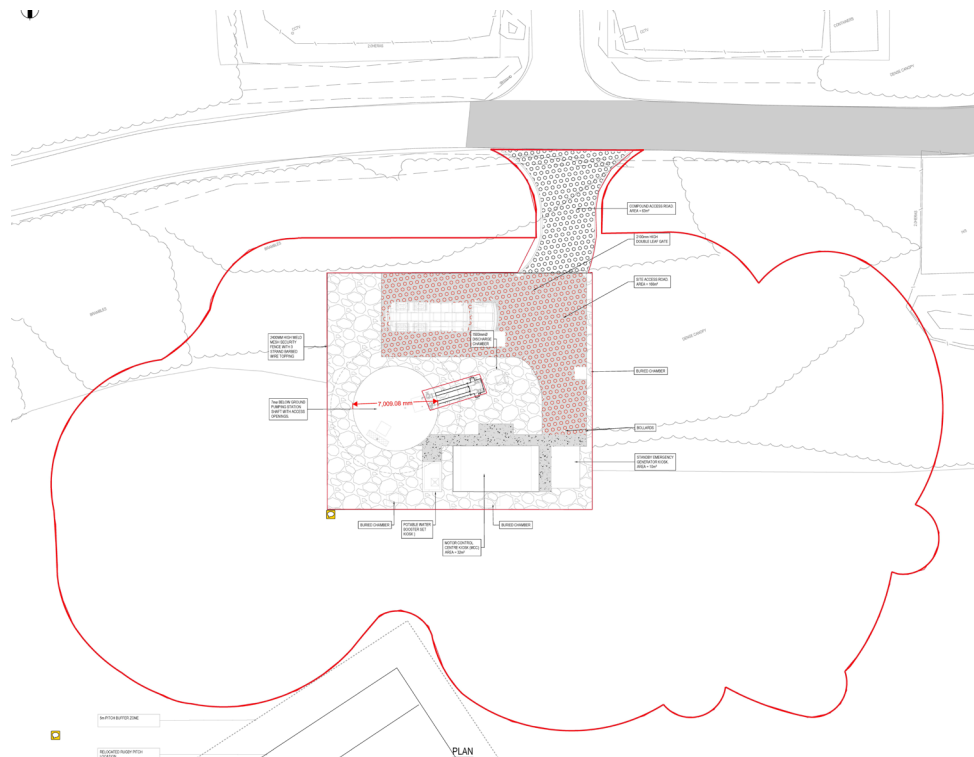


fig. 5. Proposed Site Plan – Hailey Park

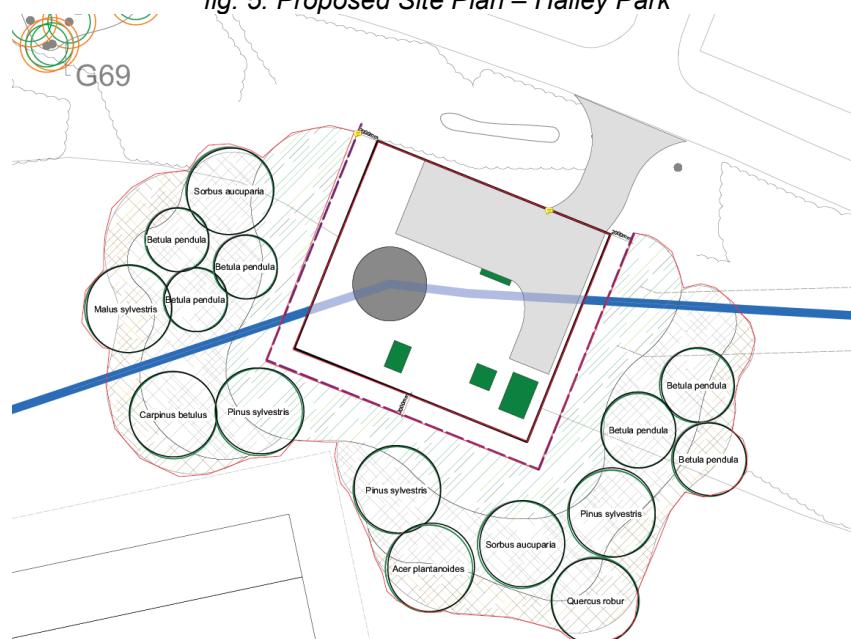


fig. 6. Proposed Landscaping Plan – Hailey Park

- 3.2 Development would consist of a compound which would be enclosed by a 2.4m mesh fence laid with predominately stone, partly in cellular paving in high traffic areas comprising the Site Access Road running parallel to the north and east boundaries. A Motor Control Centre Kiosk of 32sq.m and 2.5m in height, a Standby Emergency Generator Kiosk of 10sq.m and 2m in height and a small Potable Water Booster Set Kiosk which would run parallel to the rear compound boundary would be provided to the south east corner of the site accessed via a small area of concrete footpath. To the western boundary at approximately a central location, north to south, within the compound would be sited the 7m diameter below ground Pumping Station served by above ground pipework, of an area of circa. 10sq.m and largely not exceeding 1m in height but with a single vertical protrusion of up to 2m in height, located centrally within the compound. Several buried chambers would be provided within the compound. A 63sq.m access road, of naturally filled cellular paving, would run south to the compound off the existing vehicular access through the park directly opposite the existing access to the northern car park.

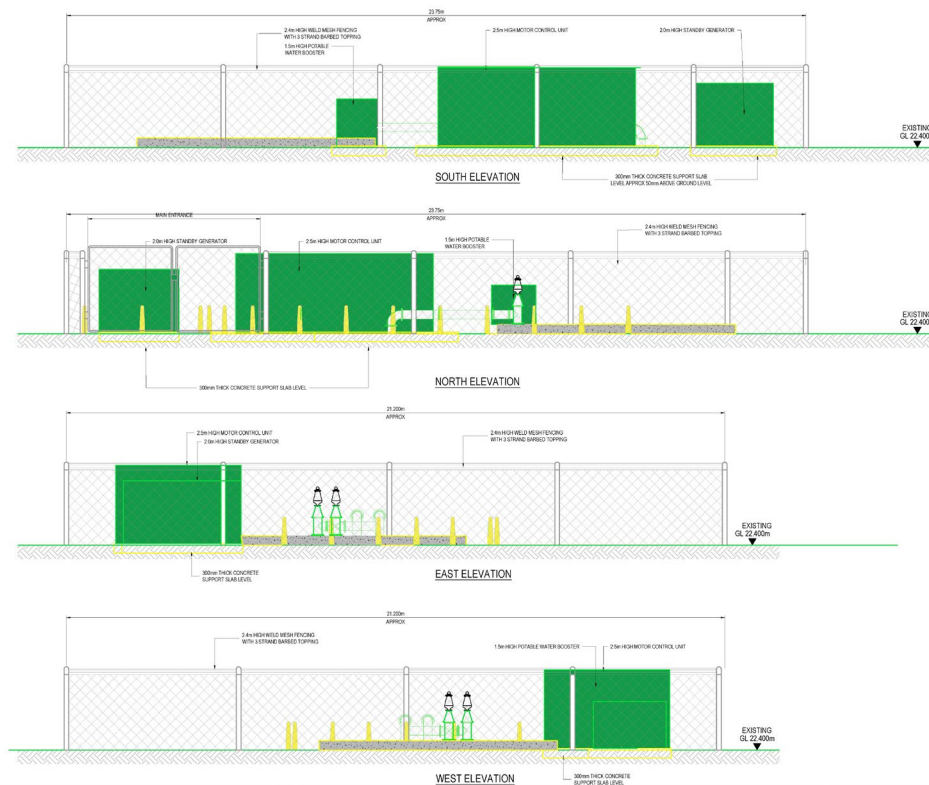


fig. 7. Proposed Compound Elevations – Hailey Park



fig. 8. Proposed Section Elevations – Hailey Park

- 3.3 The secondary site, off De Braose Close, would accommodate a 'Valve Control Kiosk' with a footprint of 1.2m x 0.4m and 1.2m high on a 150mm thick concrete base with a footprint 150-300mm greater than the kiosk itself.

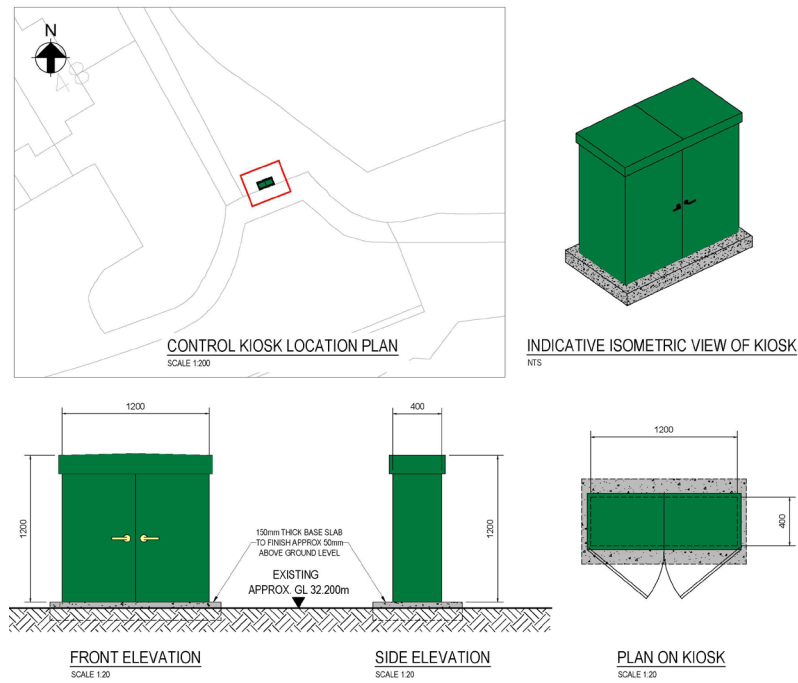


fig. 9. Proposed Valve Control Kiosk – De Braose Close

- 3.4 The development is required to reinforce the sewerage system infrastructure serving the existing and wider area as a result, but not solely to serve, a significant population increase from a major residential development in Radyr which will include approximately 6,000 new dwellings. This development is an allocated strategic site under the provisions of the LDP and, therefore, constitutes a significant delivery of residential development during the plan period. The existing sewer network

located in the Danescourt area, on the west side of the Taff, discharges to the Cog Moors Waste Water Treatment Works, however, the downstream section of the existing network does not have capacity for increased flows. A bifurcation gravity sewer is, therefore, required to transfer excess flows beyond the River Taff to the proposed pumping station at Hailey Park which subsequently would discharge excess flows into the existing trunk sewer line which connects to the Cardiff Wastewater Treatment Works.

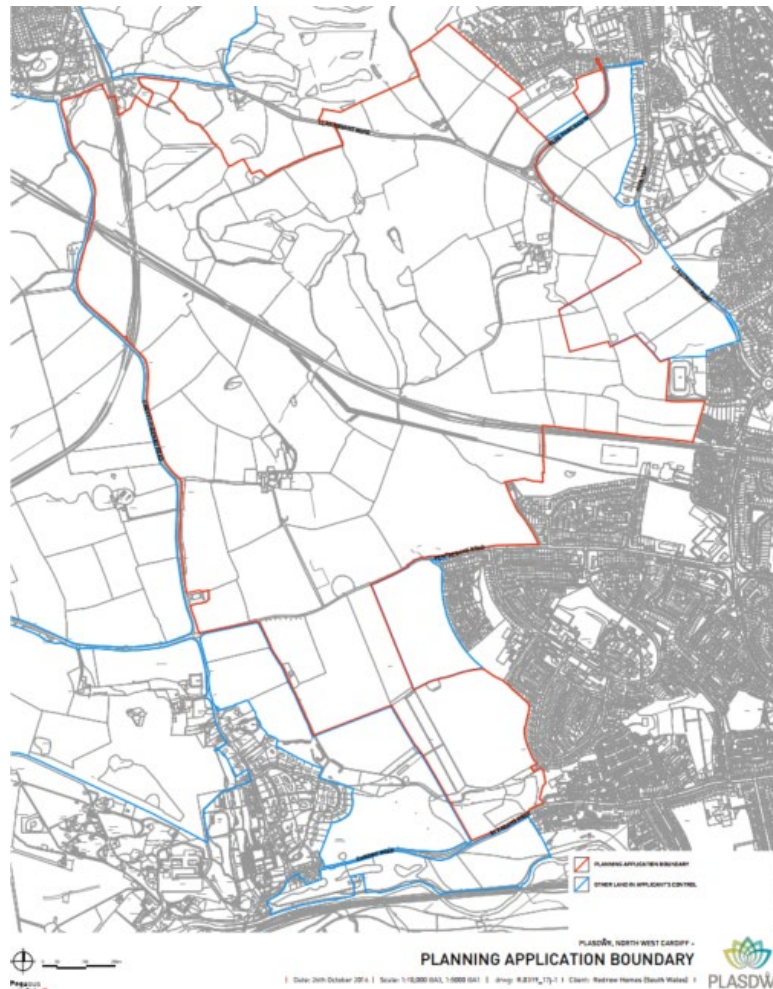


fig. 10. Site Location Plan - Plasdŵr

- 3.5 The wider Sewer Reinforcement Scheme includes a below ground level pipeline, nominal diameter of 1.5m, connecting to the existing sewer system west of the River Taff in De Braose Close thereafter running north easterly below the River Taff, to a minimum depth of 4m, to the proposed pumping station and connecting to the system at Ty Mawr Road. The pipework would have a total length of approximately 558 metres. These works have recently been the subject of a negative screening opinion from the LPA (i.e. they do not constitute EIA development) and are thus considered to constitute 'permitted development' in their own right, by virtue of Order of Welsh Government, and do not form part of the application for planning permission (see paras 3.7 – 3.13). The pumping station requires permission as it is not on the statutory undertaker's operational land.



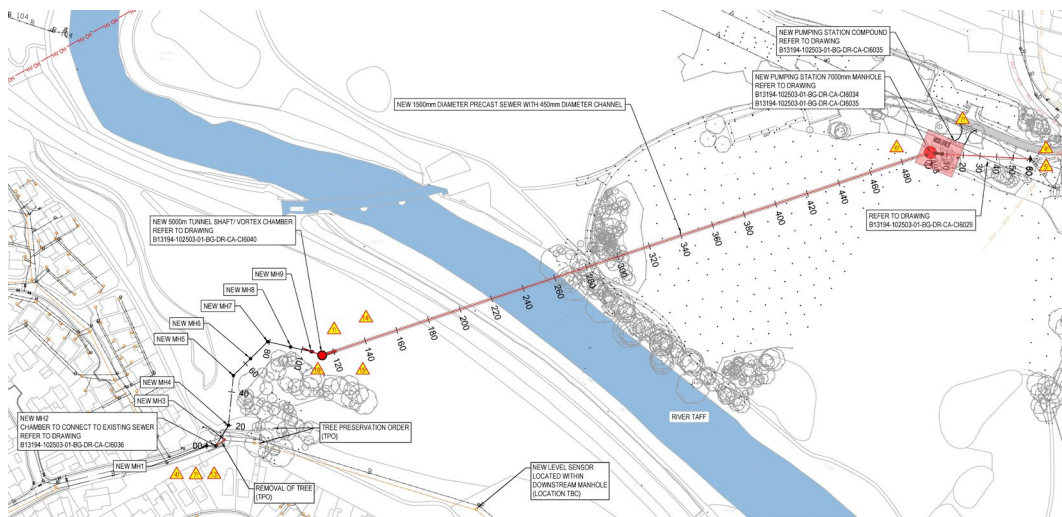


fig. 11. Gravity Sewer Plan – De Braose Close to Hailey Park

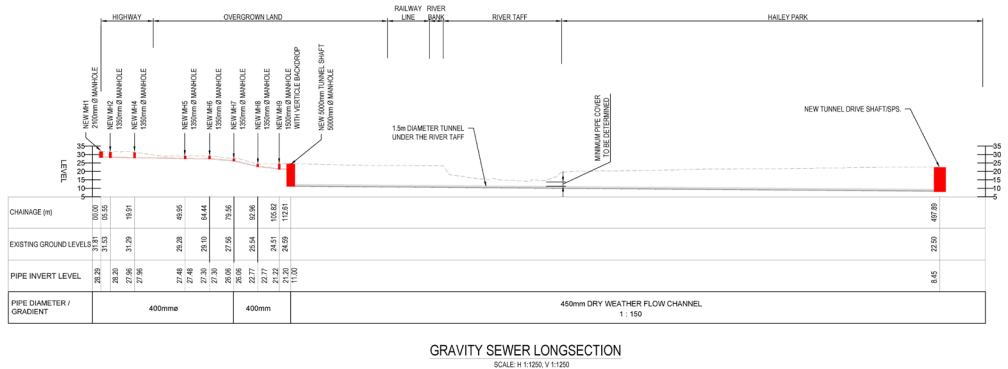


fig. 12. Gravity Sewer Section – De Braose Close to Hailey Park

3.6 It is understood that temporary enabling works including a site access, working area, construction compound and storage would extend to the east of the site boundary, however these do not form part of this planning application (as they would comprise ‘permitted development’ by virtue of Order of Welsh Government).

### EIA Screening

3.7 The proposal was initially screened, in accordance with [The Town & Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#), as submitted for the development as proposed, in the absence of any detailed information relating to additional works described at para. 3.5. In assessing whether development is of a category described in either Schedule to the regulations this must be answered strictly in relation to the development applied for, not any development contemplated beyond that (*R v Swale Borough Council [ex p Royal Society for the Protection of Birds] [1991]*).

3.8 The proposal was assessed under Schedule 2, 11(c) (Waste Water Treatment Plants) where development exceeding 1,000sq.m (0.1ha) will amount to EIA development if it is *‘likely to have significant effect on the environment by virtue of factors such as its nature, size or location’*. The proposed development area did not exceed 1,000sq,m nor was it, in any event, considered that there would be any significant effects upon the environment.

- 3.9 Further information, however, was requested from the applicant in respect of the wider infrastructure works, and subsequently a screening request was submitted (ref: SC/22/00007/MJR) in respect of the proposed 'Sewer Reinforcement Scheme'. In considering such submissions, it is acknowledged that the proposal includes the wider works, detailed at para. 3.5, and with regard to legal precedent (*Burridge v Breckland DC [2013]*) given the facts of the case it has been considered that the proposal forms part of a larger infrastructure project for the purposes of EIA screening as the two developments (pumping station and pipeline) are inextricably interlinked.
- 3.10 A negative Screening Opinion (a conclusion that the works do not constitute EIA development) has recently been adopted relating to the proposed development extending from the existing sewerage network within De Braose Close to Ty Mawr Road including the Hailey Park Pumping Station, which concludes that the development does not exceed the relevant thresholds, nor is the site in a 'sensitive area' (as defined by the Regs). Full details relating to the determination can be viewed on the Council's website using the following link: [SC/22/00007/MJR](https://www.burridge.gov.uk/SC/22/00007/MJR)
- 3.11 It is again noted that the initial screening opinion for the pumping station was previously considered under Schedule 2 11(c) - Waste Water Treatment Plants. However, having regard to the above Opinion, and following further consideration, it is considered that neither the reinforcement scheme in its entirety, or the pumping station alone, would fall under category 11(c). This is primarily on the grounds that although the pumping station could be considered to be a 'plant', the sewer reinforcement scheme does not actually include any element whereby the waste will be *treated*.
- 3.12 Detailed consideration has also been given as to whether the 'Sewer Reinforcement Scheme' forms part of the same project as the strategic mixed-use development of Plasdŵr. However, it was concluded that there are a number of factors that militate strongly against the scheme being an extension to the mixed-use scheme including that the proposal is:
- being constructed on/under land which is not directly connected or adjacent to the mixed-use scheme and, in reality, is an expansion of the existing public sewerage network and, therefore, they are effectively stand-alone projects;
  - being undertaken by Welsh Water, a statutory undertaker, not the developer of the mixed-use scheme and on land within separate ownership;
  - being undertaken not to serve only the foul needs of the mixed-use scheme, but also of existing (and potential future) developments in the area, therefore, whilst there is a functional relationship there is no functional interdependence.
- 3.13 In light of the above, Members should note that a revised Screening Opinion has been adopted for the current application, which mirrors the Opinion for the overall infrastructure works (i.e. is not considered under 11(c) and is concluded to not amount to EIA development).

#### 4. PLANNING HISTORY

4.1 The following planning history is relevant to the site:

- Full planning permission – [00/02169/W](#) – Reinstatement of public open space, relocation/reinstatement of car parking, the removal of the mineral railway bridge and one abutment and change in levels under and adjacent to the railway bridge – Approved – 02/01/2001
- Full planning permission – [01/02274/W](#) – Re-instatement works after Y&P sewer installation<sup>1</sup>, including demolition of railway bridge and disused railway embankment – Approved – 17/12/2001

4.2 The following planning history is considered directly relevant to the application:

- Screening Opinion – [SC/22/00007/MJR](#) – Proposed Sewer Reinforcement Scheme –

4.3 The following planning history, relating to the Strategic Site referenced at para. 3.4, is considered of some relevance to the application:

- Outline planning permission – [14/02157/MJR](#) – Development of up to 630 Residential Dwellings (Use Class C3, including Affordable Homes), Primary School (Use Class D1), Visitor Centre/Community Centre (Use Class D1), Community Centre (Use Class D1), Open Space (including Children's Play Spaces), Landscaping, Sustainable Urban Drainage, Vehicular Accesses, Bus Lanes, Pedestrian and Cycle Accesses and related Infrastructure and Engineering Works – Approved – 09/08/2016
- Outline planning permission – [14/02188/MJR](#) – Development of up to 290 Residential Dwellings (C3), Open Space (including Childrens Play Space), Landscaping, Sustainable Urban Drainage, Vehicular Access, Pedestrian and Cycle Accesses and related Infrastructure and Engineering Works – Approved – 13/12/2016
- Outline planning permission – [14/02733/MJR](#) – With all matters reserved apart from strategic access junctions for residential-led mixed use development, to be developed in phases, including preparatory works as necessary including demolition and re-grading of site levels; up to 5,970 residential units (Use Class C3, including affordable homes); 3 no. local centres providing residential units, convenience shops and facilities/services (including up to 7,900 sq m in Use Classes A1-A3) and 1no. district centre providing residential units, up to 12,000 sq m in Use Classes A1-A3 including up to two food stores (up to 5,000 sq m gross) with associated parking, up to 15,500 sq m of Use Class B1(a), B1(b) And B1(C); provision of up to 5,100 sq m of community and healthcare facilities across the district and local centres (Use Classes D1 And D2); provision for 3no. primary schools and 1no.

