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AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting THURSDAY, 12 JANUARY 2023, 1.30 PM

Venue CR 4, COUNTY HALL - MULTI LOCATION MEETING

Membership Councillor Stubbs (Chair)
Councillors Humphreys, Ahmed, Hunt, Joyce, Michael, Naughton, Reid-Jones, Robson, Sattar and Wong

1 Apologies for Absence

2 Declarations of Interest

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

3 Minutes

To approve as a correct record the minutes of the meeting held on 8 December 2022.

4 Petitions

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

- 22/02280/FUL – Whitchurch Hospital, Park Road, Cardiff (Access Velindre Cancer Centre)
- 22/02184/OUT – Land to the South West of Park View Health Centre adjacent to Ely and Caerau Community Hub, Treseder Way

5 Development Control Applications

a 22/02542/VAR - 32 St Anthony Road, Cardiff

b 22/02280/FUL - Whitchurch Hospital, Park Road, Cardiff (Access Velindre Centre)

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c 22/02184/OUT Land to the South West of Park View Health Centre, adjacent to Ely and Caerau Community Hub, Treseder Way, Cardiff

6 **Section 257 Radyr 42 Footpath Diversion**

7 **Applications decided by Delegated Powers**

8 **Urgent Items (if any)**

9 **Date of next meeting**

The next meeting of the Planning Committee is on Thursday 2 February 2023 at 1.30 pm

Davina Fiore

Director Governance & Legal Services

Date: Friday, 6 January 2023

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

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PLANNING COMMITTEE

8 DECEMBER 2022

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Ahmed, Hunt, Joyce, Robson and Wong

56 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dan Naughton.

57 : DECLARATIONS OF INTEREST

The following declarations of interest were received in accordance with the Members Code of Conduct.

Councillor	Item	Nature of Interest
Stubbs	22/01707/MNR – 88 Splott Road	Prejudicial – previously expressed an opinion in respect of the application
Michael	20/01882/MJR – Windrush, 58 Pwllmelin Road	Prejudicial – knows applicants well.
Michael	21/02138/MJR – Cardiff Coastal Flood Defences. The Severn Estuary coastline and east and west banks of the river Rhymney, Cardiff.	Prejudicial Interest – Involved in setting up the scheme as a Cabinet Member.
Robson	22/011636/MNR – Land to the rear of Canolfan Garden and Sheds between 238 Pantbach Road, and Heol y Bont	Prejudicial – Speaking as Ward Councillor and previously expressed an opinion
Robson	22/01717/MJR – International Sports Village	Prejudicial – previously expressed an opinion

58 : MINUTES

The minutes of the 3 November 2022 were approved as a correct record and signed by the Chairperson.

The Committee noted that at the Council Meeting of the 24 November 2022, Council Agreed the nomination of Councillor Michael onto the Planning Committee.

59 : PETITIONS

1. Application no, 22/01636/MNR, Land to the rear of Canolfan Garden and sheds between 238 Pantbach Road and Heol Y Bont, Rhiwbina.

2. Application no, 22/01707/MNR, 88 Splott Road, Splott

In relation to no 2 the petitioners spoke.

60 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule 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

20/01882/MJR – LLANDAFF WINDRUSH, 58 PWLLMELIN ROAD

Councillor Michael left the room for consideration of this item in accordance with his prejudicial interest.

Demolition of existing dwelling house and replacement with 23 self-contained residential apartments, contained within four separate blocks with landscaping, access, parking and associate infrastructure.

22/01717/MJR – GRANGETOWN INTERNATIONAL SPORTS VILLAGE

Councillor Robson left the room for consideration of this item in accordance with his prejudicial interest.

Variation of Condition 2 of 21/02848/MJR to amend the list of approved plans to substitute with the amended plans.

21/02138/MJR – SPLOTT/RUMNEY CARDIFF COASTAL FLOOD DEFENCES. THE SEVERN ESTUARY COASTLINE AND EAST AND WEST BANKS OF THE RIVER RHYMNEY, CARDIFF

Councillor Michael left the room for consideration of this item in accordance with his prejudicial interest.