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<sup>1</sup> The Ystradyfodwg and Pontypridd (Y & P) trunk sewer is a key asset delivering sewage from the Rhondda Valley (including Pontypridd) through central Cardiff to the Treatment Works at Cardiff Bay. T

secondary school; open space including allotments; parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths/cycleways, a reserved strategic transport corridor; up to 1 no. electricity primary-substation and landscaping works (including suds) – Approved – 20/03/2017

- Outline planning permission – [16/00106/MJR](#) – With all matters reserved apart from strategic vehicular, cycle and pedestrian access into the site) for the demolition of existing buildings and residential development of up to 300 dwellings on site to include open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works – Approved – 27/04/2017
- Discharge of condition – [19/02887/MJR](#) – Strategic Foul Water Masterplan (Condition 24) of outline planning permission 14/02733/MJR – Fully Discharged – 29/04/2021
- Reserved matters – [19/03279/MJR](#) –for the approval of Reserved Matters (appearance, scale, layout, landscaping and non-strategic access) for the development of 167 dwellings, forming Parcel 2B and part of parcel 2A of Phase 1 pursuant to outline planning permission 14/02733/MJR – Approved – 18/02/2022
- Discharge of condition – [20/02521/MJR](#) - Detailed Foul Drainage Scheme (Condition 64) of outline planning permission 14/02733/MJR in respect of Parcel 2B – Partially Discharged – 15/02/2022
- Reserved matters – [21/00826/MJR](#) –Parcel 2E/F of Phase 1 for the approval of reserved matters (appearance, scale, layout, landscaping and access) for residential development, forming parcel 2E/F of phase 1 (land off Pentrebanne drive and north of St Fagans Rd), pursuant to outline planning permission 14/02733/MJR – Undetermined
- Discharge of condition – [21/02111/MJR](#) – Detailed Foul Drainage Scheme (Condition 64) of outline planning permission 14/02733/MJR in respect of Parcels 2E/F – Undetermined
- Reserved matters – [22/00133/MJR](#) – Parcel P2 of Phase 2 for the approval of reserved matters (appearance, scale, layout, landscaping and non-strategic access) for the development of 139 dwellings forming parcel P2 of Phase 2 pursuant to outline planning permission 14/02733/MJR – Undetermined
- Reserved matters – [22/00136/MJR](#) – Phase 2, Land North of Pentrebanne Rd for the approval of reserved matters (appearance, scale, layout, landscaping and non-strategic access) pursuant to outline planning permission 14/02733/MJR for the development of

infrastructure to serve parcel P2, Pendown and other phase 2 Parcels, including the Rhodfa spine road from Junction 12, drainage infrastructure including basins, foul water pumping station and rising mains – Undetermined

- Discharge of condition – [22/00211/MJR](#) – Detailed Foul Drainage Scheme (Condition 64) of outline planning permission 14/02733/MJR in respect of in respect of Parcel P2 of Phase 2 – Undetermined
- Re-discharge of condition – [22/00347/MJR](#) – Strategic Foul Water Masterplan (Condition 24) of outline planning permission 14/02733/MJR – Undetermined
- Discharge of condition – [22/00349/MJR](#) – Detailed Foul Drainage Scheme (Condition 64) of outline planning permission 14/02733/MJR in respect of area covered by reserved matters application 22/00136/MJR – Undetermined

## 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 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 15: Development and Flood Risk (2004)
  - TAN 16: Sport, Recreation and Open Space (2009)

On 16<sup>th</sup> 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.

- 5.10 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

- 5.11 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.
- 5.12 [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.
- 5.13 Should it be relevant and necessary/appropriate to do so, then you can add relevant extracts or policies from FW here.
- 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*

- Policy KP1: Level of Growth
- Policy KP2: Strategic Sites (KP2(c) North West Cardiff)
- Policy KP3(B): Settlement Boundaries
- Policy KP5: Good Quality and Sustainable Design
- Policy KP6: New Infrastructure
- Policy KP7: Planning Obligations
- Policy KP9: Responding to Evidenced Economic Needs
- Policy KP13: Responding to Evidenced Social Needs
- Policy KP14: Health Living
- Policy KP15: Climate Change
- Policy KP16: Green Infrastructure
- Policy KP18: Natural Resources

#### *Detailed Policies*

##### Environment

- EN4: River Corridors
- EN5: Designated Sites
- EN6: Ecological Networks and Features of Importance for Biodiversity
- EN7: Priority Habitats and Species
- EN8: Trees, Woodlands and Hedgerows

- EN10: Water Sensitive Design
- EN11: Protection of Water Resources
- EN13: Air, Noise, Light Pollution and Land Contamination
- EN14: Flood Risk

#### Community

- C3: Community Safety/Creating Safe Environments
- C4: Protection of Open Space

#### Supplementary Planning Guidance

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

- 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)
- Planning for Health and Wellbeing (November 2017)
- Planning Obligations (January 2017)

## 6. INTERNAL CONSULTEE RESPONSES

6.1 The **Operational Manager (Shared Regulatory Services – Pollution Control)** advises:

The details confirm that the proposal shall ensure that the nearest residential receptor outside of the boundary of the site is exposed to an odour concentration of no more than 5.0ouE/m<sup>3</sup>. A concentration of no greater than 3.0ouE/m<sup>3</sup>, 98<sup>th</sup> percentile of hourly mean concentrations, at a minimum should be achieved and preferably concentrations of no more than 1.5ouE/m<sup>3</sup> shall be achieved. A condition is recommended to requiring an Odour Management Plan is requested.

The amended details take into consideration previous advice in respect of beam angle to reduce glare which is considered appropriate. Should any installation give rise to statutory light nuisance then beam angle should be lowered more or have shields to prevent glare.

It should be noted that no works audible at the site boundary should take place outside of the hours 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays.

All noise from plant must be -10dB below background level as there is no exposed above ground equipment this requirements should be met.

6.2 The **Operational Manager (Shared Regulatory Services – Environment Team)** advises:

The proposed development is located on an historical landfill site, there is



the potential for ground contamination and gas emissions, however, a precautionary approach of advising the developer is considered appropriate)

Should there be any importation of soils to develop the landscaped areas of the development, 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 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. Conditions and Advisory Notes are requested.

6.3 The **Operational Manager (Flood & Coastal Risk Management)** has been consulted, no representations have been received.

6.4 The **Operational Manager (Parks Services)** advises:

In line with Policy C4 Protection of Open Space of the LDP, I would generally be opposed to any non-ancillary development taking place in Cardiff's Parks unless certain criteria can be met. It would appear however that the proposal satisfies Policy C4 in that it does not exacerbate a deficiency of (functional) open space, the open space has no significant functional or amenity value, the open space is of no significant quality and has no significant nature or historic conservation importance.

Whilst generally even where a proposal might satisfy Policy C4 development may likely be opposed due to the possible precedent it may set allowances for essential public infrastructure works carried out by statutory undertakers is made.

Parks Services have been extensively consulted by the applicant from an early stage and have considered various issues. This has included - possible locations and size of the compound, the area and type of public open space being lost, the impact on the pitches and associated changing rooms, the landscaping proposals to mitigate the loss of trees and visual impact of the compound, ongoing access of the site by Welsh Water operatives. There are no objections.

6.5 The **Councils Planner (Trees and Landscaping)** advises:

Whilst the loss of low quality trees does not conflict with Policy EN8 the loss of vegetated soils is at odds with the principles of KP15. Proposed landscaping, however, would be sufficient to mitigate both loss of trees and vegetated soil.

No soil resource survey or plan has been submitted and, therefore, further details and clarification of proposals based upon this information will be required. A condition is recommended.

6.6 The **Councils Ecology consultant** advises:

Detailed information has been submitted, including an Ecological Impact Assessment supported by an Extended Phase 1 Habitats Assessment of the

wider area, which conforms to best practice which identifies the sites and habitats referenced at para. 2.2.

The areas of the works are within or alongside scattered scrub, dense scrub, amenity grassland, woodland (adjacent) and hardstanding.

The HDD passes under the River Taff. The planning application boundaries only shows that of the kiosk and the pumping station in Hailey Park and not that of temporary works or the HDD length (as this is considered permitted development by the applicant).

The applicant, their consultants and NRW have not provided recommendation for a Habitat Regulations Assessment to be undertaken for any aspect of the work. It is understood that best practice will be followed with regards the potential for water pollution and therefore it is unlikely there would be significant effects on the River Taff or connected River Severn Ramsar, SAC, SPA, SSSI.

If site clearance does not commence in respect of the development within 18 months from the date of the most recent Extended Phase 1 survey the approved ecological measures shall be reviewed and, where necessary, updated.

Details in respect of construction management, precautionary methods of working, dormouse conservation, lighting and biodiversity enhancement have been provided and are considered appropriate.

## 7. EXTERNAL CONSULTEE RESPONSES

### 7.1 **Natural Resources Wales** advise:

- The ecological submissions have been reviewed and are welcomed. Dormice, Otters and all species of British bats are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Legal protection relates to the animals themselves and the places they use to rest and breed. Where a European Protected Species is present and the development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'. No concerns are raised with regards to the impact upon Dormice subject to a Conservation Plan being provided and it is noted a single tree which would not be affected by development provides moderate roosting potential for bats;
- The site is considered sensitive due to the underlying aquifer and proximity to the River Taff. This site is also recorded as a historic landfill, however the landfill is very historic. Given this and the redline boundary representing a small part of the larger landfill no immediate concerns are raised;

- Our Flood Risk Map confirms the application site lies partially within Zone C1 of the Development Advice Map (DAM) as contained in TAN15. Given the nature of the proposed development (and in the absence of a flood consequences assessment (FCA)), we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks.

Conditions and advisory notes are requested.

## 8. REPRESENTATIONS

- 8.1 The application was publicised by way of neighbour notification letters and Local Ward Members were consulted, on the 15<sup>th</sup> November 2021.
- 8.2 A valid petition of 114 signatories, from the Llandaff North Residents Association, has been received objecting to the proposal. A petition by a greater number of signatories has been received, however, was not valid in accordance with committee procedures.
- 8.3 Letters of representation have been received from 20 individual members of the public objecting to the proposal.
- 8.4 Letters of representation have been received on behalf of the Llandaff North Residents Association and the Glamorgan Anglers Club objecting to the proposal.
- 8.5 Cllrs Dilwar Ali and Jennifer Burke-Davies, local members for Llandaff North, object to the proposal supporting the concerns of members of the public.
- 8.6 Julie Morgan MS, Andrew RT Davies MS and Anna McMorris MP have made representations in support of some of the concerns raised by members of the public.
- 8.7 A summary of the reasons for objection are detailed below:
- loss of green public open space;
  - visual appearance/uncharacteristic development;
  - lack of landscaping/screening;
  - impact upon ecology and biodiversity;
  - affect of flooding;
  - pollution of local area;
  - impact of noise and smell from facility;
  - impact upon health and well-being;
  - loss of outlook;
  - disruption from construction works including impact upon highway network;
  - principle of siting infrastructure to serve the Strategic Development within the park that serves another ward;
  - failure of the application to acknowledge the Afon Taff Viaduct Grade II

Listed structure;

- insufficient consultation and transparency of process;
- effect upon property values/saleability.

8.8 Additionally, the following summarised comments have been received which are relevant specifically to the interrelated matter with regard to the Plasdŵr Strategic Development and an application in respect of the Strategic Foul Drainage Master plan (ref: 22/00347/MJR – Condition 24 14/02733/MJR):

- It is necessary to deal with the application to update the Plasdŵr Strategic Foul Drainage Masterplan prior to that for the Sewerage Pumping Station and associated works;
- Sewerage plans have not been sufficiently developed or detailed, with alternatives not outlined. Alternatives, including the option included in the original HMA, to build a new treatment works on the site of Plasdŵr must be more appropriate;
- Good sustainable alternatives, including the option included in the original HMA to build a modern treatment works at Plasdŵr which would discharge clean water at all times, will be much more environmentally sustainable and provide a beneficial solution for both the natural environment and future generations than this proposal;
- Given the totally unacceptable level of Combined Storm Overflows (CSOs) recorded in detail over a number of years, then any proposed revision should include betterment on this issue;
- The proposed compensatory reduction in surface water flows elsewhere in the combined system is totally undefined and the effectiveness is uncertain at best. Proposals should be designed and incorporate a proper allowance for the increasing levels of rainfall caused by climate change. This work needs to form an integral part of the new HMA;
- The Hailey Park proposals cannot be claimed by Welsh Water as essential for the Plasdŵr development, as there are other options previously proposed by the applicant and accepted by Cardiff Council which appear to be less environmentally damaging;
- The claim (4.2.3 of ARUP Planning Statement 3 November 2021) that the Hailey Park sewer would futureproof the existing sewerage network and would accommodate additional population growth and housebuilding in Northern Cardiff, is unsupported and not credible;
- A new / revised HMA is needed / DCWW do not disclose an amended HMA. An HMA study is part of the environmental information necessary to assess the application. A Hydraulic Modelling Assessment (HMA) was a requirement of the original planning permission. The HMA carried out and attached to the most recent planning application includes four options, none of which involve Hailey Park. There is no new or amended HMA to consider the impacts of directing sewage through a pumping station in Hailey Park. There is nothing to demonstrate that there has been any assessment of whether the proposal will have sufficient capacity and no modelling has been done on the likelihood of flooding and/or spills;
- Evidence of need for the Hailey Park scheme is needed and for DCWW's changed position;

- DCWW should supply their long term plans to accommodate the further developments in north Cardiff agreed in the existing LDP – to comply with ‘sustainable development’ and the Future Generations Act;
- There is no explanation or rationale for the option being put forward or for why it is being pursued over the four options included in the original HMA. There is no justification for the assertion that this proposal is "essential";
- Further detail of the surface water removal proposals is needed as they may have significant environmental effects. The applicant states that surface water will be removed further upstream within the trunk sewer to offset the increased flows. However, the areas where surface water will be removed have not been identified and, again, none of this has been considered as part of a HMA. It is vital there are detailed plans for any separate surface water drainage prior to this application being decided. Given how overloaded the treatment works already are, any new drainage system should be installed and its effectiveness proven prior to approval of this proposal;
- Hydraulic modelling of the Y&P sewerage system is also needed in case of default, resulting in the extra Plasdŵr load on the Y&P sewer and Cardiff sewage works;
- stormwater removal works are likely to take rather longer than the construction of the pumping station;
- Information is requested on DCWW claims that alternatives Options in the HMA would all risk widespread disruption across key travel routes, keeping the carbon footprint low compared with other options and the foul sewage from Plasdŵr “can be treated” in Cardiff sewage works, when this frequently discharges untreated sewage (71 occasions for 710 hours in 2021);
- There is no new EIA / a addendum or revised EIA is needed, noting the new significant effects on Hailey Park and new risk of untreated sewerage. We strongly disagree that the new proposal does not raise any significant environmental effects beyond those which were previously considered, as stated. The Council has failed in its duty under Reg 9 of the EIA Regulations 2017 to seek further information;
- A new Addendum should consider the effects of the lack of capacity of the Cog Moors and Cardiff (East Moors) sewerage treatments works
- Officers should ask officers with experience of SuDS schemes in Grangetown to supply detail of the environmental impacts of diverting surface water from sewers to inform the requirement for an ES Addendum;
- No proper consideration has been given to the impact that these proposals will have on Future Generations;
- The proposals take no account of the Welsh Government declaration of a Climate Emergency and Nature Emergency, and Cardiff Council’s declaration of a Climate Emergency and Nature Emergency;
- The environmental conditions, legal framework, Welsh Government and Cardiff Council policies have changed since 2014, particularly the above declarations, the Well-being of Future Generations (Wales) Act 2015, and the planning process for this application has not taken sufficient account of the planning requirements arising from these;

- This proposal is neither future-proofed in the context of predicted additional house-building nor sufficient for the scope of the Plasdŵr development;
- This new proposal will clearly have a significant impact on Hailey Park, the local area and local residents but the Plasdŵr Section 106 agreement has not been modified to mitigate the impact of the development on the Llandaff North Ward;
- Notes the requirements of c24, which should include all works to the public foul water system;
- The rampant profiteering of developers who have not worked out their sewage disposal should not fall onto the residents or wildlife of another locality - 'Unacceptable Cardiff Council, communities and people come first';
- Public access to the Planning Department is still wholly unacceptable, and is having a continued detrimental effect upon the democratic planning process.

8.9 Objections have also been raised with regard the use of land within the Councils ownership donated for use by members of the public as open space, including by a family member of Claude Hailey 'the original donor'. It is emphasised, however that land ownership is not a material planning consideration and, therefore, such matter does not form part of the assessment of the application for planning permission.

8.10 Cllr Sean Driscoll, local member for Llandaff, does not object to the proposal acknowledging that the main development is within the Llandaff North ward. It is raised, however, that some material considerations, principally in respect of the ecological impact, should be given due consideration and may have wider impact.

8.11 Public representations made on the application are available to view on the Council's website at: [21/02608/MNR](https://www.cardiff.gov.uk/21/02608/MNR)

## 9 ANALYSIS

### 9.1 Land Use / Principle of Development

9.1.1 The application site lies within the defined settlement boundary where there is a general presumption in favour of development.

9.1.2 The principal site, however, is located within an area of open space and Policy C4 seeks to protect open space that has significant functional, conservation, environmental or amenity value and proposals will only be acceptable where:

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

9.1.3 This policy reflects national planning policy relating to open space set out in Planning Policy Wales and Technical Advice Note 16 relating to Sport, Recreation and Open Space (January 2009). The survey classifies the site as amenity open space. Therefore, in order to accord fully with Policy C4 the application will need to be assessed against criteria including:

- The functional and amenity value of the open space;
- The quality of the open space.

9.1.4 Having regard to the criteria it is noted that the site comprises low quality overgrown and unmanaged vegetation providing limited functional and amenity value and its loss would not negatively impact the adjacent designated areas of informal and formal recreational open space. The actual footprint of the compound and access road would result in the loss of less than 0.06 hectares of open space. Thereafter, the large majority of the site area would be utilised to provide additional planting of scrub, wildflowers and trees which would enhance the amenity value and environmental quality of the open space.

9.1.5 Given this and the evidenced need for this sewerage infrastructure the principle of the proposal is considered acceptable subject to other material considerations.

## 9.2 Impact on the Character of the Area

9.2.1 As noted earlier, the Welsh Government publication Building Better Places: The Planning System Delivering Resilient and Brighter Futures 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.

9.2.2 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, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.

9.2.3 PPW11 also 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.

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

9.2.5 The proposed compound and associated development within Hailey Park is of a standard utilitarian appearance and is not of significant architectural value as would be expected for such a scheme. The development is, however, of a

limited height and the proposed scheme of planting would effectively screen the development from views with the significant areas of planting proposed of a significant benefit to the area including to its visual appearance and environmental quality. The colour of the structures would ensure that the proposal further merges with the background.

9.2.6 The proposed development at DeBraose Close is of a limited scale and a feature which is characteristic within the streetside setting it would occupy.

9.2.7 Accordingly, it is considered that the proposal has been adequately designed to mitigate its impact and would result in an overall enhancement of the visual appearance of the area having no adverse impact upon its character.

### 9.3 Impact on Amenity of the Area and Neighbouring Occupiers

9.3.1 Policy KP5 states all new development will be required to ensure there is '*no undue effect on the amenity of neighbouring occupiers*'. Policy EN13 seeks to ensure that development is '*not permitted where it would cause unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination*'.

9.3.2 The proposed landscape screening would effectively make the development indistinguishable within its parkland setting the appearance of which would at least be mitigated if not be enhanced, therefore, it is considered that there would, on balance, a negligible or positive impact upon the general amenity of the area.

9.3.3 The proposal is sited at a considerable distance from neighbouring properties and, therefore, would have no overbearing impact in this regard.

9.3.4 The facility is unlikely to give rise to operational nuisance from sources of pollution and conditions are recommended in this regard to ensure that no adverse impact results.

9.3.5 Accordingly, it is considered that the proposal would have no detrimental impact upon the amenity of the area or neighbouring occupiers.

### 9.4 Impact on Natural Environment

9.4.1 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.

9.4.2 Policies KP15 seeks to mitigate against the effects of climate change and Policy KP16 seeks to ensure that Cardiff's distinctive natural heritage which provides a network of green infrastructure is protected, enhanced and managed to



ensure the integrity and connectivity of this multi-functional green resource is maintained. Policy KP18 details that in the interests of the long-term sustainable development of Cardiff the need to minimise impacts on the city's natural resources and minimise pollution must be taken into full account, including the protection of the quality and quantity of water resources and minimising air pollution. These policies are further supported by detailed policies EN4, EN5, EN6, EN7, EN8, EN10, EN13, EN14 and C4.

9.4.3 The application is supported by considerable detail in this regard which has been reviewed by the relevant consultees, refer to para.4.8, 6.4, 6.5 and 7.1. It is considered that it has been demonstrated that in principle no adverse impact would result in this regard and sufficient precautionary and mitigative works would be secured, by condition, to ensure no harm results and that there would be an overall enhancement in this regard.

9.4.4 Accordingly, it is considered that the proposal would have no adverse environmental impact.

## 9.5 Drainage and Flooding

9.5.1 Chapter 6 of PPW and guidance within TAN15 surface water drainage is a material planning consideration and consideration to flooding caused by heavy rainfall and runoff from development in areas of known flooding is required to be given on a case by case basis.

9.5.2 Policy KP15 seeks to ensure new development is avoided in areas susceptible to flood risk, in accordance with national guidance, and development which increases flood risk is prevented. Policy EN10 details that '*development should apply water sensitive urban design solutions*' the process of integrating water cycle management with the built environment through planning and urban design. Furthermore, the purpose of Policy EN14 '*is to avert development from where it would be at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere*'.

9.5.3 The application site is located partially within the C1 Flood Zone, which comprises '*areas of the floodplain which are developed and served by significant infrastructure, including flood defences*', and largely within Flood Zone B, areas known to have flooded in the past. Zone C1 is '*used to indicate that development can take place subject to application of justification tests, including acceptability of consequences*'. Zone B is to be used as part of a precautionary approach.

9.5.4 Cardiff is allocated as a national growth area in Future Wales (NDF) were there is a focus on economic and housing growth the proposal is required to reinforce existing infrastructure to serve the city and a strategic development, therefore, there is an evidenced need for the development and the development is, therefore, justified on the basis that it is required to meet a wider identified policy need and to sustain Cardiff as an important existing settlement within the region. Furthermore, the potential consequences of a flooding event for the particular type of development have been considered and given the nature of

the development there would be no adverse impact.

9.5.5 The proposal includes a range of permeable surfacing and considerable levels of planting which would mitigate any marginal increase in run-off.

9.5.6 Accordingly, it is considered, there would be no adverse impact in this regard.

## 9.6 Other Matters Not Assessed Above

9.7.1 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:

- Some disruption and inconvenience is likely to result from demolition and construction works, however, given the scale and nature of the works it is considered that no significant harm should result, subject to works being undertaken in accordance with the submitted CEMP. It should be noted that the contents of the CEMP are wide ranging and separate legislation, including control in respect of health and safety and over noise and other sources of pollution, are relevant in respect of some matters. The Local Planning Authority would only seek to enforce relevant matters that are not subject to equivalent or stricter controls.
- Property values nor saleability are material planning considerations.

## 10 CONCLUSION

10.1 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.

10.2 Although introducing new built development into the existing park, it is concluded that the proposed pumping station would accord with Policy C4 insofar as it would not exacerbate a deficiency of (functional) open space, while it would have no unacceptable impacts that cannot be mitigated to an acceptable degree by conditions, such that the proposals would accord with the relevant policy context set out in this report. Moreover, notwithstanding the acceptability of the development, it also amounts to essential infrastructure proposed by a statutory undertaker, which has been afforded significant weight given that it will serve the local and wider community, and help sustain Cardiff as an important settlement and achieve the required level of growth.