The Construction of a series of Fluvial and Coastal Flood Defences along the Severn Estuary Coastline and East and West banks of the River Rhymney, to include Rock Armour Revetments, Concrete Erosion Protection Mats, Earth Bunds a Double Flood Gate (at the Rhymney River Motor Boat Sail & Angling Club) and Sheet Piling.

Subject to the following amendments to Condition 5:

No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- Construction methods: details of materials, sediment management measures (including if contaminated sediment present); how waste generated will be managed; linked to Construction Method Statement and ~~Contaminated Sediment Sampling Plan or Strategy (subject to separate conditions)~~

- General Site Management: the construction programme including phasing of development, construction timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain, piling type and timings; vehicle access routes over sensitive habitats e.g. saltmarsh and associated protection measures; contaminated sediment plan and strategy.

- Biodiversity Management: details of piling restrictions to avoid disturbance to migratory fish and the fish assemblage; details of saltmarsh habitat protection; measures to avoid disturbance to overwintering and ground nesting birds; invasive species management including link to biosecurity risk assessment and management plan; measures to protect otter and badger during construction and avoidance measures for foraging and commuting bats; Precautionary Working Method Statement for amphibians and reptiles; other species and habitats protection, avoidance and mitigation measures (to include breeding birds, bats, dormouse, water vole and invertebrates). To be informed by update and pre-construction surveys as necessary.

- Soil and Sediment Management: details of topsoil strip, sediment removal, storage and amelioration for re-use. Link to contaminated sediment plan and strategy.

- Measures to ensure new bunds will naturally regenerate or if seeded, the use of locally sourced seeds.

- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration including piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies;

- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of sediment management; details of water consumption, wastewater and energy use.

- Traffic Management: details of site deliveries, plant on site, wheel washing facilities; site hoardings, dedicated vehicle access routes, construction staff parking, traffic management and habitat protection measures;

- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan; details of how contaminated sediments will be dealt with.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

- Contact details of the Community Liaison Officer who will communicate and coordinate between the construction contractor and local residents.

- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations;

- NVC maps to inform construction access routes and compound locations so to avoid sensitive places.

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

Reason: In the interests of highway safety, protection of the environment and public amenity in accordance with Local Development Plan Policies T5 (Managing Transport Impacts), T6 (Impact on Transport Networks and Services), EN5 (Designated Sites), EN6 (Ecological Networks and Features of Importance for Biodiversity), EN7 (Priority Habitats and Species), EN10 (Water Sensitive Design), and EN13 (Air, Noise, Light Pollution and Land Contamination)”

APPLICATIONS REFUSED

22/011636/MNR – RHIWBINA

LAND TO THE REAR OF CANOLFAN GARDEN AND SHEDS BETWEEN 238 PANTBACH ROAD AND HEOL Y BONT.

Councillor Robson reaffirmed his prejudicial interest and confirmed he would be speaking as a Ward Councillor.

Retention of storage container for Snails Deli.

REASON:

1. The industrial appearance of the storage container, including its scale, form and materials and it's siting forward of the building line to Heol Y Bont, are out of keeping with the residential character, quality and pattern of development in the surrounding area, resulting in an insensitive and obtrusive feature in the street scene which is detrimental to visual amenity and the character of the area, contrary to policy KP5 (i) of the Cardiff Local Development Plan.
2. The storage container, by virtue of its scale, form, material, siting forward of the building line to Heol Y Bont and projection above the adjacent boundary wall, is unneighbourly and detrimental to the amenities of residents of 1 Heol Y

Bont in that it is unsightly and obtrusive when viewed from that property, contrary to policy KP5(x) of the Cardiff Local Development Plan.

3. That the Chief Legal and Democratic Services Officer be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 to secure the removal of the unauthorised storage container.

**22/01707/MNR – SPLOTT
88 SPLOTT ROAD**

Councillor Stubbs left the room for consideration of this item in accordance with his prejudicial interest. Councillor Irene Humphreys chaired this item.

Ground floor rear extension, dormer loft conversion, alterations and change of use to use to large SUI Generis house in multiple occupation.

Subject to the following:

Amendment to Condition 5 to read:

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

- **CXB3/4/a/b/c/d – Proposed Ground Floor Plan**
- **CXB3/5/a – Proposed First and Second Floor Plan**
- **CXB3/6/a/b/c – Proposed Elevations**

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

REASON:

“By virtue of the alterations required to facilitate the use of the property as a house in Multiple Occupation the proposal will provide an insufficient amount of useable amenity space to serve the number of occupiers contrary to Policy KP5: Good Quality and Sustainable Design and Policy H5: Sub-Division or Conversion of Residential Properties of the Cardiff Local Development Plan and the advice contained within the House in Multiple Occupation Supplementary Planning Guidance 2016.

APPLICATIONS DEFERRED

**2/01718/MJR - SPLOTT
Moorland road day centre, Moorland Road**

61 : APPLICATIONS DECIDED BY DELEGATED POWERS

Will be reported in January 2023

62 : URGENT ITEMS (IF ANY)

There were no urgent items

63 : DATE OF NEXT MEETING - 12 JANUARY 2023

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 12/01/2023

APPLICATION No. 22/02542/VAR

DATE RECEIVED: 27/10/2022

ED: **HEATH**

APP: TYPE: Variation of Conditions

APPLICANT: Mrs Sophie Pascoe

LOCATION: 32 St Anthony Road, Heath, Cardiff, CF14 4DJ

PROPOSAL: VARIATION OF CONDITION 3 OF 20/01075/MNR TO EXTEND
TRADING HOURS WEDNESDAY TO SATURDAY FROM 19:00
TO 21:00

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

- 1 C01 – Statutory Time Limit
- 2 The premises shall be used only as a café or coffee shop and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).
Reason: The use of the premises for other purposes within Class A3 could detract from the amenities of nearby occupiers.
- 3 Members of the public shall only be admitted to or allowed to remain on the premises between the hours of 07:00 and 19:00 on Mondays and Tuesdays, 07:00 and 21:00 on Wednesdays to Saturdays, and 08:00 and 17:00 on Sundays.
Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.
- 4 If at any time the use of the premises requires the installation of any external extraction equipment associated with the permitted use, details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to installation of the extraction equipment.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.
- 5 Secure and covered cycle storage shall be provided for staff use within the site to accommodate at least 2 cycles and shall thereafter be retained.

Reason: To ensure that secure and under cover cycle parking facilities are provided to encourage other modes of transport over the private car, in accordance with Policy T5 of the Local Development Plan.

- 6 A 1.8m high solid fence/wall enclosure shall be retained along the east side boundary of the external area in alignment with the side elevation of no. 83 Rhydhelig Avenue at all times that the garage or front external area are used for class A3 purposes.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Local Development Plan.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks permission to vary condition 3 of planning permission 20/01075/MNR to allow extended opening hours until 21:00 on Wednesdays to Saturdays at a class A3 café/coffee shop premises.

- 1.2 Condition 3 was imposed as follows:

3) Members of the public shall only be admitted to or allowed to remain on the premises between the hours of 07:00 and 19:00 on Mondays to Saturdays, and 08:00 and 17:00 on Sundays.

Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a ground floor commercial unit within a two storey detached building, inclusive of an associated detached garage to the east side, and an external area at the front and sides. The premises lies at the north-west corner of the roundabout junction of St Anthony Road, King George V Drive West, and Rhydhelig Avenue. It is adjoined by residential dwellings to the sides and rear, the external area at the west side is separated from the residential garden to the north by an electricity sub-station. The upper floor and external area at the rear is in separate residential use, and not part of the application site. There is a funeral director's premises on the north-west corner of the junction of St Anthony Road and Rhydhelig Avenue.

3. **SITE HISTORY**

- 3.1 20/01075/MNR – planning permission granted for change of use from A2 to A3 café/coffee shop.
- 3.2 15/00422/MNR – planning permission refused for change of use from A2 + residential to a children's day nursery for a maximum of 18 children.

4. **POLICY FRAMEWORK**

- 4.1 **Relevant National Planning Guidance:**

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

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

Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
Policy R8 (Food and Drink Uses)

4.3 Relevant Supplementary Planning Guidance

Food, Drink and Leisure Uses (2017)
Managing Transportation Impacts (Incorporating Parking Standards) 2018.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Neighbourhood Services: No comments received.