## 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

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

### Conditions

#### TIME LIMIT

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

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

#### APPROVED PLANS

2. The development, except where explicitly required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:

- B13194-102503-XX-XX-DR-TA-PN9060 Rev. P2 – Site Location Plan
- B13194-102503-XX-XX-DR-TA-PN9062 Rev. P2 – Site Layout Proposed
- B13194-102503-XX-XX-DR-TA-PN9064 Rev. P2 – Proposed Compound Elevations
- 1969-XX-ZZ-DR-L-90-0003 Rev. 01 – Section Elevations
- B13194-102503-XX-XX-DR-TA-PN9065 – Valve Control Kiosk
- Issue Rev A | 29 July 2022 - Planning Statement
- Arboricultural Impact Statement, dated 7<sup>th</sup> October 2021
- Arboricultural Method Statement and Tree Protection Plan, dated 11<sup>th</sup> July 2022
- Arboricultural Method Statement Plan, dated 09/2021
- Tree Retention/Removal Plan, dated 03/2022
- 1094 Rev 1 – Site Specific Environmental Management Plan
- Issue | 3 November 2021 – Ecological Impact Assessment
- B13194-102503-XX-XX-RP-NA-EI0969, Issue | 14 April 2022 – Precautionary Method of Working
- B13194-102503-XX-XX-RP-NA-EI0468, Issue 14 April 2022 – Biodiversity Enhancement Specification
- B13194-102503-XX-XX-RP-NA-EI0766, 001 | 11 April 2022 – Dormouse Conservation Strategy
- B13194-102503-XX-XX-DR-TA-PN0067 Rev. P2 – Lighting Plan
- Odour and Noise Clarification V2.0, dated 6 July 2022

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

## ACTION

3. Construction work shall not commence until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - A soft landscaping implementation programme.
  - Finalised, scaled planting plans prepared by a qualified landscape architect and that are based on the outcome of a Soil Resource Survey and Plan prepared in accordance with the Cardiff Council Soils and Development Technical Guidance Note.
  - Finalised schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect and that are based on the outcome of a Soil Resource Survey and Plan prepared in accordance with the Cardiff Council Soils and Development Technical Guidance Note.
  - Finalised, scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree and that are based on the outcome of a Soil Resource Survey and Plan prepared in accordance with the Cardiff Council Soils and Development Technical Guidance Note. The tree pit detail shall incorporate full details of aeration/irrigation methods, including piped inlets. The tree pit detail shall provide for a mulch circle with only a thin skim (25mm) of mulch applied over the root-ball surface.
  - 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 Resource Survey and Plan), 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 by a Soil Scientist who is familiar with the planting types proposed and that includes the parameters for all imported planting soils to ensure they will be suitable for all the planting types proposed.
  - Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

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

Reason: In the interests of green infrastructure and biodiversity to mitigate the effects of the development and enhance the area in accordance with Policies KP5, KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

4. Prior to beneficial use of the development, hereby approved, an Ecological Compliance Audit, to include an Ecological Clerk of Works record, shall be submitted to the Local Planning Authority to demonstrate all works, so far as practicable, were undertaken in accordance with the approved details (ref: B13194-102503-XX-XX-RP-NA-EI0766 001 | 11 April 2022 & B13194-102503-XX-XX-RP-NA-EI0969, Issue | 14 April 2022)  
Reason: In the interests of protected species in accordance with Policies KP16, EN6 and EN7 of the Cardiff Local Development Plan 2006-2026.
  
5. Prior to beneficial use of the development, hereby approved, the 'Biodiversity Enhancement Specifications' (ref: B13194-102503-XX-XX-RP-NA-EI0468 Issue 14 April 2022) shall be implemented in accordance with the approved details  
Reason: In the interests of enhancing biodiversity in accordance with Policies KP15, KP16, KP18, EN4, EN5, EN6, EN7, EN8, EN11 and EN13 of the Cardiff Local Development Plan 2006-2026.
  
6. Prior to beneficial use of the development, hereby approved, an Odour Management Plan shall be approved by the Local Planning Authority which shall seek to achieve an odour concentration level not exceeding  $1.5\text{ouE/m}^3$ , and no more than  $3.0\text{ouE/m}^3$  as a maximum, when measured at the nearest residential receptor. The Management Plan shall include:
  - a summary of the site, sewerage system, odour sources and the location of receptors;
  - details of the site management responsibilities and procedures for reporting faults, identifying maintenance needs, replenishing consumables and complaints procedure;
  - odour-critical plant operation and management procedures (e.g. correct use of plant, process, materials; checks on plant performance, maintenance and inspection);
  - operative training;
  - maintenance and inspection of plant (both routine and emergency response);
  - spillage management procedures;
  - record keeping – format, responsibility for completion and location of records;
  - emergency breakdown and incident response planning including responsibilities and mechanisms for liaison with the Local Authority;

Furthermore, a timetable for submission of odour monitoring and the undertaking of UKAS accredited odour sampling shall be agreed with the Local Planning Authority. Should the proposed monitoring and sampling demonstrate that an odour concentration level below  $3.0\text{ouE/m}^3$  is not achieved, at the nearest residential receptor, mitigation works to be approved by the Local Planning Authority shall be undertaken to achieve such level.

Reason: In the interests of protecting amenity in accordance with Policies KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.

## REGULATORY

7. The operational land within Hailey Park shall be limited to the confines of the 'site compound', as enclosed by the 2.4m high weld mesh fence as shown on dwg. no. B13194-102503-XX-XX-DR-TA-PN9062 REV. P2.  
Reason: For the avoidance of doubt to the extent of the operational land as defined by Sec. 263 of The Town & Country Planning Act 1990.
8. If the development, hereby approved, does not commence within 18 months from the date of the most recent extended Phase 1 survey (and that which it encompassed, bats (trees), badger and invasive plants), the approved ecological measures 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, badger evidence or suitability of bats in trees and ii) identify any likely new ecological impacts that might arise from any changes.  
Reason: In the interests of protecting the local environment in accordance with Policies KP15, KP16, KP18, EN4, EN5, EN6, EN7, EN8, EN11 and EN13 of the Cardiff Local Development Plan 2006-2026.
9. The development, hereby approved, shall be undertaken in accordance with the approved Construction Environmental Management Plan (ref: 1094 Rev 1).  
Reason: In the interests of protecting the local environment in accordance with Policies KP15, KP16, KP18, EN4, EN5, EN6, EN7, EN8, EN11 and EN13 of the Cardiff Local Development Plan 2006-2026.
10. No lighting other than that, hereby approved, shown on the approved Lighting Plan (ref: B13194-102503-XX-XX-DR-TA-PN0067 Rev. P2) shall be installed without the prior consent of the Local Planning Authority.  
Reason: In the interests of protecting the local environment and amenity in accordance with Policies KP5, KP16, EN4, EN5, EN6, EN7, EN8, EN11 and EN13 of the Cardiff Local Development Plan 2006-2026.
11. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than -10dB(A) at any residential property when measured and corrected in accordance with BS 4142: 2014 +A1 2019 (or any British Standard amending or superseding that standard).  
Reason: In the interests of the amenities of the area and neighbouring occupiers in accordance with Policies KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.
12. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become

seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 3, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of green infrastructure and biodiversity to mitigate the effects of the development and enhance the area in accordance with Policies KP5, KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

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

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies KP18 and EN13 of the Cardiff Local Development Plan.

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

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

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with Policies KP18 and EN13 of the Cardiff Local Development Plan.

15. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only



material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with Policies KP18 and EN13 of the Cardiff Local Development Plan.

## 13 INFORMATIVES

1. Natural Resources Wales recommends that developers should:
  - Follow the risk management framework provided in Land Contamination Risk Management (LCRM).
  - Refer to Land Contamination: A Guide for Developers (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
  - Refer to the Environment Agency's (2017) 'Approach to Groundwater Protection'.
2. The application site is located partially within Zone C1 of the Development Advice Map (DAM) the developer should be aware of the potential flood risks. Please refer to NRW for more information.
3. 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.
4. Attention is drawn to the provisions of Part III of the Environmental Protection Act 1990 in respect of statutory nuisance relating to dust and noise where there is prejudice to health or a nuisance.
5. The developer be advised the proposed development is located upon a historic landfill site and appropriate precautions/mitigation during the construction and incorporation of any measures/changes to the design that are considered appropriate should be undertaken as necessary.

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.

6. Schedule 3 of the Flood and Water Management Act 2010 effects all new developments where the construction area is of 100m<sup>2</sup> or more and, therefore, may be subject to surface water drainage proposals under the SAB application process. It is recommended that the developer engage in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. To arrange discussion regarding this please contact [SAB@cardiff.gov.uk](mailto:SAB@cardiff.gov.uk). In the meantime if you require further information please review our website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

**PETITION**

COMMITTEE DATE: 08/09/2022

APPLICATION No. **22/00347/MJR**

APPLICATION DATE: 18/02/2022

ED: Fairwater, Radyr/ Morganstown, Pentyrch/St Fagans

APP: TYPE: Discharge of Conditions

APPLICANT: Redrow Homes South Wales; St Fagans No 1 &amp; 2 Trust And St Fagans No 3 Trust

**LOCATION:** Plasdwr, North West Cardiff

PROPOSAL: Re-discharge of condition 24 (strategic foul drainage masterplan) of outline planning permission 14/02733/MJR (condition 24 previously discharged under application 19/02887/MJR).

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**RECOMMENDATION:** That condition 24 be re-discharged, subject to the advice provided in Section 11.

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1. BACKGROUND INFORMATION

1.1 A valid petition of objection has been received. This application is, thus, brought before 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.

1.2 The petition states that:

*We are of the view that the above scheme will impact upon Llandaff North and neighbouring communities. We therefore request that the planning application is called before Cardiff council planning committee to enable a thorough, transparent, public examination of the documentation and decision-making; for the views of communities to be heard and enable any concerns to be addressed.*

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site comprises the application site boundary for outline planning permission 14/02733/MJR.

2.2 The 299.3ha application site lies to the west of Radyr, Fairwater and Pentreban, to the north of the village of St Fagans and approximately 7km north-west of the City Centre. The north of the site is bounded by the A4119, Rhydlafr Farm, Goitre Fach Farm, Radyr Farm, Radyr Golf Course and existing development at Radyr. Crofft-y-Genau Road forms the western boundary of

the site. The southwest boundary follows a series of field boundaries, with those fields forming a buffer between the development site and St Fagans. The southern and eastern site boundaries also follow a series of established field boundaries, as well as the edge of the existing built development at Radyr, Fairwater and Danescourt. Pentrebanne Road runs through the southern part of the site.

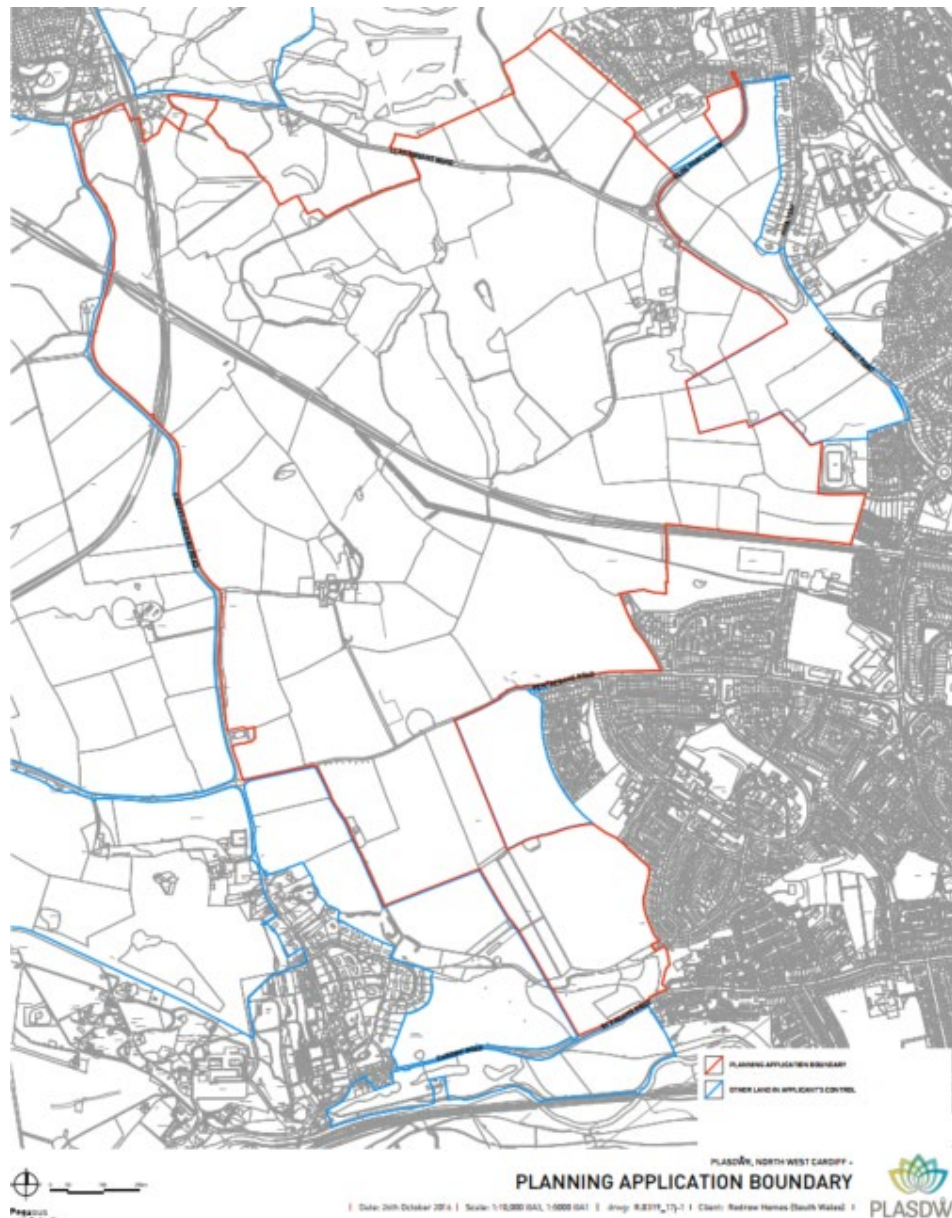


Figure 1: Site Location Plan

### 3. BACKGROUND CONTEXT

- 3.1 Plasdwr is a major residential-led mixed use development in North West Cardiff, comprising approx 7,000 new homes to be developed in phases. It is located within the Strategic Site C 'North West Cardiff', one of eight strategic sites allocated in the Cardiff Local Development Plan (2020 – 2026). This application relates to the largest outline planning application approved in

Strategic Site C – application no. 14/02733/MJR, comprising the majority of land (87%) in Site C. The application site immediately adjoins the site boundaries of the other 3 no outline applications approved within site C – 14/02157/MJR, 14/02188/MJR and 16/00106/MJR. Construction has commenced on all 4 outline applications, further to the approval of various subsequent reserved matter and discharge of condition applications.

- 3.2 Outline planning permission 14/02733/MJR was approved 20/03/2017, subject to conditions and a s106 Agreement for 5,970 units as part of a mixed-use development also including three local centres, one district centre, three primary schools and one secondary school. The development will be built out in Phases 1 - 6.
- 3.3 A series of strategic planning conditions were attached to the outline planning permission, which required discharge prior to any reserved matters being approved, to ensure the development was properly planned at a strategic level and could be built out in phases, with all parties knowing what the requirements are for each phase and reserved matters parcels. Condition 24 (Strategic Foul Drainage Masterplan) - the subject of this application - is one such strategic condition.

*Condition 24 - Strategic Foul Drainage Masterplan*

- 3.4 Condition 24 was imposed at the request of Dŵr Cymru Welsh Water (DCWW), the relevant statutory sewerage undertaker, and requires a strategic foul drainage masterplan to be submitted to demonstrate – at a strategic level - how the outline site can be effectively drained over the lifetime of the development, as successive phases and parcels of land are built out across the site, over time, by different developers. It sets out how the required foul drainage capacity will be provided and apportioned across the site, as new on-site and off-site sewerage infrastructure identified in the masterplan is delivered.
- 3.5 The condition wording requires the submission of a '*Strategic Foul Drainage masterplan for the whole outline application site, accompanied by a foul drainage catchment plan and informed by a Hydraulic Modelling Assessment of the foul drainage network*'. The condition wording requires the strategic masterplan to include details of suitable points of connection to the existing public sewerage system, to set out how each phase of the development will be drained to the existing sewerage system, to identify any improvement or reinforcement works required to the public sewerage system to accommodate the development and to provide an implementation programme.

- 3.6 Condition 24 is worded as follows:

*No reserved matter application shall be approved by the Local Planning Authority until a strategic foul drainage masterplan for the whole outline permission site, accompanied by a foul drainage catchment plan and informed by a Hydraulic Modelling Assessment (HMA), have been submitted to and approved in writing by the Local Planning Authority. The submitted strategic foul drainage masterplan shall include details of the following:*

- a) *suitable points of connection for each foul drainage catchment to connect to the existing public sewerage system*
- b) *how each development phase within each drainage catchment will be effectively drained to the existing public sewerage system and demonstrate how each phase will accommodate and include a provision for foul drainage flows for all subsequent phases*
- c) *any improvement or reinforcement works required to the public sewerage system in order to accommodate the development*
- d) *an implementation programme, which shall take into consideration the phasing schedule and plan approved under condition 17 (PHASING).*

*Thereafter, any subsequent Reserved Matter application shall accord with the approved details or any modification as may be approved through subsequent discharge of condition applications. No building shall be occupied on any reserved matters site until the works, identified by the Hydraulic Modelling Assessments and through part C of this condition, have been completed on the public sewerage system serving that reserved matters site.*

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

- 3.7 The site-wide masterplan, required by condition 24, would then form the starting point when designing the detailed foul drainage scheme that is required to be submitted for each reserved matters site in discharge of condition 64 (Detailed Foul Drainage Scheme). The wording of condition 64 requires the detailed drainage schemes for each reserved matters site to accord with the approved strategic foul drainage masterplan submitted under condition 24.

- 3.8 For information, condition 64 is worded as follows:

*No reserved matter application shall be approved by the Local Planning Authority until a detailed foul drainage scheme for that reserved matters site has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall provide for the disposal of foul flows and shall accord with the approved strategic foul drainage masterplan submitted under condition 24. No building on that reserved matters site shall be occupied until the detailed foul drainage scheme has been completed in accordance with the approved details and until the necessary reinforcement works, identified by the Hydraulic Modelling Assessment and through part C of condition 24 (Strategic Foul Drainage Masterplan), have been completed on the public sewerage system serving that reserved matters site. The scheme shall be constructed in full.*

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

- 3.9 Condition 24 was previously discharged under discharge of condition application 19/02887/MJR on 29/04/21.

- 3.10 The masterplan approved under application 19/02887/MJR identifies three off-site connection points for the outline application (Clos Parc Radyr at connection point reference ST13791904; Station Road Llandaff via Herbert March Close – connection point ref ST14799490; and Pwllmelin Road via Pentrebane Rd – connection point reference ST14780104), as well as a requisition and a reinforcement scheme (Station Road Requisition and Pentrebane Road Reinforcement Works) in order to provide sufficient capacity for the development. The report also notes that the capacity at the point of connection at Station Road requires the prior removal of the equivalent flow of surface water upstream and that this is required as part of the requisition agreement. It is noted that DCWW would be responsible for the surface water removal (in their role as statutory sewerage undertaker), which would be funded by the developer as part of the requisition agreement (section 5.1). The report notes that the route from the site to the requisitioned sewer is to be determined by DCWW (in their role as statutory sewerage undertaker).
- 3.11 The approved masterplan also identifies five on-site foul pumping stations which would convey foul flows to a new strategic pumping station PS2, located in the centre of the site prior to outfalling to Herbert March Close to connect the site to the point of the Station Road Requisition, which in turn would connect to the Y&P trunk sewer in Llandaff. In addition, gravity flows were accepted by Herbert March Close, Pentrebane Road and Clos Parc Radur. The report notes that the on-site pumping station locations shown in Appendix C are ‘indicative’ and that *‘the precise location of each pumping station will be provided within the detailed foul drainage scheme required to be submitted in discharge of condition 64 and in the submission of reserved matters applications for that area’*.
- 3.12 As required by the condition 24 wording, the masterplan submitted under 19/02887/MJR was ‘informed’ by a Hydraulic Modelling Assessment (HMA). The HMA was undertaken by DCWW and was submitted by the Applicant as Appendix A to the Strategic Foul Drainage Masterplan submitted under application 19/02887/MJR. It is important to note that the condition wording does not require the HMA to be approved as part of the discharge of condition 24. This point was made clear in the condition discharge letter dated 29/04/21 for application 19/02887/MJR, wherein the HMA was not identified in the list of approved documents and the letter specifically noted that the condition was discharged ‘subject to ... acceptance that the application does not seek approval for the HMA and its appendices’.
- 3.13 Following discussions with DCWW, the current application was made on 29 June 2022 to re-discharge condition 24 based on an updated and amended drainage masterplan.

*Application 21/02608/MNR*

- 3.14 An application (ref [21/02608/MNR](#) ) for a pumping station and associated compound and kiosk is currently being processed by the Local Planning Authority and is also due to be considered at the Planning Committee meeting on the 8<sup>th</sup> September 2020. Application 21/02608/MNR forms part of a wider



sewer reinforcement scheme that would extend from the existing sewerage network within De Braose Close to Ty Mawr Rd and includes a below ground level pipeline and the Hailey Park pumping station and related kiosk (further details are provided in the report for 21/02608/MNR). The pipework would have a total length of approximately 558 metres. The below ground works are considered to constitute 'permitted development' in their own right, by virtue of Order of Welsh Government, and do not form part of the application 21/02608/MNR. The works are the subject of a negative screening opinion – see [SC/22/00007/MJR](#).

#### 4. DESCRIPTION OF DEVELOPMENT

4.1 Technical approval is sought from the Local Planning Authority (LPA) for the re-discharge of condition 24 (Strategic Foul Drainage Masterplan) of outline planning permission 14/02733/MJR. As noted above, condition 24 was previously fully discharged on 29/04/2021 (under discharge of condition application ref 19/02887/MJR).

4.2 The following details have been submitted under application 2200347/MJR, as amended:

- Planning Application Boundary (drawing no R.0319\_17j-1)
- Strategic Foul Drainage Masterplan (PLDR-ARP-DGF-ZZ-RP-CD-000001 Rev P13, as updated and dated 22 August 2022)
- Appendix A: Foul Hydraulic Modelling Assessment (DCWW, Developer Services Hydraulic Modelling Report, 080 – Cardiff West Strategic Sites HMA, Rev v4.0 dated 29/1/2018).
- Appendix B: Revised Residential Phasing Plan (drawing no P18 – 0655\_37-1H)
- Appendix C: Foul Masterplan with s106 Catchments (PLDR-ARP-DGF-ZZ-DR-CD-000001 Rev P11)
- Appendix D: Foul Catchments with Dwelling Numbers (PLDR-ARP-DGF-ZZ-DR-CD-000004 Rev P06)

4.3 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link:

[22/00347/MJR | RE-DISCHARGE OF CONDITION 24 \(STRATEGIC FOUL DRAINAGE MASTERPLAN\) OF OUTLINE PLANNING PERMISSION 14/02733/MJR \(CONDITION 24 PREVIOUSLY DISCHARGED UNDER APPLICATION 19/02887/MJR\). | PLASDWR, RADYR, NORTH WEST CARDIFF, CF5 6LD](#)

4.4 The Strategic Foul Drainage Masterplan, as amended, comprises the following key elements:

*Strategic Foul Drainage Masterplan Report (Rev P13) dated 22/08/22*

- The report outlines the proposed connection points to the existing foul drainage network and the method of connection to these points, through requisition and reinforcement works.



- Foul Drainage Connection points – 3 of-site connection points are proposed, comprising Clos Parc Radur at connection point reference ST13791904, Hailey Park at connection point ref ST14794501 and Pwllmelin Road via Pentreban Rd – connection point reference ST14780104.
- To provide sufficient capacity for the development, a requisition and a reinforcement scheme have been identified; Hailey Park Requisition and Pentreban Road Reinforcement Works.
- Hailey Park Requisition- It should be noted that the Hailey Park connection point and requisition proposal is new, replacing the Station Road connection point identified in the masterplan approved under application 19/02887/MJR. The report notes that the Hailey Park connection will accommodate the majority of the proposed flows from the development, with flows for 6,028 units from Phases 0 – 6 as well as commercial development and schools introduced over six phases.
- The report states that the Hailey Park connection point to the Y&P trunk sewer is approx 1.2km from the site and that any proposed route will be required to cross the River Taff and the Radyr to Cogan (Taff Vale) Railway Line. The foul flows will enter the foul sewer at Herbert March Clos, with the report noting that *'the proposals for the route and design of the foul system from the site to the connection point are being developed by DCWW, separately from the development'* (Table 1). A requisition has been submitted to DCWW for connection to this sewer under the Water Industry Act 1991 and DCWW are currently engaged in this work.
- The report also notes in section 5.1 that, as part of the requisition agreement, it is proposed that that for the proposed foul flow which is to be connected to the Y&P trunk main at Hailey Park, the equivalent amount of surface water is to be removed from the trunk sewer upstream. It is noted that DCWW would be responsible for this surface water removal, which would be funded by the developer as part of the requisition agreement.
- Pentreban Rd Reinforcement Scheme – as noted above a point of connection has been provided by DCWW for a connection on Pwllmelin Rd subject to the completion of reinforcement works within the existing network, which are being undertaken by DCWW.
- Foul Pumping stations – 9 no. pumping stations are identified within the outline site– refs PS2 – PS10. Pumping stations PS2, PS8, PS9 and PS10 connect the site to the point of the Hailey Park requisition, via the Gateway Linear Park gravity sewers and Herbert March Close, and the remaining five pumping stations allow drainage from the peripheries of the site to outfall to PS2 and PS10. The existing pumping station on the Pentreban Road development will be diverted to the DCWW sewer on Pwllmelin Road as part of the Pentreban Road Reinforcement Scheme.
- Importantly, the report notes that the on-site pumping station locations shown in Appendix C are 'indicative' and that *'the precise location of each pumping station will be provided within the detailed foul drainage scheme required to be submitted in discharge of condition 64 and in the submission of reserved matters applications for that area'*.
- The masterplan report provides a table showing the location and number of units for each connection, along with the maximum permissible unit numbers agreed with DCWW for both the pre and post requisition and reinforcement scenarios (Table 1). The report also sets out the proposed

phasing and the number of units connecting to the pumping stations in each phase.

#### *Appendix A: Foul Hydraulic Modelling Assessment*

- The Hydraulic Modelling Assessment (HMA) was undertaken by DCWW and submitted by the Applicant as Appendix A to the submitted Strategic Foul Drainage Masterplan.
- The HMA identified that there was insufficient capacity in the network to allow the development to connect to the foul drainage system and identified 4 high level solutions for further consideration.
- The HMA is unchanged from that submitted under application 19/02887/MJR.

#### *Appendix B: Revised Residential Phasing Plan (drawing no P18 – 0655\_37-1H)*

- This shows the residential phasing plan approved in discharge of condition 17, whose phasing is unchanged from that submitted and approved as part of approved under application 19/02887/MJR.

#### *Appendix C: Foul Masterplan with s106 Catchments (PLDR-ARP-DGF-ZZ-DR-CD-000001 Rev P11)*

- This plan shows the boundaries of the catchments, indicative pumping station locations, the outfall locations and a table showing the max unit numbers for the development phasing.

#### *Appendix D: Foul Catchments with Dwelling Numbers (PLDR-ARP-DGF-ZZ-DR-CD-000004 Rev P06)*

- This plan shows the number of units proposed to contribute to each outfall from parts of the development.

4.5 Following consultation, application 22/00347/MJR was amended in June 2020 to address comments raised by DCWW and third parties. The initially submitted masterplan report (Revision P12 dated 15/02/22) was revised (as Revision P13 dated 29/04/22), along with Appendix C (Revision P11) and Appendix D (Revision P06). The Agent also submitted a Comments Schedule (dated 21/06/22) responding to the various comments raised following the initial consultation. The key changes proposed to application 22/00347/MJR in the June 2022 are as follows:

- Removal of erroneous references to Station Road requisition, thereby confirming that the off-site point of connection to the Y&P trunk sewer has changed from Station Road to Hailey Park
- Table 1 captures the fact that the 16 remaining units from the residual capacity from Land N&S of Llantrisant Rd (14/02157/MJR) will now be allocated to Parcel P2 and that no further dwellings will connect prior to the strategic requisition.

4.6 Following consultation, a further amended report was submitted August

23/08/22 to address DCWWs comments of 21/07/22. This included a minor change to the report, adding the following text to Table 1 to identify more fully which parcels a residual capacity of 60 units, that was previously identified, would be allocated to.

*“Of these 76 residual units, 60 units (30 in Phase 1-2A and 30 in Phase 1-2B) are proposed to connect into the existing sewer in Herbert March Close via a gravity sewer in Llantrisant Road. The remaining 16 units located in Phase 2-P2 are to discharge to the Herbert March Close sewer via pumping station PS2.”*

*Proposed revisions to the approved masterplan under application 19/02887/MJR*

- 4.7 The masterplan, as approved under 19/02887/MJR, has been updated and under application 22/00347/MJR identifies three additional pumping stations within the site (identified as PS 8, PS 9 and PS 10), albeit that the number of units contributing to each connection point remains unchanged. The proposed off-site point of connection to the Y&P trunk sewer has also changed from Station Road under 19/02887/MJR to Hailey Park under application 22/00347/MJR, albeit that there were some errors in the report as initially submitted, in that there were still some references to the Station Road requisition in places, in error. These were corrected in the June 2020 submission (as noted in the above paragraph).
- 4.8 Appendix A (the HMA) and the phasing shown in Appendix B (Revised Residential Phasing Plan) are unchanged from application 19/02887/MJR. (Whilst the drawing revision numbers for appendix B are different – Revision 1M for application 19/02887/MJR and Revision 1H for this application - the phasing shown is, importantly, the same.) Appendix C (Foul Masterplan with s106 Catchments) has been amended to reflect the revised strategy. Appendix D is a new appendix, showing site wide foul drainage catchments and the number of units proposed to contribute to each outfall. No appendix D was approved under 19/02887/MJR.)

*Reason for amendments to approved masterplan under application 19/02887/MJR*

- 4.9 In response to objections received, the Applicant has confirmed the reason for the key amendments to the masterplan approved under 19/02887/MJR as follows in their Comments Schedule of 21-06-22:

Change in connection point from Station Road to Hailey Park –

- 4.10 *The route and requirements of the reinforcement are dictated by DCWW who control the design. This condition therefore only seeks to amend the connection point in line with the DCWW detailed design. The connection point to the existing trunk sewer is now in Hailey Park as opposed to the previous proposal at Station Road, as the DCWW requisition design team have determined that this connection point has sufficient capacity in the existing drainage system. This avoids significant amounts of disruption to the existing road network to connect foul sewers from Hailey Park to Station Road. Surface water removal*

*will take place on the sewer network by DCWW to offset the increase in flows from the Development. The proposals upstream of the connection point remain unchanged since the previous C24 approved condition.*

Change to include 3 additional pumping stations –

*We can confirm that the overall volume and flow from Plasdŵr to the agreed point of connection remains the same as that previously approved and tested. However, in line with programme and efficient land use, this volume has been distributed between smaller pumping stations instead of one large pumping station.*

*The three additional pumping stations are required to reduce the size of the Pumping Station 2 which is proposed to be built as part of the Pendown Infrastructure Works (22/00136/MJR). These additional pumping stations will be constructed at a later date, in line with their adjacent phases of development. Reducing the catchment for Pumping Station 2 means that there will be a reduced time where it will be receiving low flows compared to its final capacity. This in turn reduces the risk of odour and septicity occurring within the foul drainage network.*

## 5. PLANNING HISTORY

5.1 The following planning history is relevant to the application:

- Outline planning permission [14/02157/MJR](#) - Development of up to 630 Residential Dwellings (Use Class C3, including Affordable Homes), Primary School (Use Class D1), Visitor Centre/Community Centre (Use Class D1), Community Centre (Use Class D1), Open Space (including Children's Play Spaces), Landscaping, Sustainable Urban Drainage, Vehicular Accesses, Bus Lanes, Pedestrian and Cycle Accesses and related Infrastructure and Engineering Works – Approved – 09/08/2016
- Outline planning permission [14/02188/MJR](#)- Development of up to 290 Residential Dwellings (C3), Open Space (including Childrens Play Space), Landscaping, Sustainable Urban Drainage, Vehicular Access, Pedestrian and Cycle Accesses and related Infrastructure and Engineering Works – Approved – 13/12/2016
- Outline planning permission – [14/02733/MJR](#) – With all matters reserved apart from strategic access junctions for residential-led mixed use development, to be developed in phases, including preparatory works as necessary including demolition and re-grading of site levels; up to 5,970 residential units (Use Class C3, including affordable homes); 3 no. local centres providing residential units, convenience shops and facilities/services (including up to 7,900 sq m in Use Classes A1-A3) and 1no. district centre providing residential units, up to 12,000 sq m in Use Classes A1-A3 including up to two food stores (up to 5,000 sq m gross) with associated parking, up to 15,500 sq m of Use Class B1(a), B1(b) And B1(C); provision of up to 5,100 sq m of community and healthcare facilities across the district and local centres (Use

Classes D1 And D2); provision for 3no. primary schools and 1no. secondary school; open space including allotments; parks; natural and semi natural green space; amenity green spaces; facilities for children and young people; outdoor sports provision including playing pitches; associated infrastructure and engineering works including new vehicular accesses, improvement works to the existing highway network, new roads, footpaths/cycleways, a reserved strategic transport corridor; up to 1 no. electricity primary-substation and landscaping works (including suds) – Approved – 20/03/2017

- Outline planning permission [16/00106/MJR](#) - With all matters reserved apart from strategic vehicular, cycle and pedestrian access into the site) for the demolition of existing buildings and residential development of up to 300 dwellings on site to include open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works – Approved – 27/04/2017
- Discharge of condition application [19/02887/MJR](#) to discharge condition 24 (Strategic Foul Water Masterplan) of outline pp 14/02733/MJR – fully discharged 29/04/2021.
- Reserved matters application [19/03279/MJR](#) – APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 167 DWELLINGS, FORMING PARCEL 2B AND PART OF PARCEL 2A OF PHASE 1 PURSUANT TO OUTLINE PLANNING PERMISSION 14/02733/MJR – approved 18/02/2022.
- Discharge of condition application [20/02521/MJR](#) to discharge condition 64 (Detailed Foul Drainage Scheme) of outline pp 14/02733/MJR in respect of Parcel 2B – partially discharged 15/02/2022 sufficient to allow 19/03279/MJR to be determined.
- Reserved matter application [21/00826/MJR](#) in respect of Parcel 2E/F of Phase 1 – APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND ACCESS) FOR RESIDENTIAL DEVELOPMENT, FORMING PARCEL 2E/F OF PHASE 1 (LAND OFF PENTREBANE DRIVE AND NORTH OF ST FAGANS RD), PURSUANT TO OUTLINE PLANNING PERMISSION 14/02733/MJR - not yet determined.
- Discharge of condition application [21/02111/MJR](#) to discharge condition 64 (Detailed Foul Drainage Scheme) of outline pp 14/02733/MJR in respect of Parcels 2E/F – not yet determined.
- Reserved matters application [22/00133/MJR](#) for Parcel P2 of Phase 2– APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 139

DWELLINGS FORMING PARCEL P2 OF PHASE 2 PURSUANT TO OUTLINE PLANNING PERMISSION 14/02733/MJR - not yet determined.

- Reserved matters application [22/00136/MJR](#) for Phase 2, Land N of Pentrebane Rd - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) PURSUANT TO OUTLINE PLANNING PERMISSION 14/02733/MJR FOR THE DEVELOPMENT OF INFRASTRUCTURE TO SERVE PARCEL P2, PENDOWN AND OTHER PHASE 2 PARCELS, INCLUDING THE RHODFA SPINE ROAD FROM JUNCTION 12, DRAINAGE INFRASTRUCTURE INCLUDING BASINS, FOUL WATER PUMPING STATION AND RISING MAINS– not yet determined.
- Discharge of condition application [22/00211/MJR](#) to discharge condition 64 (Detailed Foul Drainage Scheme) of outline pp 14/02733/MJR in respect of Parcel P2 of Phase 2– not yet determined.
- Discharge of condition application [22/00349/MJR](#) to discharge condition 64 (Detailed Foul Drainage Scheme) of outline pp 14/02733/MJR in respect of area covered by reserved matters application 22/00136/MJR – not yet determined.
- Full planning application [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 - Currently undetermined. This was presented to Planning Committee on 6 April and deferred for a site visit, and is now the subject of a separate report brought concurrently to this Committee.  
(The wider Hailey Park requisition scheme includes a below ground level pipeline running below the River Taff and pipelines connecting to Ty Mawr Rd. DCWW consider the works to be permitted development under Part 15 Class A (a) of the GPDO, not requiring planning permission.)
- [SC/22/00007/MJR](#)– Request For Screening Opinion - Proposed Sewer Reinforcement Scheme.

## 6. POLICY FRAMEWORK

### *The Development Plan*

- 6.1 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(C) North West Cardiff
- KP3(B) Settlement Boundaries
- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transportation
- KP14 Healthy Living
- KP15 Climate Change
- KP16 Green Infrastructure
- KP 18 Natural Resources

#### *Environment*

- EN4 River Corridors
- EN5 Designated Sites
- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- T9 Cardiff City Region 'Metro' Network
- C3 Community Safety/ Creating Safe Environments
- C4 Protection of Open Space
- C6 Health

#### *Supplementary Planning Guidance:*

- 6.2 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -
- 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)
  - Planning for Health and Wellbeing (November 2017)

- Planning Obligations (January 2017)

## 6. INTERNAL CONSULTEE RESPONSES

### *Response to initial consultation*

- 6.1 The **Operational Manager (Transportation)** 04/03/22 notes that there are a number of potential conflicts illustrated on Appendix D: Foul Catchments with Dwelling Numbers (drawing no PLDR-ARP-DGF-ZZ-DR-CD-000004 Rev P06)
- A section of the proposed foul rising main (running NE adjacent to PS8) appears to be located within the protected LRT route
  - A section of the rising foul main appears to be within the protected LRT route (as it runs through the centre of the site)
  - Pumping station (PS10) appears to be proposed on the same protected LRT route.
- 6.2 The **Operational Manager (Drainage/Lead Local Flood Authority)** (11/04/22) raise no objection. Whilst noting that it may be more applicable to reserved matters applications, they query how the Applicant plans to discharge foul water should the connections not be in place before the DCWW connections are made. They note that the Council as the LLFA do not generally support the use of tankering away of foul waste from the final manhole if the connection is not in place.

### *Response to consultation on amended submission (June 2022)*

- 6.3 The **Operational Manager (Traffic and Transportation)** note they have reviewed the response from the Applicant in the comments table and note that the locations of the items is not yet determined and will be further reviewed at RM stage. Furthermore, they note that should the responses regarding construction be adequate to accommodate TfW standards then I would raise no further objections.
- 6.4 No further comments were received from the OM (Drainage/LLFA).
- 6.5 No internal consultees were consulted on the August 2022 submission, given the minor extent of the changes, as described above.

## 7. EXTERNAL CONSULTEE RESPONSES

### *Response to initial consultation*

- 7.1 **Transport for Wales** make the following comments 29/03/22 on the basis that an electrified track-based metro could be adopted along the route of the dismantled rail corridor in the future:
- *We would have concerns regarding the location of PS8, PS9, PS10 and the proposed foul sewer & rising main where they run parallel to the proposals for a track-based metro along the safeguarded corridor and also where the proposals branch off towards the district centre. It is recommended that the proposed foul masterplan be re-visited to ensure that TfW are not*



*prejudiced in the future when constructing their rail proposals (including not conflicting with the location of the proposed stations). It would be beneficial if the revised arrangement could be indicated/overlaid onto the latest Masterplan, in order to better understand the relationship/context.*

- *In order to avoid future interface issues, build over / build nearer agreements and potential costly diversionary works being required at a later date, it is recommended that where the proposed foul sewer and foul rising main cross underneath the dismantled rail corridor, that the undertrack crossings (UTX) be constructed in accordance with Network Rail Standards, namely: Drg. **NR/CIV/SD/610 Rev F** (copy attached) together with Specification **NR/L2/CIV/044** "Planning, design and construction of undertrack crossings", clause 8.4.1 (which indicates depth of cover to be applied).*
- *In addition to the above it would be recommended that a co-ordinated approach between the utility companies and TfW be adopted to ensure that all requirements are considered before any new apparatus is installed under or within the immediate vicinity of the dismantled rail corridor.*
- *It is considered that a Section 85 Notice (New Roads and Street Works Act 1991) be issued by the Statutory Authority in order to ensure that the appropriate codes of practice are invoked/adhered to prior to any diversionary works being undertaken (if not already in place).*

7.2 **Dŵr Cymru Welsh Water** (05/04/22) requested the following changes to the reports to ensure they reflect all discussions and provide further clarity/detail and consistency:

- *Address the fact that the point of adequacy off site has changed from station road to Hailey Park*
- *Within table 1 pages 3-5 (masterplan) capture the fact that the remaining 16 units from the residual capacity from Land N&S Llantrisant Road will now be allocated to parcel P2 and that no further dwellings will connect prior to the strategic requisition*
- *Amend report for condition 64 (Parcel P2) on page 5 where it mentions that flows will drain to "station road via Herbert March Close prior to the requisition"*

7.3 **Natural Resources Wales** (06/06/22) confirm they have no comments to make.

7.4 **St Fagans Community Council** OBJECT on the following grounds:

*"We expressed our concerns when this was originally discharged. We are concerned by this new application which requires an additional 3 pumping stations. We appreciate that some adjustments to plans may be required: but drainage is a key issue for any development, and was known to be a particular issue for this development given the state of the drainage systems in north west Cardiff. Where is the evidence of effective master planning for this critical issue? It is easy to describe something as a "Masterplan" when in fact it is anything but."*

*Response to consultation on amended submission (June 2022)*

- 7.5 **Natural Resources Wales** confirm they have no comments to make and note the Applicant should be advised that in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.
- 7.6 **DCWW** (21/07/22) note the applicants' response to their comments submitted in DCWW's letter to the LPA dated 17th May- that the Applicant advised;
- The Strategic connection point is to an existing sewer at Hailey Park as opposed to the previous connection point at Station Road. Alterations have been made to the submitted plans to reference Hailey Park instead of Station Road, Llandaff on all drawings.
  - An allocation of 16 units located within Parcel P2 from the total 'residual capacity' available (76 residential units) will drain to Herbert March Close in advance of the completion of the strategic connection point.
  - Alterations would be made to submissions to discharge of condition 64, to reflect the arrangements set out above.

DCWW request a further breakdown of the residual 76 units with their connection points noted. They note they can see from 'table 1' of the drainage masterplan document there is reference to 16 units draining to the public sewer in advance of the strategic offsite connection, but note the document is silent on the remaining 60. They note their understanding is that 30 units will be from Parcel 2A (20/02521/MJR), 30 from 2B (20/02521/MJR) and 16 from P2 (22/00211/MJR). DCWW advise that once this information has been received, they will be in a position whereby we can offer their support to re-discharge condition 24

- 7.7 **St Fagans Community Council** (15/07/22) OBJECT on the following grounds

*St Fagans Community Council has consistently raised issues regarding both foul water drainage and surface water drainage proposals. These have been dismissed/disregarded by both Cardiff Council planners and the developers, both content to rely on outdated data and standards (such as 1 in 100 years + 30% for climate change) that are no longer applicable to the current world.*

*We are concerned by this application which actually aims to make substantial changes to what was previously proposed: three additional pumping stations are proposed in addition to the five previously planned. Why has the need for three additional stations only just been recognised? The core components of the Plasdwr development - schools, number of residences etc - have been known for several years.*

*The limitations of the existing drainage facilities in north west Cardiff were well known long before the current LDP was devised, yet Cardiff has allowed developers to gloss over the potential impact on new and existing residents. There has been no true and forensic assessment of the requirements for both surface water and foul water drainage. Instead we are left with a "let's make it up as we go along" approach.*

*Although the application stresses that this application is not about the Hailey Park pumping station, it clearly assumes that this will be approved. At the most basic level this application cannot be considered until application for Hailey Park has determined. As has been pointed out by Robert Hailey, grandson of the man who donated the land to the city, the donation was for “providing a recreation ground for the people of Llandaff North”. It will be a source of embarrassment to the City if it allows a sewerage pumping to fall within the definition of a “recreation ground”.*

*The developers must go back to the beginning and present serious, sustainable plans for drainage for Plasdwr.*

7.8 No further responses were received.

*Response to consultation on amended submission (August 2022) – only DCWW were consulted given the extent of the amendment*

7.9 **DCWW** (24/08/22) note the requested information to show where the remaining 76 dwellings will discharge, namely 30 in phase 2A, 30 in phase 1 parcel 2B and 16 in phase 2 parcel P2, and confirm their support to discharge condition 24.

## 8. REPRESENTATIONS

8.1 There is no statutory requirement to publicise the application. The application was advertised on the Council Website and Local Ward Members for Radyr, Fairwater and Pentyrch/St Fagans (and previously as Creigiau / St Fagans) were consulted.

8.2 A number of extremely detailed **objections** were received from the owner/occupier of a property in Bromley Drive, Caerau (dated 16/05/22, 09/06/22, 10/07/22, 11/07/22, 13/07/22, 27/07/22, 07/08/22), all of which can be viewed on the Council’s website. In addition to these, 7 further **objections** were received from the owner/occupiers in St Margaret’s Rd, Whitchurch, Velindre Road, Whitchurch, Pommergelli Road, Llandaff North, Station Road, Llandaff North, Hawthorn Road West, Llandaff North, Ty Mawr Rd, Llandaff North, and Gabalfa Rd, Llandaff North. The objections received are summarised as follows, with full details available on the Council’s website:

### *Environmental impacts*

- The existing sewerage provision in Llandaff North is already overloaded
- Huge negative impact on a well-used area of natural habitat by the proposals which would erode, degrade, urbanise and destroy the area and introduce risk of sewerage overflows, leaks and toxic smells, with risk of further expansion and development
- There are a number of serious potential environmental impacts.
- The two treatment works being used by this proposal are overloaded and regularly discharge raw sewage into the Severn Estuary. This proposal will only increase the number of discharges.
- Welsh Water state that they aim to reduce the risk of network failure to the wider community.