5.2 Transportation: Do not see that the extended opening hours would result in traffic/safety issues. Given our maximum parking standards, there is no requirement for car parking. If there is abuse of existing limited waiting/residential permit parking this can be considered by our Parking Enforcement team, some staff work after 18:00 to be able to monitor the time in question.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 None.

7. **REPRESENTATIONS**

7.1 The application was publicised by neighbour letter and site notice. Objections have been received from the following addresses:

- nos. 30, 30A, 34, 36, 38, 40 St Anthony Road.
- No. 83 Rhydheilig Avenue.
- no. 24 St Benedict Crescent.

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

- a) *Noise disturbance to adjoining residential properties;*
- b) *Use of garage in breach of existing planning permission;*
- c) *Impact of cooking smells from use of converted garage;*
- d) *Visual intrusion of adjoining residential properties;*
- e) *Impact upon on residents parking;*
- f) *Impact upon highway safety at a busy roundabout;*
- g) *Sale of alcohol at the premises;*
- h) *Would set a precedent for later opening until 11pm.*

7.3 Cllrs Mike Ash-Edwards, Graham Hinchey and Cllr Julie Sangani object to the application as follows:

As the three ward councillors for Heath we wish to support residents in the immediate vicinity of the property concerned in this application, who fear the impact that the extension of business evening opening hours to 9pm will have on them.

The Park Side Café operates on the roundabout outside the entrance to the University of Wales Hospital at the junction of St Anthony Road and Rhydelig Avenue and is a few hundred yards from Birchgrove business centre. While there are a couple of other businesses in the vicinity of this location, neither are of a retail nature and none have any significant public footfall. The immediate location is otherwise completely of a residential nature.

The Park Side has been generally welcomed as a business in the neighbourhood, but its immediate neighbours have become concerned about the more regular use of the outdoor space and the recent addition of a pizza takeaway on the premises which have resulted in additional traffic to the business. Given the residential nature of the neighbourhood the majority of parking spaces in the vicinity are covered by a residents parking scheme and there are only a few open but limited spaces available nearby. An increased number of parking violations have been observed in this location recently, in terms of non-permit holders parking in residents parking spaces, overlong occupation of restricted parking spaces and short periods of illegal parking on the roundabout.

Residents living adjacent to the property and on the roundabout at the front of the business are legitimately concerned that the 7pm – 9pm Wed -Saturday extension to the operating hours sought in this application, would result in the tolerable level of nuisance experienced from this business currently becoming more intrusive and in conflict with the residential nature of the area. We would share their concerns about the likelihood of increased noise from the occupation of the outdoor area on summer evenings and increased traffic to the takeaway which would then be servicing the evening trade, and in an area of very restricted parking would be most likely to create increased problems.

We recognise the support this business has from its customers and those residents not directly impacted by its day to day operation but are of the view that the concerns of its most immediate neighbours in relation to an extension of opening hours are merited and need to be taken into account.

We would ask the committee to consider the residential nature of this area and the disruption likely to be caused by a business extension into the evening period and would request that this application be refused.

7.4 Comments of support have been received from over 40 residents with addresses in Cardiff, of which 34 are from addresses within the Heath area. Full details are viewable online, their comments are summarised as follows:

- a) *The proposed extended opening hours would be relatively early and not disruptive;*

- b) *Unpleasant odours, noise and litter have not been experienced from this business;*
- c) *A two hour extension of opening would not have any noticeable impact upon noise, parking or traffic;*
- d) *Parking issues in the area have been a long term issue from hospital staff and users of the park, this proposal will not make the situation any worse;*
- e) *The premises is not for heavy drinking, loud music or rowdy behaviour;*
- f) *The premises is an asset for the local community as a hub for the community;*
- g) *An independent family owned business should be supported.*

7.5 The applicant has provided a response to the comments of objection, summarised as follows:

We completely understand the parking concerns raised. We are also local residents and with the nature of the hospital and recreational park being in such close proximity, the area as a whole is notorious for parking issues (and is actually far worse in other areas of the ward). However, the objecting points raised relating to parking and our attempt to open for 2 hours longer across a few days will have very little impact on parking. If illegal parking is occurring then it is pure speculation that we are the cause of this rather than the hospital or park. Being open an extra 2 hours between 7pm-9pm will not have the detrimental effect that the objecting residents are claiming.