### *Submission details*

- Requests for clarification and queries, including notification of incorrect references in the initial report (since corrected)
- Sewerage plans have not been sufficiently developed or detailed, with alternatives not outlined. Alternatives, including the option included in the original HMA, to build a new treatment works on the site of Plasdwr must be more appropriate, whilst certainly not ideal.
- Good sustainable alternatives, including the option included in the original HMA to build a modern treatment works at Plasdwr which would discharge clean water at all times, will be much more environmentally sustainable and provide a beneficial solution for both the natural environment and future generations than this proposal
- Given the totally unacceptable level of Combined Storm Overflows (CSOs) recorded in detail over a number of years, then any proposed revision should include betterment on this issue.
- The proposed compensatory reduction in surface water flows elsewhere in the combined system is totally undefined and the effectiveness is uncertain at best. Proposals should be designed and incorporate a proper allowance for the increasing levels of rainfall caused by climate change. This work needs to form an integral part of the new HMA.
- The Hailey Park proposals cannot be claimed by Welsh Water as essential for the Plasdwr development, as there are other options previously proposed by the applicant and accepted by Cardiff Council. These appear to be less environmentally damaging.
- Any new application should be supported by detailed reasons to explain why the previous discharge of Condition 24 was based upon totally incorrect information regarding Cog Moors WWTW.
- The claim (4.2.3 of ARUP Planning Statement 3 November 2021) that the Hailey Park sewer would futureproof the existing sewerage network and would accommodate additional population growth and housebuilding in Northern Cardiff, is unsupported and not credible.
- Cardiff Council needs adequate information to fully consider the long-term impact of the decisions that they make.
- A new / revised HMA is needed / DCWW do not disclose an amended HMA. An HMA study is part of the environmental information necessary to assess the application. A Hydraulic Modelling Assessment (HMA) was a requirement of the original planning permission. The HMA carried out and attached to the most recent planning application includes four options, none of which involve Hailey Park. There is no new or amended HMA to consider the impacts of directing sewage through a pumping station in Hailey Park. There is nothing to demonstrate that there has been any assessment of whether the proposal will have sufficient capacity and no modelling has been done on the likelihood of flooding and/or spills.
- Evidence of need for the Hailey Park scheme is needed and for DCWW's changed position
- DCWW should supply their long term plans to accommodate the further developments in north Cardiff agreed in the existing LDP – to comply with 'sustainable development' and the Future Generations Act.

- There is no explanation or rationale for the option being put forward or for why it is being pursued over the four options included in the original HMA. There is no justification for the assertion that this proposal is "essential".
- Further detail of the surface water removal proposals is needed as they may have significant environmental effects. The applicant states that surface water will be removed further upstream within the trunk sewer to offset the increased flows. However, the areas where surface water will be removed have not been identified and, again, none of this has been considered as part of a HMA. It is vital there are detailed plans for any separate surface water drainage prior to this application being decided. Given how overloaded the treatment works already are, any new drainage system should be installed and its effectiveness proven prior to approval of this proposal.
- Hydraulic modelling of the Y&P sewerage system is also needed in case of default, resulting in the extra Plasdwr load on the Y&P sewer and Cardiff sewage works
- stormwater removal works are likely to take rather longer than the construction of the pumping station. Would it, therefore be reasonable to propose that those works be completed (or 75% completed) prior to the start of any work in Hailey Park?
- It would appear DCWW's plans have changed from reading their newsletter
- Information is requested on DCWW claims that alternatives Options in the HMA would all risk widespread disruption across key travel routes, keeping the carbon footprint low compared with other options and the foul sewage from Plasdwr "can be treated" in Cardiff sewage works, when this frequently discharges untreated sewage (71 occasions for 710 hours in 2021)

### *Process*

- The previous determination in relation to Condition 24 cannot be undone, and to change the approved plan to meet Condition 24 requires a fresh and fully detailed application to vary the Conditions attached to 14/02733/MJR.
- There is no new EIA / an addendum or revised EIA is needed, noting the new significant effects on Hailey Park and new risk of untreated sewerage
- we strongly disagree that the new proposal does not raise any significant environmental effects beyond those which were previously considered, as stated. The Council has failed in its duty under Reg 9 of the EIA Regulations 2017 to seek further information.
- A new Addendum should consider the effects of the lack of capacity of the Cog Moors and Cardiff (East Moors) sewerage treatments works
- Officers should ask officers with experience of SuDS schemes in Grangetown to supply detail of the environmental impacts of diverting surface water from sewers to inform the requirement for an ES Addendum
- No proper consideration has been given to the impact that these proposals will have on Future Generations.

- The proposals take no account of the Welsh Government declaration of a Climate Emergency and Nature Emergency, and Cardiff Council's declaration of a Climate Emergency and Nature Emergency.
- The environmental conditions, legal framework, Welsh Government and Cardiff Council policies have changed since 2014, particularly the above declarations, the Well-being of Future Generations (Wales) Act 2015, and the planning process for this application has not taken sufficient account of the planning requirements arising from these.
- This proposal is neither future-proofed in the context of predicted additional house-building nor sufficient for the scope of the PlasDwr development.
- This new proposal will clearly have a significant impact on Hailey Park, the local area and local residents but the PlasDwr Section 106 agreement has not been modified to mitigate the impact of the development on the Llandaff North Ward.
- Notes the requirements of c24, which should include all works to the public foul water system

#### *Miscellaneous*

- The rampant profiteering of developers who have not worked out their sewage disposal should not fall onto the residents or wildlife of another locality - 'Unacceptable Cardiff Council, communities and people come first'
- Public access to the Planning Department is still wholly unacceptable, and is having a continued detrimental effect upon the democratic planning process.

#### *Petition*

- 8.3 The application has also been the subject of an electronic petition which was submitted 12 May 2022 to the LPA by Cllr Dilwar Ali on behalf of the Llandaff North Residents' Association. This contained the name and post code of 148 people. However, this was declared invalid, as for an electronic petition to be valid it has to include the name, full postal address and email address (in lieu of signature) of not less than 50 Cardiff electors, a substantial proportion of whom could reasonably be expected to be affected by the matter to which the petition relates.
- 8.4 A valid petition with 84 signatories was subsequently submitted for the following reasons:

*We are of the view that the above scheme will impact upon Llandaff North and neighbouring communities. We therefore request that the planning application is called before Cardiff council planning committee to enable a thorough, transparent, public examination of the documentation and decision-making; for the views of communities to be heard, and enable any concerns to be addressed.*

- 8.5 The following additional comments (summarised) were submitted as part of the petition's invitation to make additional comments:

Process

- *This planning application requires full and transparent scrutiny, not a behind-closed-doors decision.*

Masterplan proposals and impact

- *The original plans for the estate should have included plans for dealing with foul drainage/sewage allocating space in that area to deal with these issues. This should be done without using or damaging more of the green space either there or in Hailey Park. If they have to have a few less houses in order to crest the space to deal with these issues then so be it. The council are not acting in the best interests of nature, green space or the voters right to access them if they allow these plans to be passed*
- *Don't understand why the people of Llandaff North need to pay the price for new houses elsewhere*
- *Please protect Llandaff North from this inappropriate planning application*
- *I have just moved, formerly Llandaff north resident. Hailey Park and all parks in Cardiff are what make Cardiff great. Stop building over them.*
- *No to pumping station in Hailey Park*
- *This pumping station is for the housing on Llantrisant road why can it not be built on the housing estate there?*
- *Llandaff North Residents and users of Hailey Park have not given permission for it to be developed*

- 8.6 All public representations made on the application are available to view in full on the Council's website at: - [22/00347/MJR](https://www.cardiff.gov.uk/22/00347/MJR)

9 ANALYSIS

- 9.1 Members' attention is drawn to the fact that this application is submitted to discharge technical matters associated with the approved planning permission, namely to re-discharge condition 24 (Strategic Foul Drainage Masterplan) of outline planning permission 14/02733/MJR.

- 9.2 The key test in determining the application is whether the submitted details are satisfactory to re-discharge the condition, taking into consideration the responses to consultation, noted above, and any other material planning considerations. It is considered that the following matters are relevant to the determination of the application:

*Effect of the application*

- 9.3 This is an application to discharge a planning condition. It is not an application for planning permission and it is important to note that discharge of the condition would not grant planning permission for any of the sewerage infrastructure or related works identified in the submitted masterplan and associated details. Any consents or planning permission (where required) for the off-site works are a matter for DCWW as statutory sewerage undertaker and not the Applicant.

- 9.4 As part of the requisition process under the Water Industry Act 1991, DCWW design, construct and commission public sewers, pumping stations and any other associated apparatus that are required to provide a) communication with an existing public sewer or, as a consequence of the provision of the new sewer, b) reinforcement of the existing public sewer network to ensure the development and the local area has an effective sewerage system. DCWW are entitled to recover the costs in providing a requisitioned sewer from the developer. It should also be noted that DCWW as a statutory undertaker enjoys certain permitted development rights for sewerage related development under Part 16 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 9.5 Where planning permission is required for any off-site works, this will be sought by DCWW as the statutory sewerage undertaker and not by the Applicant. One such application is full planning application 21/02608/MJR, submitted by DCWW, for the construction of a sewerage pumping station and associated compound within Hailey Park and a kiosk at the eastern turning head of De Braose Close, Danescourt, which is reported concurrently to Planning Committee.
- 9.6 Nor would discharge of the condition grant permission for the on-site works, including the pumping stations. As noted in the report, the location of the pumping stations is 'indicative' only and their approval would only follow at reserved matters stage, following the approval of the detailed foul drainage scheme required to be submitted in discharge of condition 64 of outline planning permission 14/02733/MJR (Detailed Foul Drainage Scheme).

#### *Scope of the Application*

- 9.7 The application is submitted to discharge technical matters associated with the approved outline planning permission 14/02733/MJR. It is not an opportunity to re-consider the outline planning permission. Addressing some of the third-party comments raised, neither is it an opportunity to consider the need for any additional housebuilding beyond that approved at outline stage or an opportunity to ask whether the masterplan is future-proofed in the light of any such need. Nor is it an opportunity to revisit the signed s106 agreement.

#### *Previous discharge of the condition*

- 9.8 It is important to note that condition 24 has already been discharged. As such, it is right that the focus should be on the elements of the masterplan that have changed in this submission— namely, the change in the connection point from Station Road to Hailey Park, the introduction of the additional pumping stations within the application site, and the change in the phasing of the number of units draining into the public sewer, prior to and post the various requisition and reinforcement works and the apportionment of the drainage capacity over successive phases and parcels of land.



### *Whether the submitted details meet the condition requirements*

- 9.9 The condition wording requires the submission of a '*Strategic Foul Drainage masterplan for the whole outline application site, accompanied by a foul drainage catchment plan and informed by a Hydraulic Modelling Assessment of the foul drainage network*', and lists the required details in criteria a) – d). Each of these elements have been provided, in accordance with the condition requirements.

### *Representations*

- 9.10 A number of matters have been raised by other consultees and third parties. Those key matters that are material to the consideration as to whether it is acceptable to discharge of this condition have been considered below in the determination of the application.

### *Responses to consultation from DCWW, the Operational Manager Drainage/ Lead Local Flood Authority and NRW, as technical consultees*

- 9.11 As noted above, the condition is a technical drainage condition requested by DCWW, the statutory sewerage undertaker at outline stage, who have recommended discharge of the condition, further to the submission of amended details. This is a material consideration of significant weight.
- 9.12 The Operational Manager Drainage/ Lead Local Flood Authority has also raised no objection, only noting a concern – which they accept may be more applicable to reserved matters applications - that the LLFA generally do not support the use of tankering away foul sewerage should the infrastructure not be in place at the appropriate time. The Applicant confirms that this is not currently proposed and also agree that this is a matter more appropriately addressed through reserved matters applications. This is accepted and it is considered that the matter raised does not constitute reasonable grounds to withhold discharge of the condition.
- 9.13 NRW have not raised any objection to the discharge of the condition, confirming they have no comments to make.

### *Transport / Highways Impacts*

- 9.14 Transport for Wales (TfW) and the OM Transportation raised initial concerns about the location of the on-site pumping stations PS8, PS9 and PS10 and the proposed on-site foul sewer and rising main (running NE and through the centre of the site) and their impact on the protected LRT route (also known as the South Wales Metro). Transport for Wales have advised - in order to avoid future interface issues, build-over/build nearer agreements and potentially costly diversionary works – that, where the proposed foul sewer and rising main cross underneath the dismantled rail corridor, that the undertrack crossings be constructed in according with specified standards and that a co-ordinated approach between the utility companies and TfW be adopted to ensure that all requirements are considered before any new apparatus is installed under or within the immediate vicinity of the dismantled rail corridor, and provide further advice.

- 9.15 The Applicant provided a response to the comments in their Comments Schedule of 21 June 2022 which was issued for consultation, as part of the June 2022 submission. They note, correctly, that the proposed pumping station locations are indicative only, with the precise locations to be determined through condition 64 and reserved matter applications (which Transport for Wales and Transportation colleagues would be consulted on). Similarly, the technical details for the rising mains would also be the subject of condition 64 and RM applications and further consultation with those parties. It is also noted that the future reserved matters applications would be required to comply with condition 7 (Rapid Transit Corridor/ Metro) of outline pp 14/02733/MJR and would also be assessed against LDP policies KP2C (North West Cardiff) and T9 (Cardiff City Region 'Metro' Network), all of which would provide further control.
- 9.16 Reassuringly, the Applicant has also noted that the Network Rail standards referenced are being followed in application 22/00136/MJR where the rising main crosses the disused railway line. It is also noted that neither Transportation and TfW have raised any objection to the amended submission. The advice provided by TfW in respect of technical standards is attached to the recommended decision letter for the record. Taking into consideration the above, the matters raised are not considered reasonable grounds to withhold discharge of the condition.

*Environmental Impact Assessment matters*

- 9.17 As the outline permission is EIA development, as defined by the [Town and Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#), ('the EIA Regulations'), this application seeking approval of details reserved by condition has been identified as a 'subsequent application' to EIA development. Therefore, in order to comply with Regulation 9(2) & (3) of the EIA Regulations, the Council has to consider whether the environmental information available to them from the Environmental Statement submitted with the outline permission, but also from the environmental information available concerning the Hailey Park Reinforcement scheme, is adequate to assess the significant effects on the environment, including any cumulative environmental effects from the two developments. If the Council consider that it is not, they are required to serve notice requiring further information under Regulation 24(1). Where the Council considers that the environmental information before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent, under Regulation 9(3).
- 9.18 Third parties have raised a number of EIA related objections. It is questioned whether an EIA-screening has been done and whether an EIA addendum is needed, particularly noting the information in the public domain about the impact, including new risks of untreated sewerage, of the proposed new sewerage pumping station and compound proposed in Hailey Park (21/02608/MNR) which is identified as an improvement work to the existing sewer network in the submitted Strategic Foul Drainage Masterplan report under 22/00437/MJR. This query was responded to by the Applicant in their Comments Schedule of 21 June 2022 which was issued for consultation, as part of the June 2022 submission.

9.19 Taking the comments received into consideration, it is considered that the environmental information available is adequate to assess the significant effects on the environment, including cumulative effects, taking the following into consideration:

- The material submitted to re-discharge condition 24 is not considered to raise any significant environmental effects beyond those which were previously considered in the ES and ES Addendum submitted with the outline planning application.
- The details submitted respond to a condition that was attached to the outline permission and do not seek to change the outline scheme that was tested as part of the ES and ES Addendum.
- The original ES included the requirement for off-site drainage works, including reinforcement works and this scenario has already been tested. The original ES did not identify any significant environmental effects in respect of off-site works. The planning permission and accompanying ES and ES Addendum always envisaged that a HMA was required, and that this assessment would inform off-site upgrading / reinforcement works to the sewer network that would be designed and carried out by DCWW as the statutory sewerage undertaker. Further details and ES addendum references are provided by the Applicant in their Comments Schedule of 21 June 2022.
- Beyond the environmental information submitted as part of the outline permission, the environmental information available concerning the wider sewer reinforcement scheme (which includes the pumping station at Hailey Park) is relevant. The ES to the outline permission did not identify significant environmental effects in respect of the off-site works and this has been evidenced through the Hailey Park application submitted by DCWW and related screening request and opinion (SC/22/00007/MJR). Both the officer's report presented to Committee on 6 April and the report presented concurrently to the September Committee recommend approval of this application, and it has been formally concluded through an EIA screening request that the wider Hailey Park sewer reinforcement scheme does not comprise EIA development. Taking this environmental information into consideration and in considering any likely cumulative effects, it is considered that the findings of the original Plasdwr ES are correct and robust such that it is not considered that further environmental information is required.
- In coming to this conclusion, the wider Plasdwr sewer reinforcement scheme is not considered to be part of the same project as the Plasdwr mixed use scheme and is not considered to be an extension to the mixed use scheme, falling within Schedule 2, para 13. There are a number of factors that militate strongly against the scheme being an extension to the mixed-use scheme, namely:
  - being constructed on/under land which is not directly connected or adjacent to the mixed-use scheme and, in reality, is an expansion of the existing public sewerage network and, therefore, they are effectively stand-alone projects;
  - being undertaken by Welsh Water, a statutory undertaker, not the developer of the mixed-use scheme and on land within separate

ownership;

- being undertaken not to serve only the foul needs of the mixed-use scheme, but also of existing (and potential future) developments in the area, therefore, whilst there is a functional relationship there is no functional interdependence.

9.20 A further EIA matter raised by a third party is that there is an implicit screening request in Lichfields cover letter of 16/02/22. For the avoidance of doubt, a formal request for a screening opinion has not been made by the Applicant in respect of application 22/00347/MJR and the contents of the covering letter cannot be construed as a request for a screening opinion. However, as noted above, there is a requirement for the Council to consider whether the information available to them under Regulation 9(2) & (3) of the EIA Regulations is adequate to assess the significant effects on the environment, and this has been done, as is set out above.

9.21 Related to the above, a third party has suggested that the officer's request that the Applicant to clarify their position, set out in their initial covering letter dated 16/02/22 (ref 31112/25/GW/AE/20640043v1), as to why an ES Addendum or revised EIA wasn't needed, implies that additional information is necessary, further to regulation 24(1). To be clear, formal notice was not served under regulation 24(1), with the effect that the related publicity requirements relating to 'further information' were not triggered either.

9.22 An objector has also queried whether the officer is aware that an exemption from EIA is being sought. This is not the case.

#### *Impact of off-site drainage infrastructure*

9.23 Third parties have also raised concerns over the need for further detail on the various off-site works detailed in the condition 24 submission and their impacts – including the proposed requisition and reinforcement works and the proposals for surface water removal. Impacts referred to include construction traffic impacts, environmental effects, ecology, carbon footprints etc. However, as noted above and further below, the application does not seek permission / consent for any off-site works, which – along with the detailed design of those works - are a matter for DCWW as statutory sewerage undertaker and fall outside the scope of condition 24, which simply seeks to agree a strategic foul drainage masterplan. It is noted that NRW have not raised any objection to the discharge of the condition, confirming they have no comments to make.

#### *Why a revised HMA is not needed*

9.24 Third parties have questioned why a revised Hydraulic Modelling Assessment (HMA) has not been submitted or requested. The submitted report provides background information on the HMA in Section 2, noting that an HMA was undertaken to assess the impact of the development flows on the wider sewer network, was completed and issued on 29<sup>th</sup> January 2019, and determined that immediately adjacent to the site there was insufficient capacity to allow the fully completed development to discharge. The HMA was not prepared by the Applicant (Redrow Homes South Wales, Trustees of St Fagans No 1 & 2 Trust

and Trustees of St Fagans No 3 Trust) but rather by Arup on behalf of DCWW, the statutory sewerage undertaker.

- 9.25 A revised HMA is not needed to discharge the condition as the wording of condition 24 does not require a Hydraulic Modelling Assessment (HMA) to be submitted for approval, but simply requires the HMA to 'inform' the masterplan. The submitted Strategic Foul Drainage Masterplan Report (Revision P13) notes that after the Foul HMA was completed and high-level solutions identified, a series of meetings were held with DCWW to discuss the proposals and how to achieve a solution that was suitable for the developer and DCWW, with the results set out in Section 3 of the Strategic Foul Drainage Masterplan Report. The HMA did not recommend a preferred solution to be taken forward – but a series of options for further consideration. In this way, the HMA 'informed' the proposed Strategic Foul Drainage Masterplan, as required by the condition wording, with the drainage works captured in part c of condition 24. The previous application to discharge condition 24 (ref 19/02887/MJR) was determined on this basis, with the decision letter even making it clear that the approval did not extend to the approval of the HMA.
- 9.26 Taking into consideration the above, it is considered that the objections raised in respect of the HMA and related concerns that the HMA doesn't cover the Hailey Park Requisition, or the surface water removal measures, would not justify any refusal to re-discharge condition 24.

*Concern that condition 24 has been previously discharged*

- 9.27 Condition 24 was previously discharged under application 19/02887/MJR on 29/04/21. The fact that the condition has been previously discharged, in itself, is not problematic, as there is no limit to the number of times a condition can be re-discharged, contrary to the assertions of third party objectors. Indeed, if a proposal changes and details previously approved in discharge of a condition cannot or will not be complied with, then an application to re-discharge a condition would need to be submitted by the Applicant to seek approval for the amended details, in order to avoid being in breach of condition.
- 9.28 St Fagans Community Council have raised concerns that the application requires an additional 3 pumping stations, compared to the masterplan previously approved under application 19/02887/MJR and question the evidence of effective masterplanning. The Applicant has explained the reason for the 3 additional pumping stations in their Comments Schedule of 21/-06-21 and these are replicated in section 3.
- 9.29 St Fagans Community Council have also raised concerns that the application clearly assumes that Hailey Park pumping station will be approved, noting that this application cannot be considered under the application for Hailey Park has been determined. In this vein, the Hailey Park will be presented to Planning Committee concurrently but in advance of this application.

## Other Matters Not Assessed Above

9.30 The following respond to the additional points raised by third party objectors that have not already addressed above:

- The LPA can only consider the application before them and not the contents of a DCWW newsletter.
- The request for the application to be determined Planning Committee has been met, by virtue of submission of a valid petition, in line with the current scheme of officer delegation.
- Condition 24 does not require proposals to be put forward to secure betterment on the level of Combined Storm Overflows
- The profit levels of developers is not a material planning consideration.
- The concerns raised over public access to the planning department are noted and are being considered by senior management.

## 10 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

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

10.2 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, noting the scope of the application.

10.3 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, noting the scope of the application.

10.4 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, as far as possible, given the scope of the application.

## 11 RECOMMENDATION

11.1 That, having taken the environmental information into consideration, subsequent application 22/00347/MJR and the following documents be approved in FULL re-discharge of condition 24 (Strategic Foul Drainage Masterplan) of outline planning permission 14/02733/MJR:

- Planning Application Boundary (drawing no R.0319\_17j-1)
- Strategic Foul Drainage Masterplan (PLDR-ARP-DGF-ZZ-RP-CD-000001 Rev P13) as updated and dated 22 August 2022
- Appendix B: Revised Residential Phasing Plan (drawing no P18 – 0655\_37-1H)
- Appendix C: Foul Masterplan with s106 Catchments (PLDR-ARP-DGF-ZZ-DR-CD-000001 Rev P11)
- Appendix D: Foul Catchments with Dwelling Numbers (PLDR-ARP-DGF-ZZ-DR-CD-000004 Rev P06).

11.2 Informative: It is also recommended that the following advice is set out in the decision letter:

- This approval does not extend to Appendix A: Foul Hydraulic Modelling Assessment (DCWW, Developer Services Hydraulic Modelling Report, 080 – Cardiff West Strategic Sites HMA, Rev v4.0 dated 29/1/2018).
- That the Applicant note the advice of Transport for Wales as follows:
  - a) In order to avoid future interface issues, build over / build nearer agreements and potential costly diversionary works being required at a later date, it is recommended that where the proposed foul sewer and foul rising main cross underneath the dismantled rail corridor, that the undertrack crossings (UTX) be constructed in accordance with Network Rail Standards, namely:
  - b) Drg. **NR/CIV/SD/610 Rev F** together with Specification **NR/L2/CIV/044** “Planning, design and construction of undertrack crossings”, clause 8.4.1 (which indicates depth of cover to be applied).
  - c) In addition to the above it would be recommended that a co-ordinated approach between the utility companies and TfW be adopted to ensure that all requirements are considered before any new

apparatus is installed under or within the immediate vicinity of the dismantled rail corridor.

- d) It is considered that a Section 85 Notice (New Roads and Street Works Act 1991) be issued by the Statutory Authority in order to ensure that the appropriate codes of practice are invoked/adhered to prior to any diversionary works being undertaken (if not already in place).



## Cardiff Council : Strategic Planning And Environment : Development Control

### Applications Decided between 01/08/2022 and 05/08/2022

<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>
<b>ADAMSDOWN</b>								
22/00845/MNR	19/05/2022	MALIK	CLU	123 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1QG	USE AS 4 FLATS	02/08/2022	Permission be granted	Other Consent Types
<b>BUTETOWN</b>								
22/01308/MNR	21/06/2022	Ahmed	REN	PART OF LAND AT 19 WEST CLOSE, BUTETOWN, CARDIFF	RENEWAL OF 17/02090/MNR FOR DEVELOPMENT OF TWO STOREY THREE BEDROOM DETACHED DWELLING	01/08/2022	Permission be granted	Renewals and Variation of Conditions
22/01183/MNR	09/06/2022	Smile2Impress	FUL	UNIT 3, 4 CAPITAL QUARTER, TYNDALL STREET, ATLANTIC WHARF, CARDIFF, CF10 4BZ	CHANGE OF USE FROM CLASS A1 (SHOPS), A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND A3 (FOOD AND DRINK) TO CLASS D1 (NON-RESIDENTIAL INSTITUTIONS)	02/08/2022	Permission be granted	Minor - Other Principal Uses

<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>
21/02883/MJR	13/12/2021	c/o Agent	FUL	PHASE 2, PLOT 1, CENTRAL QUAY AT FORMER BREWERY SITE , CRAWSHAY STREET, BUTETOWN, CARDIFF	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)	04/08/2022	Permission be granted	Major - Dwellings (C3)

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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02884/MJR	13/12/2021	c/o Agent	FUL	PHASE 2, PLOT 2, CENTRAL QUAY AT FORMER BREWERY SITE , CRAWSHAY STREET, BUTETOWN, CARDIFF	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)	04/08/2022	Permission be granted	Major - Dwellings (C3)
22/01539/MJR	19/07/2022	Urban Centric (Cardiff) Ltd	NMA	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	TO AMEND CONDITION 10 OF 19/01930/MJR TO ALSO ALLOW AN ALTERNATIVE SCHEME OF FINISHING MATERIALS TO BE SUBMITTED THAN THAT ALREADY SPECIFIED	04/08/2022	Permission be granted	Non Material Amendment
22/01492/MJR	25/07/2022	Willis Construction Ltd	DOC	THE WHARF, MANAGERS FLAT AND BOATSHED, 121 SCHOONER WAY, ATLANTIC WHARF, CARDIFF, CF10 4EU	DISCHARGE OF CONDITION 22 (REMEDIATION) OF 16/00660/MJR IN RELATION TO BLOCK F OF THE DEVELOPMENT	04/08/2022	Partial Discharge of Condition (s)	Discharge of Conditions

CAERAU

<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>
21/02341/MNR	30/09/2021	Nasir Fazal	FUL	REAR OF 109-111 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TA	ERECTION OF ATTACHED SINGLE STOREY REAR DEVELOPMENT TO FORM A DWELLING	02/08/2022	Planning Permission be refused	Minor - Dwellings (C3)

## CANTON

22/01006/MJR	12/05/2022	Ely Mill Development Company Ltd	DOC	PHASE B2, PART PHASE C AND PART PHASE E, FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	DISCHARGE OF CONDITION 3 (BIN COLLECTION POINTS) OF 20/01944/MJR	05/08/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/00893/MJR	27/04/2022	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 4 (CYCLE PARKING FACILITIES) OF 19/03206/MJR	04/08/2022	Full Discharge of Condition	Discharge of Conditions
22/01010/MJR	13/05/2022	Ely Mill Development Company Ltd	DOC	PHASE B2, PART PHASE C AND PART PHASE E, FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	DISCHARGE OF CONDITION 4 (CYCLE PARKING) OF 20/01944/MJR	04/08/2022	Full Discharge of Condition	Discharge of Conditions

## CATHAYS

LBC/22/00038/MNR	16/06/2022	Mitchells and Butlers	LBC	20-21 TRINITY STREET, CITY CENTRE, CARDIFF, CF10 1BH	NEW SIGNAGE, EXTERNAL ALTERATIONS AND A NEW PAINTING SCHEME ON THE EXTERIOR OF THE BUILDING	02/08/2022	Permission be granted	Listed Buildings
A/22/00044/MNR	28/06/2022	Mitchells and Butlers	ADV	20-21 TRINITY STREET, CITY CENTRE, CARDIFF, CF10 1BH	PROJECTING HANGING SIGN; O'NEILL'S LOGO IN WHITE; 10 NO. CAFE BARRIERS; 2 NO. BRANDED RETRACTABLE AWNINGS	02/08/2022	Permission be granted	Advertisements
A/22/00050/MNR	01/07/2022	Red Engine	ADV	3-4 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AT	NEW SIGNAGE	02/08/2022	Permission be granted	Advertisements

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
A/22/00053/MNR	05/07/2022	Swoon Gelato Ltd	ADV	11 DUKE STREET, CITY CENTRE, CARDIFF, CF10 1AY	NEW SIGNAGE	02/08/2022	Permission be granted	Advertisements
A/22/00054/MNR	08/07/2022	GIN NE SAIS QUOI CARDIFF LIMITED	ADV	16 MILL LANE, CITY CENTRE, CARDIFF, CF10 1FL	NEW SIGNAGE	02/08/2022	Permission be granted	Advertisements
A/22/00049/MNR	11/07/2022	Laser Clinics Global	ADV	26 TOWN WALL, CITY CENTRE, CARDIFF, CF10 2DQ	NEW SIGNAGE	02/08/2022	Permission be granted	Advertisements
22/01553/MNR	25/07/2022	Royal Welsh College of Music and Drama	DOC	OLD CENTRAL LIBRARY, TRINITY STREET, CITY CENTRE, CARDIFF, CF10 1BH	DISCHARGE OF CONDITIONS 3 (METHOD STATEMENT FOR THE REMOVAL OF THE MEZZANINE STRUCTURE), 4 (PROTECTION TO FABRIC), 5 (MAKING GOOD FOLLOWING REMOVAL OF MEZZANINE) AND 7 (REMOVAL OF THE LIFT) OF LBC/22/00028/MNR	05/08/2022	Full Discharge of Condition	Discharge of Conditions
22/00369/MNR	04/04/2022	Donnelly	FUL	2 DALTON STREET, CATHAYS CARDIFF, CF24 4HB	CHANGE FROM A RESIDENTIAL PROPERTY TO HOUSE IN MULTIPLE OCCUPANCY	05/08/2022	Planning Permission be refused	Minor - Dwellings (C3)
22/00957/MNR	11/05/2022	TE 14 High Street Ltd	FUL	14 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AX	CHANGE OF USE OF GROUND FLOOR AND UPPER FLOORS FROM CLASS A1 RETAIL USE TO CLASS A3 USE	05/08/2022	Permission be granted	Minor - Retail (A1-A3)
22/00721/DCH	12/04/2022	HARDING	FUL	32 MINNY STREET, CATHAYS CARDIFF, CF24 4ES	GROUND FLOOR REAR EXTENSION AND ALTERATIONS TO EXISTING CLASS C4 HOUSE IN MULTIPLE OCCUPATION	02/08/2022	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>
22/00848/MNR	25/04/2022	PIAZZA	FUL	9 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BG	GROUND FLOOR REAR EXTENSIONS INCLUDING HIP TO GABLE ROOF EXTENSION WITH REAR DORMER TO CREATE 7 BEDROOM SUI GENERIS HOUSE OF MULTIPLE OCCUPATION	02/08/2022	Permission be granted	Minor - Dwellings (C3)

A/21/00167/MNR	03/12/2021	JCDecaux UK	ADV	PAVEMENT OUTSIDE NO. 39 QUEEN STREET, CATHAYS, CARDIFF	SINGLE SIDED ILLUMINATED 6 SHEET LCD DISPLAY FORMING PART OF THE COMMUNICATION HUB UNIT	01/08/2022	Planning Permission be refused	Advertisements
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### CREIGAU/ST FAGANS

21/02999/MNR	21/12/2021	Evans	FUL	LAND AT TYLA MORRIS FARM CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QN	CHANGE OF USE TO A SECURE DOG WALKING FIELD	02/08/2022	Withdrawn by Applicant	Minor - Other Principal Uses
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### CYNCOED

22/00864/DCH	22/04/2022	Ali	REN	2 LEVEN CLOSE, LAKESIDE, CARDIFF, CF23 6DN	RENEWAL OF PLANNING PERMISSION 17/01158/DCH FOR LOFT CONVERSION WITH REAR DORMER AND FRONT EXTENSION TO FORM NEW ENTRANCE LOBBY AND EXTERNAL ALTERATIONS, INCLUDING ALTERATIONS TO ROOF OF EXISTING CONSERVATORY AND TO THE ROOF OF AN EXISTING TWO STOREY SIDE EXTENSION	02/08/2022	Permission be granted	Renewals and Variation of Conditions
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22/00894/DCH	26/04/2022	Boyes	HSE	75 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QU	FIRST-FLOOR REAR EXTENSION AND ASSOCIATED WORKS	02/08/2022	Planning Permission be refused	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/01567/DCH	24/06/2021	Torosyan	HSE	100 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NP	NEW ACCESS AND ERECTION OF DOUBLE GARAGE AND STUDIO BUILDING	02/08/2022	Planning Permission be refused	Householder
22/01221/DCH	21/06/2022	Evans	HSE	2 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JG	TWO STOREY SIDE EXTENSION WITH REAR SINGLE-STOREY EXTENSION AND ROOFLIGHTS INTO THE ATTIC SPACE	02/08/2022	Permission be granted	Householder

## FAIRWATER

22/01283/DCH	20/06/2022	McEwen	HSE	4 MARIONVILLE GARDENS, FAIRWATER, CARDIFF, CF5 2LR	GROUND FLOOR SIDE EXTENSION	02/08/2022	Permission be granted	Householder
22/01228/DCH	09/06/2022	Jones	HSE	56 TANGMERE DRIVE, FAIRWATER, CARDIFF, CF5 2PQ	SIDE AND REAR SINGLE STOREY EXTENSION	05/08/2022	Permission be granted	Householder
22/00345/DCH	27/06/2022	O'Driscoll	HSE	60 BEECH ROAD, PENTREBANE, CARDIFF, CF5 3TX	TWO STOREY SIDE EXTENSION FAMILY ANNE	01/08/2022	Planning Permission be refused	Householder

## GRANGETOWN

22/01225/MNR	21/06/2022	B K Motors	FUL	UNIT 29 TO 30 REAR, WHOLESALE FRUIT CENTRE, BESSEMER ROAD, LECKWITH, CARDIFF, CF11 8BB	RETENTION OF USE AS B2 CAR REPAIR GARAGE AND MOT TEST CENTRE	20/08/2022	Permission be granted	Minor - Other Principal Uses
22/00950/DCH	16/05/2022	Jabar	HSE	8 ABERCYNON STREET, GRANGETOWN, CARDIFF, CF11 7AJ	REMOVAL OF EXISTING GARAGE AND CONSTRUCTION OF OUTBUILDING IN REAR GARDEN	02/08/2022	Planning Permission be refused	Householder

## HEATH

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01196/DCH	07/06/2022	QUDDUS	HSE	61 ST AMBROSE ROAD, HEATH, CARDIFF, CF14 4BH	RETENTION OF OUT-BUILDING AND SINGLE STOREY EXTENSIONS, CONVERSION OF GARAGE INTO PRIVATE LOUNGE AND EXTERNAL ALTERATIONS	02/08/2022	Permission be granted	Householder

22/01593/DCH	01/08/2022	Ashby	VAR	5 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JL	VARIATION OF CONDITION 2 OF 21/02516/DCH TO ALTER APPROVED PLANS AND COMPLETE A SINGLE STOREY EXTENSION ONLY	02/08/2022	Permission be granted	Renewals and Variation of Conditions
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## LISVANE

22/01497/DCH	25/07/2022	Harper	CLD	36 HEOL-Y-CADNO, THORNHILL, CARDIFF, CF14 9DY	SINGLE STOREY REAR EXTENSION	03/08/2022	Planning Permission be refused	Other Consent Types
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22/01188/MJR	17/06/2022	Redrow Homes Limited	NMA	PLOT 100, PHASE 1B(II) & PHASE 1C(I), CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE, CARDIFF	AMENDMENT TO THE HOUSETYPE OF PLOT 100 FROM A SHAFTESBURY TC A CAMBRIDGE - PREVIOUSLY APPROVED UNDER 19/02053/MJR	04/08/2022	Permission be granted	Non Material Amendment
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22/01537/DCH	25/07/2022	Guy	CLD	4 LLWYN Y PIA ROAD, LISVANE, CARDIFF, CF14 0SY	REAR DORMER EXTENSION WITH TWO VELUX WINDOWS TO THE FRONT ELEVATION	01/08/2022	Permission be granted	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01103/DCH	23/05/2022	Hill	HSE	76 MILL ROAD, LISVANE, CARDIFF, CF14 0XJ	DEMOLITION OF EXISTING CONSERVATORY, CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION, REPLACEMENT ROOF TO FRONT PORCH WITH CONSTRUCTION OF NEW PORCH CANOPY AND WORKS TO FRONT GARDEN TO CREATE MORE SUITABLE OFF-STREET PARKING	01/08/2022	Permission be granted	Householder

## LLANDAFF

21/02533/DCH	23/11/2021	Glanville	HSE	ST ANDREWS, 1 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DX	DEMOLITION OF EXISTING GARAGE TO ALLOW FOR NEW VEHICLE ACCESS WITH NEW SLIDING GATE AND NEW HARD LANDSCAPE TO BE LAID TO ALLOW FOR OFF ROAD PARKING FOR TWO VEHICLES AT THE REAR OF THE PROPERTY	01/08/2022	Permission be granted	Householder
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LBC/21/00033/DCH	23/11/2021	Glanville	LBC	ST ANDREWS, 1 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DX	DEMOLITION OF EXISTING GARAGE TO ALLOW FOR NEW VEHICLE ACCESS WITH NEW SLIDING GATE AND NEW HARD LANDSCAPE TO BE LAID TO ALLOW FOR OFF ROAD PARKING FOR TWO VEHICLES AT THE REAR OF THE PROPERTY	01/08/2022	Permission be granted	Listed Buildings
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## LLANISHEN

22/01190/DCH	06/06/2022	Kingdom	HSE	23 NORTH RISE, LLANISHEN, CARDIFF, CF14 0RN	ALTER DORMER ROOF EXTENSIONS FROM FLAT ROOF TO SLOPING PITCH ROOFS	01/08/2022	Planning Permission be refused	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02358/MNR	01/10/2021	CARDIFF MONTESSORI SHOOL LTD	DOC	73 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX	DISCHARGE OF CONDITIONS 4 (ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN), 5 (CYCLE PARKING), 6 (TRAVEL PLAN) AND 7 (CAR PARKING) OF 21/01661/MNR	05/08/2022	Full Discharge of Condition	Discharge of Conditions

## LLANRUMNEY

22/01449/MJR	13/07/2022	Cardiff Council; Wates Residential	DOC	FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD, LLANRUMNEY, CARDIFF, CF4 4YW	DISCHARGE OF CONDITION 11 (SITE WORK MATERIALS) OF 18/02594/MJR	04/08/2022	Full Discharge of Condition	General Regulations
22/01558/MJR	26/07/2022	Cardiff Council; Wates Residential	DOC	FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD, LLANRUMNEY, CARDIFF, CF4 4YW	PARTIAL DISCHARGE OF CONDITION 9 (IMPORTED SOIL) OF 18/02594/MJR	04/08/2022	Partial Discharge of Condition (s)	General Regulations
22/01198/DCH	22/06/2022	Richards	HSE	14 WATCHET CLOSE, LLANRUMNEY, CARDIFF, CF4 4DU	DEMOLISH EXISTING CONSERVATORY AND SIDE EXTENSION AND CONSTRUCT NEW SINGLE STOREY REAR AND SIDE EXTENSION	01/08/2022	Permission be granted	Householder

## PENTYRCH AND ST FAGANS

22/01542/MNR	19/07/2022	Woods	DOC	LAND OFF THE GLADE, SCHOOL LANE, GWAELOD-Y-GARTH, CARDIFF, CF15 9HN	FULL DISCHARGE OF CONDITION 9 (GROUND GAS VERIFICATION REPORT) OF 20/00123/MNR	01/08/2022	Full Discharge of Condition	Discharge of Conditions
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## PENYLAN

22/01577/DCH	28/07/2022	White	CLD	10 AGINCOURT ROAD, ROATH, CARDIFF, CF23 5BN	REAR DORMER EXTENSION AND VELUX WINDOWS TO THE FRONT ELEVATION	01/08/2022	Permission be granted	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/02348/MNR	06/10/2021	St David's Catholic Sixth Form College	FUL	ST DAVIDS ROMAN CATHOLIC SIXTH FORM COLLEGE, TY-GWYN ROAD, PENYLAN, CARDIFF, CF23 5QD	DEMOLITION OF AN EXISTING TEACHING BLOCK AND THE CONSTRUCTION OF A TWO-STOREY TEACHING FACILITY (D1) ON THE GROUNDS OF ST DAVID'S CATHOLIC SIXTH FORM COLLEGE	03/08/2022	Permission be granted	Minor - Other Principal Uses

### PLASNEWYDD

22/01416/DCH	04/07/2022	Jewsbury	NMH	106 NINIAN ROAD, ROATH, CARDIFF, CF23 5ER	CHANGE FULL HEIGHT WINDOWS OF THE BUILDING EXTENSION TO CRITTALL DOORS, MAKE ROOF LIGHT SMALLER, AND CHANGE BUILDING EXTENSION ROOF MATERIAL TO SLATE - PREVIOUSLY APPROVED UNDER 21/00414/DCH	01/08/2022	Permission be granted	Non Material Householder
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22/01146/DCH	09/06/2022	Owens	HSE	37 BANGOR STREET, ROATH CARDIFF, CF24 3LQ	LOFT EXTENSION AND REAR DORMER	01/08/2022	Planning Permission be refused	Householder
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### PONTRENAU/OLD ST MELLONS

22/01428/MNR	05/07/2022	Plantos Day Nursery	DOC	PLANTOS DAY NURSERY, WERN FAWR HOUSE, EASTERN BUSINESS PARK, WERN FAWR LANE, OLD ST MELLONS, CARDIFF CF3 5XA	DISCHARGE OF CONDITIONS 3 (FINISHED APPEARANCE), 5 (DRAINAGE) AND 6 (CYCLE PARKING SPACES) OF 21/01467/MNR	01/08/2022	Full Discharge of Condition	Discharge of Conditions
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### RHIWBINA

22/01011/DCH	20/05/2022	Hawkins	HSE	15 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6DZ	CREATION OF VEHICULAR HARDSTANDING AND INSTALLATION OF GATES	04/08/2022	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>
22/01256/DCH	16/06/2022	Rees	HSE	19 TY-WERN ROAD, RHIWBINA, CARDIFF, CF14 6AA	DEMOLITION OF EXISTING CONSERVATORY AND LEAN-TO. CONSTRUCTION OF SINGLE STOREY REAR FLAT ROOF EXTENSION	05/08/2022	Permission be granted	Householder

## RIVERSIDE

22/01232/DCH	10/06/2022	Collins Powell	HSE	49 WYNDHAM ROAD, PONTCANNA, CARDIFF, CF11 9EL	CONSTRUCTION OF SINGLE STOREY SIDE RETURN EXTENSION AND ALTERATIONS TO EXISTING LEAN TO EXTENSION	01/08/2022	Permission be granted	Householder
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## SPLOTT

22/01220/MNR	09/06/2022	Daisyvale Ltd	NMA	EDWARD HOUSE, DOWLAIS ROAD, SLOTT, CARDIFF, CF24 5LQ	MINOR ALTERATIONS TO ELEVATIONS AND CAR PARK AND REMOVAL OF ROOF LIGHTS - PREVIOUSLY APPROVED UNDER 19/02942/MNR	05/08/2022	Permission be granted	Non Material Amendment
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22/01544/DCH	19/07/2022	Raki	CLD	27 GLAN RHYMNI, PENGAM, CARDIFF, CF24 2TW	CONVERSION OF GARAGE INTO A HABITABLE ROOM WITH EXTERNAL ALTERATIONS	03/08/2022	Permission be granted	Other Consent Types
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## TROWBRIDGE

22/00577/MNR	22/03/2022	Cardiff City Council	FUL	EASTERN COMMUNITY CAMPUS, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1XZ	THE ADDITION OF A TEN-CLASSROOM TEMPORARY BLOCK LOCATED ON THE EXISTING CAR PARK, TO THE NORTH OF THE EXISTING BLOCK AS WELL AS 8 NEW PARKING SPACES AND A 36 SPACE PERMANENT CAR PARK LOCATED AT THE SOUTH OF THE SITE	04/08/2022	Permission be granted	General Regulations
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00362/DCH	04/04/2022	Collins	HSE	81 SPENCER DAVID WAY, ST MELLONS, CARDIFF, CF3 0QB	SINGLE AND TWO STOREY REAR EXTENSION AND CONVERTING ATTIC SPACE BY LIFTING RIDGE LINE	01/08/2022	Planning Permission be refused	Householder
22/01550/DCH	21/07/2022	Oliver	CLD	24 PENNYROYAL CLOSE, ST MELLONS, CARDIFF, CF3 0NA	CONVERSION OF GARAGE TO GROUND FLOOR BEDROOM	01/08/2022	Permission be granted	Other Consent Types
<b>WHITCHURCH/TONGWYNLAIS</b>								
22/01048/DCH	20/05/2022	Davies	HSE	10 IRON BRIDGE ROAD, TONGWYNLAIS, CARDIFF, CF15 7NJ	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION	02/08/2022	Permission be granted	Householder
22/00847/MNR	24/05/2022	MALIK	CLU	1 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1DX	USE AS 4 FLATS	02/08/2022	Permission be granted	Other Consent Types
22/00283/DCH	04/05/2022	Dhillon	HSE	18 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AU	RETENTION OF BESPOKE WOODEN DOUBLE GLAZED SASH WINDOWS DESIGNED TO MATCH ORIGINAL DESIGN EXACTLY	02/08/2022	Permission be granted	Householder
LBC/22/00030/MNR	09/05/2022	Velindre University NHS Trust	LBC	WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF, CF14 7XB	REBUILDING OF THE GATEWAY PIER (NORTHERN SIDE OF GATEWAY), PLUS THE RELOCATION AND REBUILDING OF THE LOW WALL, AS PART OF THE WIDER JUNCTION SAFETY IMPROVEMENTS	02/08/2022	Permission be granted	Listed Buildings
22/01398/DCH	07/07/2022	Howells	NMH	33 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AG	ENLARGEMENT OF EXTENSION TO SIDE - PREVIOUSLY APPROVED UNDER 22/00017/DCH	01/08/2022	Permission be granted	Non Material Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01171/DCH	07/06/2022	Bennett	HSE	8 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AJ	GROUND FLOOR SIDE EXTENSION	01/08/2022	Permission be granted	Householder
22/00510/MNR	18/03/2022	Searle	FUL	2 MILL ROAD, TONGWYNLAIS CARDIFF, CF15 7JP	CONVERSION, WITH DORMER ROOF EXTENSION, OF OUTBUILDINGS INTO 1 BEDROOM SELF CATERING HOLIDAY ACCOMMODATION/GRANN Y FLAT (USE CLASS C3)	01/08/2022	Permission be granted	Other Consent Types

**Cardiff Council : Strategic Planning And Environment : Development Control**

**Applications Decided between 08/08/2022 and 12/08/2022**

<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>
<b>BUTETOWN</b>								
A/22/00043/MNR	15/06/2022	Fidelity UK Real Estate Fund	ADV	FUSION POINT, TRESILLIAN TERRACE, BUTETOWN, CARDIFF, CF10 5DA	TENANT / BUILDING ENTRANCE DIRECTORY COLUMN	10/08/2022	Permission be granted	Advertisements
PRNO/22/00006/MNR	15/07/2022	Associated British Ports	DEM	PRAX HOUSE, QUEENS ROAD SOUTH, CARDIFF BAY, CARDIFF, CF10 4RP	DEMOLITION OF TWO STOREY OFFICE BLOCK, VARIOUS SINGLE STOREY BRICK BUILDINGS - OLD WORKSHOPS, OFFICES, GENERAL STORAGE, DECOMMISSIONED FUEL STORAGE TANKS AND ASSOCIATED PIPEWORK	11/08/2022	Permission Required	Other Consent Types
<b>CAERAU</b>								
22/00787/DCH	09/06/2022	Natalie & James Hepburn	HSE	14 SANCTUARY COURT, CAERAU, CARDIFF, CF5 4NB	SINGLE STOREY SIDE EXTENSION AND DOUBLE STOREY REAR EXTENSION	11/08/2022	Planning Permission be refused	Householder
<b>CANTON</b>								
22/01244/DCH	16/06/2022	Robinson	HSE	59 WINDWAY ROAD, CANTON, CARDIFF, CF5 1AG	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION TO INCLUDE DORMER EXTENSION	08/08/2022	Permission be granted	Householder
<b>CATHAYS</b>								
22/01208/MNR	21/06/2022	HARRIS	FUL	5 AND 7 LLANTWIT STREET, CATHAYS, CARDIFF, CF24 4AJ	GROUND & FIRST FLOOR REAR EXTENSIONS, REAR DORMER, AND CONVERSION TO 2 X 7 BEDROOM SUI GENERIS HOUSES IN MULTIPLE OCCUPATION	08/08/2022	Permission be granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01399/MNR	30/06/2022	Tesco	FUL	58-60 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AD	EXISTING PLANT TO BE REPLACED WITH NEW PACKAGED CO2 GAS COOLER	08/08/2022	Permission be granted	Other Consent Types
21/02817/MNR	03/12/2021	JCDecaux UK	FUL	PAVEMENT OUTSIDE NO, 92 QUEEN STREET, CATHAYS, CARDIFF	THE INSTALLATION OF AN INTERACTIVE COMMUNICATION HUB UNIT WITH INTEGRAL ADVERTISEMENT DISPLAY, DEFIBRILLATOR AND CITY WAYFINDING	08/08/2022	Planning Permission be refused	Other Consent Types
A/21/00166/MNR	03/12/2021	JCDecaux UK	ADV	PAVEMENT OUTSIDE NO, 92 QUEEN STREET, CATHAYS, CARDIFF	SINGLE SIDED ILLUMINATED 6 SHEET LCD DISPLAY FORMING PART OF THE COMMUNICATION HUB UNIT	08/08/2022	Planning Permission be refused	Advertisements
LBC/22/00017/MNR	18/03/2022	Legal & General Investment Management	LBC	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	REMEDIAL STRUCTURAL WORKS TO CLOCK TOWER AND INSTALLATION OF NEW EXTERNAL MAINTENANCE ACCESS LADDER	08/08/2022	Permission be granted	Listed Buildings
22/00737/MNR	05/04/2022	Red Engine	DOC	3-4 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AT	DISCHARGE OF CONDITIONS 5 (EXTERNAL EXTRACTION EQUIPMENT) OF 21/02528/MNR	08/08/2022	Full Discharge of Condition	Discharge of Conditions
22/01122/MNR	16/06/2022	Mansford Ltd	FUL	11 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AW	REPLACEMENT OF SHOPFRONT INVOLVING THE REMOVAL OF EXISTING WINDOWS AND THE INSTALLATION OF NEW BI-FOLD WINDOWS	10/08/2022	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>
A/22/00047/MNR	22/06/2022	Astley	ADV	JURYS INN, PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3UD	NEW SIGNAGE	10/08/2022	Permission be granted	Advertisements
21/02818/MNR	03/12/2021	JCDecaux UK	FUL	PAVEMENT OUTSIDE NO. 39 QUEEN STREET, CATHAYS, CARDIFF	THE INSTALLATION OF AN INTERACTIVE COMMUNICATION HUB UNIT WITH INTEGRAL ADVERTISEMENT DISPLAY, DEFIBRILLATOR AND CITY WAYFINDING	11/08/2022	Planning Permission be refused	Other Consent Types
22/00987/MNR	09/05/2022	Ashwood Chiropractic Clinic	FUL	BASEMENT, 16 CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2DX	CHANGE OF USE OF LOWER GROUND FLOOR/BASEMENT TO A CHIROPRACTIC CLINIC (D1)	11/08/2022	Permission be granted	Minor - Other Principal Uses
22/01137/MNR	08/06/2022	Jeffreys	FUL	54 MAY STREET, CATHAYS, CARDIFF, CF24 4EX	GROUND FLOOR EXTENSION, REAR DORMER AND VELUX AND CHANGE OF USE FROM CLASS C4 HMO TO SUI GENERIS LARGE HMO	11/08/2022	Permission be granted	Minor - Dwellings (C3)
22/00885/MNR	27/04/2022	Cooney	FUL	76 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	CHANGE OF USE FROM A C3 DWELLING HOUSE TO EIGHT PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS), WITH GROUND AND FIRST FLOOR REAR EXTENSIONS, REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO THE FRONT ROOF PLANE AND ASSOCIATED ALTERATIONS	12/08/2022	Planning Permission be refused	Minor - Dwellings (C3)

**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>
22/01247/DCH	27/06/2022	Lewis	HSE	9 DEEPWOOD CLOSE, ST FAGANS, CARDIFF, CF5 4SJ	PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND CONVERSION OF GARAGE TO CREATE ANNEXE LIVING ACCOMMODATION	11/08/2022	Permission be granted	Householder

#### CYNCOED

22/01613/DCH	29/07/2022	Cruciate Properties Ltd.	CLD	YR HAFAN, 219A CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6AL	REAR DORMER ROOF EXTENSION WITH ADDITIONAL VELUX AND NEW FIRST FLOOR WINDOW	10/08/2022	Permission be granted	Other Consent Types
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#### ELY

22/01609/MJR	01/08/2022	LCB Construction	DOC	84-86 SEVENOAKS ROAD, ELY, CARDIFF	DISCHARGE OF CONDITON 4 (DRAINAGE) OF 16/01839/MJR	10/08/2022	Full Discharge of Condition	Discharge of Conditions
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#### GRANGETOWN

A/22/00048/MNR	21/06/2022	Almcor (RW Cardiff) Ltd	ADV	FORMER PIZZA HUT, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	NEW SIGNAGE	10/08/2022	Permission be granted	Advertisements
21/02509/MNR	26/10/2021	Thompson	DOC	104 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RT	DISCHARGE OF CONDITIONS 9 (EXTRACTION) AND 10 (SOUND INSULATION) OF 20/02538/MNR	10/08/2022	Full Discharge of Condition	Discharge of Conditions
22/00643/MNR	16/05/2022	c/o avante architects	FUL	LAND ADJACENT TO UNIT 4, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	CONSTRUCTION OF TWO INDUSTRIAL UNITS WITHIN USE CLASS B1, B2 AND B8	08/08/2022	Permission be granted	Minor - Industry/Storage/Distribution
22/01036/MNR	27/05/2022	Abdi	FUL	132 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JF	CONVERSION OF DWELLINGHOUSE INTO HOUSE IN MULTIPLE OCCUPATION	08/08/2022	Permission be granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
A/22/00041/MNR	14/07/2022	Merson Group Ltd	ADV	UNIT 1B, CARDIFF TRADE PARK, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	NEW SIGNS	08/08/2022	Permission be granted	Advertisements
22/00929/MNR	06/05/2022	Virdee	FUL	REAR OF 56 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RT	REMOVAL OF EXISTING DISUSED GARAGE/STORE AND CONSTRUCTION OF STUDIO DWELLING	10/08/2022	Planning Permission be refused	Minor - Dwellings (C3)
<b>HEATH</b>								
22/01583/DCH	28/07/2022	Jackson	CLD	60 ST INA ROAD, HEATH, CARDIFF, CF14 4LT	HIP TO GABLE AND REAR DORMER EXTENSIONS	08/08/2022	Permission be granted	Other Consent Types
<b>LISVANE</b>								
22/01433/DCH	05/07/2022	Guy	NMH	3 CORNFLOWER CLOSE, LISVANE, CARDIFF, CF14 0BD	INCREASE IN DEPTH OF REAR EXTENSION FROM 2200MM TO 3000MM AND ALTERATION TO FRONT DOOR CONFIGURATION - PREVIOUSLY APPROVED UNDER 20/02103/DCH	08/08/2022	Permission be granted	Non Material Householder
<b>LLANDAFF NORTH</b>								
22/01231/DCH	20/06/2022	Mr Athoul Chowdbury	HSE	49 WESTERN DRIVE, LLANDAFF NORTH, CARDIFF, CF14 2SF	TWO STOREY REAR EXTENSION	11/08/2022	Planning Permission be refused	Householder
<b>LLANISHEN</b>								
22/01310/DCH	21/06/2022	Parfitt	HSE	136 JOHNSTON ROAD, LLANISHEN, CARDIFF, CF14 5HJ	SINGLE STOREY GROUND FLOOR EXTENSION TO THE FRONT ELEVATION	08/08/2022	Permission be granted	Householder
22/00797/DCH	20/04/2022	Caib a Rhaw	HSE	11 SOLVA AVENUE, LLANISHEN, CARDIFF, CF14 0NP	ADEILADU ESTYNIAD CEFN CONSTRUCTION OF REAR EXTENSION	10/08/2022	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>
22/01347/DCH	05/07/2022	Knight	HSE	34 WOODLAWN WAY, THORNHILL, CARDIFF, CF14 9EB	GROUND FLOOR SIDE EXTENSION	10/08/2022	Permission be granted	Householder
22/00697/DCH	05/04/2022	Davies	HSE	OLDGATE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SB	PART TWO STOREY AND PART SINGLE STOREY REAR AND FRONT EXTENSIONS AND CONSTRUCTION OF DETACHED HOME OFFICE/ENTERTAINMENT ROOM IN REAR GARDEN WITH ASSOCIATED WORKS	11/08/2022	Permission be granted	Householder
<b>LLANRUMNEY</b>								
22/01362/DCH	24/06/2022	Lewis	HSE	33 CLOVELLY CRESCENT, LLANRUMNEY, CARDIFF, CF3 4JR	SECOND STOREY ADDITION TO SIDE ELEVATION	08/08/2022	Permission be granted	Householder
<b>PENYLAN</b>								
22/01329/DCH	21/06/2022	Hanniford	HSE	78 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AS	SINGLE STOREY REAR EXTENSION	08/08/2022	Permission be granted	Householder
<b>PLASNEWYDD</b>								
22/00749/DCH	06/04/2022	Tallantyre/Backx	HSE	107 NINIAN ROAD, ROATH, CARDIFF, CF23 5ER	GROUND FLOOR REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMERS AND CONSERVATION STYLE ROOF WINDOWS	08/08/2022	Permission be granted	Householder
<b>PONTPRENNAU/OLD ST MELLONS</b>								
22/01243/DCH	13/06/2022	Cirillo	HSE	6 MELVILLE AVENUE, OLD ST MELLONS, CARDIFF, CF3 5TZ	SINGLE STOREY PARTIAL WIDTH EXTENSION TO REAR-LEFT OF THE PROPERTY	08/08/2022	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>
<b>RADYR</b>								
22/01293/DCH	24/06/2022	Aggarwal	HSE	4 CLOS ST CATWG, ST FAGANS, CARDIFF, CF5 6PA	PROPOSED SINGLE STOREY EXTENSION WITH ROOF TERRACE OVER	08/08/2022	Permission be granted	Householder
22/00537/MJR	16/03/2022	The Radyr Golf Club House Company Limited and St Fagans No.1 & 2 Trust, St Fagan	FUL	RADYR GOLF CLUB, DRYSGOL ROAD, RADYR, CARDIFF, CF15 8BS	RE-CONFIGURATION OF HOLES NO.3, NO.4 AND NO.5 AND THE CREATION OF NEW HOLE NO.4 INCLUDING ASSOCIATED EARTHWORKS, SUSTAINABLE DRAINAGE FEATURES, CREATION OF FOOTPATHS, TEES, BUNKERS AND GREENS, LANDSCAPING (INCLUDING TREE PLANTING AND TRANSLOCATING) AND ECOLOGICAL MITIGATION. ERECTION OF A FENCE TO THE SOUTH OF THE EXISTING 2ND AND 5TH HOLES	12/08/2022	Permission be granted	Major - Other Principal Uses
<b>RHIWBINA</b>								
22/01611/DCH	29/07/2022	Hughes	DOC	27 BASSETTS FIELD, RHIWBINA, CARDIFF, CF14 9UG	DISCHARGE OF CONDITION 3 (ARBORICULTURAL METHOD STATEMENT) OF 19/01067/DCH	08/08/2022	Full Discharge of Condition	Discharge of Conditions
22/01608/DCH	29/07/2022	Reid	CLD	4 HEOL-Y-NANT, RHIWBINA, CARDIFF, CF14 6BS	SINGLE STOREY REAR EXTENSION TO A DWELLING	10/08/2022	Permission be granted	Other Consent Types
<b>RIVERSIDE</b>								
22/00662/MNR	19/05/2022	Llandaff Cricket Club	FUL	LLANDAFF FIELDS BOWLING PAVILION, CATHEDRAL ROAD, PONTCANNA	CONSTRUCTION OF CRICKET FACILITY ON EXISTING TENNIS COURTS	08/08/2022	Permission be granted	Minor - Other Principal Uses

<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>
22/00863/DCH	20/04/2022	Roberts	HSE	72 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9LL	EXTEND AND ALTER EXISTING REAR LANE GARAGE AND ROOFLIGHTS ADDED TO EXISTING HOUSE ANNEX	08/08/2022	Permission be granted	Householder
<b>SPLOTT</b>								
22/00711/MNR	12/04/2022	PRITCHARD	FUL	100 SLOTT ROAD, SLOTT, CARDIFF, CF24 2DB	GROUND FLOOR EXTENSION, REAR DORMER AND ALTERATIONS TO CREATE A 7 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	12/08/2022	Permission be granted	Minor - Dwellings (C3)
<b>TROWBRIDGE</b>								
22/00808/MNR	13/04/2022	CatSci Ltd	DOC	UNIT 2A BUILDING 1, CARDIFF FOOD AND TECHNOLOGY PARK, PARKWAY, WENTLOOG, CARDIFF, CF3 2PX	DISCHARGE OF CONDITION 3 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN - CEMP) OF 22/00165/MNR	12/08/2022	Full Discharge of Condition	Discharge of Conditions
<b>WHITCHURCH/TONGWYNLAIS</b>								
22/00703/DCH	05/04/2022	CPATES	HSE	10 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7DE	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH GABLE END AND DORMER ROOF EXTENSIONS	10/08/2022	Withdrawn by Applicant	Householder
22/00725/MJR	08/04/2022	Walters	DOC	WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF, CF14 7XB	DISCHARGE OF CONDITIONS 8 (CONSTRUCTION MANAGEMENT PLAN) AND 10 (MITIGATION AND MONITORING) OF 20/01110/MJR	11/08/2022	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>
22/00802/MJR	14/04/2022	Walters UK Ltd	DOC	LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL PLAYING FIELDS	PARTIAL DISCHARGE OF CONDITION 17 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN - ACCESS AND ENABLING WORKS) OF 17/01735/MJR (Amended)	11/08/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/01144/DCH	07/06/2022	Williams	HSE	51 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1DZ	RETENTION OF GAMES ROOM OUTBUILDING WITH INCREASED ROOF HEIGHT - PREVIOUSLY APPROVED UNDER 20/02673/DCH	11/08/2022	Permission be granted	Householder

**Cardiff Council : Strategic Planning And Environment : Development Control**

**Applications Decided between 15/08/2022 and 19/08/2022**

<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>
<b>BUTETOWN</b>								
21/00510/MJR	05/03/2021	Associated British Ports	FUL	TRAVIS PERKINS, QUEEN ALEXANDRA DOCK, COLD STORES ROAD, CARDIFF BAY, CARDIFF, CF10 4LW	ALTERATIONS AND CANOPY EXTENSIONS TO EXISTING WAREHOUSE INCLUDING ELEVATIONAL ALTERATIONS, ACCESS ALTERATIONS, THE ERECTION OF SECURITY HUT, FENCING AND GATES, ANCILLARY STRUCTURES, THE ANCILLARY STORAGE OF OPERATIONAL VEHICLES, RESURFACING WORKS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE	15/08/2022	Withdrawn by Applicant	Major - Dwellings (C3)
22/01328/MNR	22/06/2022	First Inn Group Limited	FUL	HOLIDAY INN EXPRESS, LONGUEIL CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4EE	ERECTION OF CONSERVATORY	15/08/2022	Permission be granted	Minor - Other Principal Uses
PRAP/22/00032/MJ	20/06/2022	Amey	PRAP	CARDIFF BAY STATION, BUTE STREET, BUTETOWN, CARDIFF	NEW BUTETOWN STATION CONSISTING OF PLATFORMS, ACCESSES AND ANCILLARY WORKS; UPGRADED STATION AT CARDIFF BAY INCLUDING PLATFORMS, ACCESSES, NEW SQUARE AND ANCILLARY WORKS; PLUS ALTERATIONS TO EXISTING EAST-WEST ROUTES	16/08/2022	Prior Approval be granted	Other Consent Types
22/00566/MJR	15/03/2022	Urban Centric (Cardiff) Ltd	DOC	CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5TG	DISCHARGE OF CONDITION 17 (EXTERNAL LIGHTING SCHEME) OF 19/01930/MJR	17/08/2022	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>
22/01126/DCH	27/05/2022	Patel	HSE	4 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	EXTEND EXISTING DETACHED REAR GARAGE	17/08/2022	Permission be granted	Householder
22/01205/MJR	13/06/2022	c/o Agent	NMA	BIN STORE 35 TO 50, WAVERLEY SQUARE, BUTETOWN, CARDIFF	NEW BIN STORE TO SERVE EXISTING RESIDENTIAL DEVELOPMENT - PREVIOUSLY APPROVED UNDER 91/01308/R	17/08/2022	Permission be granted	Non Material Amendment
<b>CANTON</b>								
22/01299/DCH	27/06/2022	Tyler	HSE	57 FAIRFIELD AVENUE, CANTON, CARDIFF, CF5 1BR	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF A NEW REAR EXTENSION	18/08/2022	Permission be granted	Householder
22/01364/DCH	06/07/2022	Depass	HSE	57 ATLAS ROAD, CANTON, CARDIFF, CF5 1PJ	CONSTRUCTION OF SINGLE STOREY SIDE RETURN REAR EXTENSION	18/08/2022	Permission be granted	Householder
22/00493/DCH	07/03/2022	Beaverstock	HSE	18 GREENFIELD AVENUE, CANTON, CARDIFF, CF11 9PT	GROUND FLOOR REAR AND SIDE EXTENSION	19/08/2022	Planning Permission be refused	Householder
<b>CATHAYS</b>								
22/00229/MNR	10/02/2022	Ahmed	FUL	83 COLUM ROAD, CATHAYS PARK, CARDIFF, CF10 3EF	DEMOLITION OF REAR ANNEX AND CONSTRUCTION OF SINGLE AND DOUBLE STOREY EXTENSION AND CONVERSION OF PROPERTY TO FORM 4NO. SELF CONTAINED APARTMENTS WITH REFUSE AND CYCLE STORAGE FACILITIES	17/08/2022	Permission be granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/00720/MNR	12/04/2022	MORRIS	FUL	128 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AS	GROUND AND FIRST FLOOR REAR EXTENSIONS WITH DORMER LOFT CONVERSION AND CONVERSION TO 8 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	17/08/2022	Permission be granted	Minor - Dwellings (C3)
22/00844/MNR	17/05/2022	MALIK	CLU	4 LLANTRISANT STREET, CATHAYS	USE AS 5 FLATS	17/08/2022	Permission be granted	Other Consent Types
22/01241/MNR	16/06/2022	Empiric (Cardiff Summit House) Ltd	FUL	SUMMIT HOUSE, 9-10 WINDSOR PLACE, CITY CENTRE, CARDIFF, CF10 3BX	REMOVAL AND REPLACEMENT OF CLADDING WITH FIRE RESISTANT MATERIALS TO MATCH EXISTING	15/08/2022	Permission be granted	Other Consent Types
LBC/22/00022/MNR07/04/2022		Cardiff Council	LBC	CATHAYS LIBRARY, FAIROAK ROAD, CATHAYS, CARDIFF, CF24 4PW	REPAIRS OF EXTERNAL FABRIC INCLUDING WORKS TO THE ROOFS, RAINWATER GOODS, REPAIRS TO STONEWORK, WINDOWS AND OTHER WORKS	15/08/2022	Permission be granted	General Regulations
<b>CREIGAU/ST FAGANS</b>								
22/01172/DCH	31/05/2022	Morrison	HSE	2 THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	LOWER EXISTING FLAT ROOF AND PROVIDE ROOF TERRACE	19/08/2022	Planning Permission be refused	Householder
<b>CYNCOED</b>								
22/00622/DCH	31/03/2022	Kumar	HSE	21 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0LW	SINGLE STOREY SIDE EXTENSION, HIP TO GABLE ROOF EXTENSION WITH FRONT AND REAR DORMER ROOF EXTENSIONS AND EXTERNAL ALTERATIONS	17/08/2022	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>
22/01186/DCH	06/06/2022	POWELL	HSE	46 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DG	DOUBLE REAR AND SIDE EXTENSION	18/08/2022	Permission be granted	Householder
<b>ELY</b>								
22/00758/DCH	11/04/2022	Manfield	HSE	38 COED ARHYD, ELY, CARDIFF, CF5 4TZ	TWO STOREY SIDE EXTENSION TO EXISTING PROPERTY	17/08/2022	Planning Permission be refused	Householder
<b>FAIRWATER</b>								
PRAP/22/00033/MNR	24/06/2022	Amey Infrastructure Wales	PRAP	RAILWAY OVERBRIDGE, FAIRWATER ROAD, FAIRWATER, CARDIFF	PROPOSED ALTERATION TO FAIRWATER ROAD OVERBRIDGE TO INCREASE PARAPET HEIGHT	17/08/2022	Prior Approval be granted	Other Consent Types
22/01295/DCH	30/06/2022	BRIDGES	HSE	26 KIRTON CLOSE, FAIRWATER, CARDIFF, CF5 2NB	PROPOSED DOUBLE STOREY SIDE EXTENSION	15/08/2022	Permission be granted	Householder
22/01051/DCH	20/06/2022	Johnson	HSE	23 FINCHLEY ROAD, FAIRWATER, CARDIFF, CF5 3AX	RETENTION OF SINGLE STOREY REAR EXTENSION	15/08/2022	Permission be granted	Householder
<b>GABALFA</b>								
21/03003/MNR	11/01/2022	LLEWELLYN	FUL	214-214A WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3ND	CONVERSION FROM OFFICES TO 4 FLATS WITH GROUND AND FIRST FLOOR REAR EXTENSIONS	16/08/2022	Permission be granted	Minor - Dwellings (C3)
22/01386/DCH	28/06/2022	Morey	HSE	17 LAYTONIA AVENUE, GABALFA, CARDIFF, CF14 3BQ	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE	18/08/2022	Permission be granted	Householder
<b>GRANGETOWN</b>								

<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>
22/01454/MNR	15/07/2022	Craigiau Developments Ltd	CLD	10 CLYDACH STREET, GRANGETOWN, CARDIFF, CF11 7AE	CONVERSION TO SINGLE DWELLING FROM TWO FLATS	18/08/2022	Permission be granted	Other Consent Types

## HEATH

22/01660/DCH	08/08/2022	Akhtar	CLD	1B ST AGNES ROAD, HEATH, CARDIFF, CF14 4AN	SINGLE STOREY REAR EXTENSION AND ASSOCIATED WORKS	15/08/2022	Permission be granted	Other Consent Types
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## LISVANE

19/03247/MJR	16/12/2019	Redrow Homes	RES	PHASE 2D, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	RESERVED MATTERS APPLICATION PURSUANT TO 14/02891/MJR RELATING TO LAYOUT, SCALE, APPEARANCE OF BUILDINGS, MEANS OF ACCESS (WHERE NOT ALREADY PERMITTED BY THE PERMISSION) AND LANDSCAPING FOR PHASE 2D OF THE SITE COMPRISING 96 DWELLING UNITS.	17/08/2022	Permission be granted	Major - Dwellings (C3)
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22/01213/DCH	08/06/2022	Williams	HSE	12 CHURCH CLOSE, LISVANE, CARDIFF, CF14 0SL	PROPOSED 2 STOREY SIDE EXTENSION, REAR SINGLE STOREY EXTENSION AND LOFT CONVERSION WITH REAR AND FRONT DORMERS	18/08/2022	Permission be granted	Householder
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## LLANDAFF

22/01005/DCH	17/05/2022	Riley/Fry	HSE	3 ROOKWOOD CLOSE, LLANDAFF, CARDIFF, CF5 2NR	HIP TO GABLE ROOF EXTENSION AND REAR BOX DORMER WITH GROUND FLOOR FRONT PORCH	15/08/2022	Permission be granted	Householder
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22/01326/DCH	01/07/2022	PRICE	HSE	5 DOUGLAS CLOSE, DANESCOURT, CARDIFF, CF5 2QT	SINGLE STOREY REAR EXTENSION	18/08/2022	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>
<b>LLANDAFF NORTH</b>								
PRAP/22/00035/MNR	24/06/2022	Amey Infrastructure Hub	PRAP	STATION ROAD OVERBRIDGE, LLANDAFF NORTH, CARDIFF	PARAPET EXTENSIONS	19/08/2022	Prior Approval be refused	Other Consent Types
<b>LLANISHEN</b>								
22/01388/DCH	28/06/2022	Malcolm	HSE	10 EWENNY ROAD, LLANISHEN, CARDIFF, CF14 0NT	SINGLE STOREY REAR EXTENSION	18/08/2022	Permission be granted	Householder
<b>PENYLAN</b>								
22/01274/DCH	22/06/2022	Miller	HSE	26 DERI ROAD, PENYLAN, CARDIFF, CF23 5AJ	SINGLE STOREY REAR EXTENSION	15/08/2022	Permission be granted	Householder
22/00495/MNR	07/04/2022	Motor Fuel Group Ltd.	FUL	501 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	INSTALLATION OF 8 EV CHARGING BAYS, & ASSOCIATED INFRASTRUCTURE	15/08/2022	Permission be granted	Minor - Other Principal Uses
<b>PLASNEWYDD</b>								
22/01280/DCH	16/06/2022	Grimshaw	HSE	27 PRINCES AVENUE, ROATH, CARDIFF, CF24 3SN	HIP TO GABLE AND REAR DORMER ROOF EXTENSION	18/08/2022	Permission be granted	Householder
21/02725/MNR	07/12/2021	SJR PROPERTY	FUL	3 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RD	CONVERSION OF HOUSE TO FOUR FLATS WITH GROUND & FIRST FLOOR EXTENSIONS.	19/08/2022	Permission be granted	Minor - Dwellings (C3)
<b>PONTPRENNAU/OLD ST MELLONS</b>								
22/01379/DCH	28/06/2022	RAMADAN	HSE	LITTLE ACRE, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	CONVERTING STORE INTO HOME OFFICE WITH EXTENSIONS AND ALTERATIONS	18/08/2022	Permission be granted	Householder
<b>RADYR</b>								

<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>
22/01001/DCH	17/05/2022	Baker-Brian	HSE	24 BRYN RHOSYN, RADYR, CARDIFF, CF15 8RN	TWO STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE, AND FRONT PORCH EXTENSION	19/08/2022	Planning Permission be refused	Householder
<b>RHIWBINA</b>								
22/01353/DCH	05/07/2022	Nash	HSE	50 LON-Y-DERI, RHIWBINA, CARDIFF, CF14 6JP	REAR SINGLE STOREY EXTENSION	18/08/2022	Permission be granted	Householder
22/01132/DCH	30/05/2022	Gatehouse	HSE	57 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	PARTIAL DEMOLITION OF THE REAR OF EXISTING GARAGE AND CONSTRUCTION OF SIDE AND REAR SINGLE STOREY EXTENSIONS AND ASSOCIATED WORKS	15/08/2022	Permission be granted	Householder
<b>RIVERSIDE</b>								
22/01349/DCH	27/07/2022	Evans	NMH	36 MORTIMER ROAD, PONTCANNA, CARDIFF, CF11 9LA	NON-MATERIAL AMENDMENT TO EXTEND THE OUTSIDE WALL OF THE EXTENSION	19/08/2022	Permission be granted	Non Material Householder
<b>SPLOTT</b>								
22/01408/DCH	01/07/2022	Newham	HSE	30 WILSON STREET, SPLOTT, CARDIFF, CF24 2NZ	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY AND CONSTRUCTION OF NEW SINGLE STOREY EXTENSION TO THE REAR AND SIDE INFILL, WITH ASSOCIATED WORKS	15/08/2022	Permission be granted	Householder
PRAP/22/00040/MNFB/07/2022		Housing Development , Cardiff Council	DEM	ADJACENT MOORLAND COUNTY INFANTS SCHOOL, MOORLAND ROAD, SPLOTT, CARDIFF, CF24 2LJ	DEMOLITION OF SINGLE STOREY FORMER SCHOOL	17/08/2022	Prior Approval 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>
22/00852/DCH	25/04/2022	Welch	HSE	95 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LX	SINGLE AND TWO STOREY REAR EXTENSION AND HIP-TO-GABLE LOFT CONVERSION WITH REAR DORMER	18/08/2022	Permission be granted	Householder
22/01077/DCH	23/05/2022	Azman	HSE	243 COLLEGE ROAD, WHITCHURCH, CARDIFF, CF14 2NW	ERECTION OF A SINGLE STOREY DORMER WRAP AROUND EXTENSION	17/08/2022	Permission be granted	Householder
22/01088/DCH	21/06/2022	Triggs	HSE	30 CASTELL COCH VIEW, TONGWYNLAIS, CARDIFF, CF15 7LA	REAR SINGLE STOREY EXTENSION AND NEW BAY WINDOW ON REAR ELEVATION	18/08/2022	Permission be granted	Householder
22/00593/DCH	05/04/2022	Gunningham	HSE	23 WHITWORTH SQUARE, WHITCHURCH, CARDIFF, CF14 7DR	PORCH ADDITION	17/08/2022	Permission be granted	Householder
22/01127/DCH	06/06/2022	Stephens	HSE	1 VELINDRE PLACE, WHITCHURCH, CARDIFF, CF14 2AN	CONVERSION OF EXISTING GARAGE TO HOME OFFICE/GRANNY FLAT, TOGETHER WITH THE PROVISION OF 2 VEHICLE SPACES WITHIN THE CURTILAGE OF THE PROPERTY	15/08/2022	Permission be granted	Householder
22/01138/DCH	08/07/2022	RICHARDS	HSE	1 CRADOC ROAD, WHITCHURCH, CARDIFF, CF14 1HQ	SINGLE STOREY SIDE EXTENSION	18/08/2022	Permission be granted	Householder
22/01445/DCH	12/07/2022	Thomas	HSE	36 CORYTON RISE, WHITCHURCH, CARDIFF, CF14 7EN	CONSTRUCTION OF LARGER PORCH TO FRONT ELEVATION	18/08/2022	Permission be granted	Householder

## Cardiff Council : Strategic Planning And Environment : Development Control

### Applications Decided between 22/08/2022 and 26/08/2022

<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>
<b>ADAMSDOWN</b>								
22/01309/DCH	21/06/2022	Abdul Mukith	HSE	27 THEODORA STREET, ADAMSDOWN, CARDIFF, CF24 1PB	EXTENSIONS AND ALTERATIONS TO EXISTING SINGLE STOREY REAR EXTENSIONS AND NEW REAR DORMER ROOF EXTENSION	22/08/2022	Permission be granted	Householder
22/01356/MJR	30/06/2022	Ashi Properties	VAR	4-6 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NF	VARIATION OF CONDITION 2 OF 18/01995/MJR TO ALTER APPROVED PLANS TO ALLOW FOR REVISED ROOF EXTENSION TO FACILITATE ADDITIONAL BEDROOMS TO APPROVED FLATS, AND ALTERATIONS TO FENESTRATION	22/08/2022	Permission be granted	Renewals and Variation of Conditions
22/01659/MJR	05/08/2022	BMN Commercial Development Ltd	NMA	HALLINANS HOUSE, 22 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0TD	RE-WORDING OF CONDITIONS 6 AND 17 OF 17/01063/MJR TO EXCLUDE ANY REFERENCE ON DEMOLITION AND REMEDICATION	25/08/2022	Permission be granted	Non Material Amendment
<b>BUTETOWN</b>								
21/00136/MJR	27/01/2021	Willis Construction Ltd	VAR	FORMER SITE OF THE WHARF, 121 SCHOONER WAY, ATLANTIC WHARF, CARDIFF, CF10 4EU	VARIATION OF CONDITION 2 OF 16/00660/MJR TO AMEND GROUND FLOOR LAYOUT OF BLOCK F	26/08/2022	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>	<u>Decision:</u>	<u>Statutory Class</u>
22/01422/MJR	05/07/2022	United Living Group	DOC	ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FF	DISCHARGE OF CONDITIONS 9 (BAT AND SWIFT BOXES), 12 (ARCHITECTURAL DETAILING) AND 13 (PRIVACY SCREENS) OF 21/02462/MJR	25/08/2022	Full Discharge of Condition	Discharge of Conditions
22/01423/MJR	05/07/2022	United Living Group	DOC	ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FF	DISCHARGE OF CONDITION 23 (DRAINAGE) OF 21/02462/MJR	25/08/2022	Full Discharge of Condition	Discharge of Conditions
22/01424/MJR	05/07/2022	United Living Group	DOC	ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FF	DISCHARGE OF CONDITION 19 (NOISE ASSESSMENT AND REPORT) OF 21/02462/MJR	25/08/2022	Full Discharge of Condition	Discharge of Conditions
22/01425/MJR	05/07/2022	United Living Group	DOC	ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FF	DISCHARGE OF CONDITION 21 (SOUND INSULATION) OF 21/02462/MJR	25/08/2022	Full Discharge of Condition	Discharge of Conditions
PRAP/22/00038/MJR	05/07/2022	Welsh Ministers	DEM	ALFRED COOK BUILDING AND CENTREGREAT HOUSE, CANAL PARADE, BUTETOWN, CARDIFF, CF10 5RD	DEMOLITION OF TWO LARGE EXISTING INDUSTRIAL BUILDINGS "ALFRED COOK HOUSE" AND "CENTREGREAT HOUSE", DEMOLITION AND REMOVAL OF ANCILLARY SMALLER BUILDINGS AND SUBSTATIONS	23/08/2022	Prior Approval 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>
LBC/22/00026/MNR	20/04/2022	Welsh Parliament	LBC	PIERHEAD BUILDING, PIERHEAD STREET, CARDIFF BAY, CARDIFF, CF10 4PZ	UPGRADING OF THE EXISTING MODERN TOILET FACILITIES, ALONGSIDE RETROSPECTIVE CONSENT FOR UPGRADING THE EXISTING MODERN LIFT SYSTEM AND UNDERTAKING OF ASBESTOS AND PAINT SAMPLING SURVEYS	24/08/2022	Permission be granted	Listed Buildings

22/01316/MNR	21/06/2022	Hamzehlou	FUL	56-62 JAMES STREET, BUTETOWN, CARDIFF, CF10 5EZ	CHANGE OF USE AND ROOF EXTENSION OF EXISTING OFFICE BUILDINGS TO FORM 3 NO. TOWN HOUSES AND ASSOCIATED PARKING	22/08/2022	Planning Permission be refused	Minor - Dwellings (C3)
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#### CAERAU

22/01371/DCH	27/06/2022	Aldridge	HSE	62 THE SANCTUARY, CAERAU, CARDIFF, CF5 4RX	RETENTION OF MEANS OF ENCLOSURE TO FRONT AND SIDE BOUNDARIES	22/08/2022	Permission be granted	Householder
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#### CANTON

22/01282/DCH	29/06/2022	Thomas	HSE	27 HALSBURY ROAD, CANTON, CARDIFF, CF5 1FX	PARTIAL DEMOLITION OF EXISTING REAR LEAN-TO WC AND CONSTRUCTION OF SINGLE STOREY EXTENSION	22/08/2022	Permission be granted	Householder
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#### CATHAYS

LBC/22/00040/MNR	20/06/2022	Tameside MBC-GMPF	LBC	18 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	INTERNAL AMENDMENTS AT GROUND AND FIRST FLOOR LEVEL	22/08/2022	Permission be granted	Listed Buildings
A/22/00034/MNR	17/05/2022	Oowee V Ltd	ADV	11 ST JOHN STREET, CITY CENTRE, CARDIFF, CF10 1GL	NEW SIGNAGE	22/08/2022	Permission be granted	Advertisements

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01017/MNR	19/05/2022	Oowee V Ltd	FUL	11 ST JOHN STREET, CITY CENTRE, CARDIFF, CF10 1GL	ALTERATIONS TO SHOPFRONT	22/08/2022	Permission be granted	Other Consent Types

### CYNCOED

22/00804/DCH	28/04/2022	Harrison	HSE	58 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QU	PART SINGLE AND PART DOUBLE STOREY FRONT/SIDE EXTENSION	22/08/2022	Permission be granted	Householder
22/01431/DCH	05/07/2022	Zheng	HSE	211 WOOLASTON AVENUE, LAKESIDE, CARDIFF, CF23 6EX	DOUBLE STOREY REAR EXTENSION AND SINGLE STOREY REAR EXTENSION	26/08/2022	Permission be granted	Householder

### FAIRWATER

22/01214/DCH	20/06/2022	Evans	HSE	4 DAVIES PLACE, FAIRWATER CARDIFF, CF5 3AQ	PART DOUBLE AND PART SINGLE STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION WITH REAR DORMER AND HIP TO GABLE ROOF EXTENSION	26/08/2022	Permission be granted	Householder
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22/00851/DCH	09/06/2022	Rose	HSE	25 KEYSTON ROAD, FAIRWATER, CARDIFF, CF5 3ND	CONSTRUCTION OF NEW FRONT PORCH	22/08/2022	Permission be granted	Householder
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### LLANDAFF

22/01481/DCH	12/07/2022	Sakkas	HSE	BYWAYS, 8 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LD	REPLACE EXISTING FRONT DOOR AND FRAMEWORK SURROUND	23/08/2022	Permission be granted	Householder
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### LLANISHEN

22/01340/DCH	05/07/2022	Bowen	HSE	17 SOLVA AVENUE, LLANISHEN, CARDIFF, CF14 0NP	SINGLE STOREY EXTENSION TO REAR	24/08/2022	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>
22/01368/DCH	27/06/2022	Flynn/Lewis	HSE	2A EDGEHILL AVENUE, LLANISHEN, CARDIFF, CF14 5HL	DEMOLITION AND RE-BUILD OF GARAGE AND PORCH, HIP TO GABLE ROOF EXTENSION WITH REAR DORMER AND FRONT ROOF WINDOWS WITH CABRIO STYLE BALCONY	22/08/2022	Planning Permission be refused	Householder

PRAP/22/00007/MJR	22/07/2022	Cardiff Council c/o Agent	DEM	FORMER GOVERNMENT BUILDINGS, TY GLAS ROAD, LLANISHEN, CARDIFF, CF14 5FQ	DEMOLITION OF ALL REDUNDANT OFFICE AND ASSOCIATED BUILDINGS (INCLUDING REMOVAL OF FOUNDATIONS UP TO A MAX OF 1M BELOW EXISTING SURFACE LEVEL AND REMOVAL OF 4 NO. BELOW-GROUND TANKS), FOLLOWING CONFIRMATION BY THE LOCAL PLANNING AUTHORITY THAT PRIOR APPROVAL FOR DEMOLITION IS REQUIRED (FURTHER TO PRNO/22/00003/MJR)	25/08/2022	Prior Approval be granted	General Regulations
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#### PENTWYN

22/01640/DCH	11/08/2022	YASIN	CLD	52 BRYN PINWYDDEN, PENTWYN, CARDIFF, CF23 7DE	REAR DORMER LOFT CONVERSION	22/08/2022	Permission be granted	Other Consent Types
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#### PENYLAN

22/01384/DCH	06/07/2022	Cooksley	HSE	30 HAMPTON COURT ROAD, PENYLAN, CARDIFF, CF23 9DH	SINGLE STOREY REAR INFILL EXTENSION AND ALTERATIONS TO EXISTING EXTENSION ROOF FOLLOWING DEMOLITION OF EXISTING CONSERVATORY	23/08/2022	Permission be granted	Householder
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#### PONTRENAU/OLD ST MELLONS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
21/01699/MJR	16/07/2021	Cardiff Gate Business Park Ltd	FUL	PLOT 8, MALTHOUSE AVE, CARDIFF GATE BUSINESS PARK, CARDIFF	DEVELOPMENT OF A CAR DEALERSHIP (SUI GENERIS USE) AND ASSOCIATED WORKS	25/08/2022	Permission be granted	Major - Retail (A1-A3)

## RADYR

22/01455/MJR	18/07/2022	Redrow Homes (South Wales)	NMA	PARCEL 2B AND PART OF PARCEL 2A OF PHASE 1, LAND WEST OF CLOS PARC RADYR AND NORTH OF LLANTRISANT ROAD, CARDIFF	AMENDMENT TO PLOTS 44 TO 48 TO SECURE CHANGES TO ALLOW A SALES HUB TO BE ESTABLISHED, THE REDUCTION OF THE TOTAL NUMBER OF DWELLINGS FROM 167 TO 166, SUBSTITUTION OF PLOTS 49, 73, 96, 145 AND 146 FROM WELWYN TO HAMPSTEAD AND CORRECTION OF INCONSISTENCY IN APARTMENT FLOORPLANS TO SHOW PROJECTING BAY WINDOW - PREVIOUSLY APPROVED UNDER RESERVED MATTER APPROVAL 19/03279/MJR IN RESPECT OF PARCEL 2B AND PART OF PARCEL 2A OF PHASE 1 OF OUTLINE PLANNING PERMISSION 14/02733/MJR	25/08/2022	Permission be granted	Non Material Amendment
22/01452/DCH	08/07/2022	Williams	HSE	3 MAES YR AWEL, RADYR, CARDIFF, CF15 8AN	REAR SINGLE STOREY EXTENSION WITH COVERED TERRACE AND FIRE PIT FLUE	22/08/2022	Permission be granted	Householder

## RHIWBINA

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class</u>
22/01224/DCH	14/06/2022	Mills-Mock	HSE	107 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EL	HIP TO GABLE DORMER LOFT CONVERSION AND EXTENSION OF GARAGE TO CREATE NEW GARDEN ROOM	22/08/2022	Permission be granted	Householder
22/01053/DCH	15/06/2022	Darcy	HSE	54 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6LF	SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE INTO HABITABLE ROOM, PORCH ADDITION AND PATIO TO REAR	22/08/2022	Permission be granted	Householder
22/01673/MNR	08/08/2022	Caerphilly Borough Council	RFO	TRAVELLERS REST INN, MOUNTAIN ROAD, THORNHILL, CAERPHILLY	REQUEST FOR OBSERVATIONS ON 22/0428/LBC TO CONDUCT EXTERNAL AND INTERNAL ALTERATIONS	24/08/2022	Raise No Objection	Other Consent Types
22/01675/MNR	08/08/2022	Caerphilly Borough Council	RFO	TRAVELLERS REST INN, MOUNTAIN ROAD, THORNHILL, CAERPHILLY	REQUEST FOR OBSERVATIONS ON 22/0427/FULL TO CONDUCT EXTERNAL AND INTERNAL ALTERATIONS	24/08/2022	Raise No Objection	Other Consent Types
22/01676/MNR	08/08/2022	Caerphilly Borough Council	RFO	TRAVELLERS REST INN, MOUNTAIN ROAD, THORNHILL, CAERPHILLY	REQUEST FOR OBSERVATIONS FOR 22/0410/ADV TO ERECT ILLUMINATED AND NON-ILLUMINATED SIGNS TO BUILDING EXTERIOR AND WITHIN THE CAR PARK AND GROUNDS OF THE PUBLIC HOUSE	24/08/2022	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>
22/01677/MNR	08/08/2022	Caerphilly Borough Council	RFO	TRAVELLERS REST INN, MOUNTAIN ROAD, THORNHILL, CAERPHILLY	REQUEST FOR OBSERVATIONS FOR 22/0389/LBC TO ERECT ILLUMINATED AND NON-ILLUMINATED SIGNS TO BUILDING EXTERIOR AND WITHIN THE CAR PARK AND GROUNDS OF THE PUBLIC HOUSE	24/08/2022	Raise No Objection	Other Consent Types

22/01517/DCH	08/08/2022	Sloan	NMH	64 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6LF	CHANGE OF ROOF STRUCTURE FOR THE REAR EXTENSION FROM PITCHED TO FLAT ROOF - PREVIOUSLY APPROVED UNDER 22/00328/DCH	26/08/2022	Permission be granted	Non Material Householder
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## RUMNEY

22/01559/DCH	27/07/2022	Huzzey	HSE	4 PWLL MAWR COTTAGES, WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 2EN	SINGLE STOREY REAR EXTENSION, REPOSITIONED FRONT DOOR AND ASSOCIATED WORKS	24/08/2022	Permission be granted	Householder
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Mae'r dudalen hon yn wag yn fwiadol