The majority of objecting residents see pizzas and jump to conclusions. We are not Dominos. We are being painted as a fast food outlet which is such a misrepresentation in many ways. We are a cafe serving limited hot food and to increase revenue (and survive) we are also offering it as takeaway which is secondary.

8. **ANALYSIS**

8.1 The principal issue in the determination of this application concerns the effect of the proposal upon the amenity of neighbouring residents.

8.2 **Impact upon Neighbouring Occupiers**

Policy KP5 seeks to ensure that 'no undue effect on the amenity of neighbouring occupiers' results from development and Policy EN13 seeks to ensure that no undue impact results as a result of sources of pollution.

Policy R8 of the LDP identifies that A3 (food and drink) uses are most appropriately located in the City Centre, the Bay and District and Local Centres, and the Food, Drink and Leisure Uses SPG identifies that A3 (food and drink) uses are most appropriately located in the City Centre Principal Shopping Area, District and Local Centres and the City Centre Principal Business Area.

It is noted that the site is not located within a designated commercial centre and there is residential accommodation above and adjacent to the premises. However, having regard that the premises is of relatively small scale and

located at a busy roundabout junction used by vehicles to access/exit the Heath hospital during daytime and evenings, it is considered that the opening until 21:00 on Wednesdays to Saturdays is not likely to result in unreasonable harm to the amenity of nearby residential occupants. The external area at the rear is not within the demise of the application premises, and the external area at the front is screened from the residential dwelling of no. 83 Rhydheilig Avenue by a 1.8m high timber fence and separated from the residential dwelling of no. 34 St Anthony Road by an existing electricity sub-station structure. It is noted that overlooking to the side windows of no. 83 Rhydheilig Avenue could occur in the absence of the screen fence to the east side boundary, Additional condition 6 is therefore considered necessary to ensure a 1.8m high solid screen fence or wall is retained along the east side boundary of the external area in alignment with the side elevation of no. 83 Rhydheilig Avenue at all times that the garage or front external area are used for class A3 purposes.

Furthermore, the proposed closing time of 21:00 would remain relatively early not likely to result in late evening disturbance, particularly having regard to the location at a busy roundabout junction characterised by vehicular and pedestrian movement to/from the nearby hospital site. The proposed opening hours would accord with the Council's Food, Drink & Leisure Uses SPG which states that *'any external seating area should also be restricted to no later than 9.00pm in the interests of residential amenity'*. Condition 2 would remain applicable to prevent any future changes of use within the A3 use class to more harmful uses such as a public house, and replacement condition 3 would restrict the opening hours to 07:00 - 19:00 on Mondays and Tuesdays, 07:00 - 21:00 on Wednesdays to Saturdays, and 08:00 - 17:00 on Sundays. Having regard to the above it is considered that the proposal would not have any unreasonable amenity impact.

8.3 Transportation

The Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies a minimum requirement of no car parking spaces and cycle parking for staff at a ratio of 2 per 100 square metres for class A3 uses. The proposed extended opening hours of the existing use is therefore considered to be car parking policy compliant. Condition 5 would remain applicable to ensure cycle storage for staff use is provided within the site (either internally or externally). Transportation have advised that the extended opening hours would not result in traffic/highway safety issues.

8.4 Representations

The representations of objection received from Cllrs Mike Ash-Edwards, Graham Hinchey and Cllr Julie Sangani, and local residents are noted. Specific issues are addressed as follows:

- a) Noise disturbance to adjoining residential properties. It is considered that opening until 21:00 on Wednesdays to Saturdays is not likely to result in unreasonable harm to the amenity of nearby residents having regard to the

- particular location, as detailed in the above analysis.
- b) Use of garage in breach of existing planning permission. The garage is within the site boundary of planning permission 20/01075/MNR and the consumption of food off the premises is not restricted by that permission, therefore use of the garage for the cooking and sale of pizzas is compliant with permission 20/01075/MNR.
 - c) Impact of cooking smells from use of converted garage. The use of the garage for cooking purposes is compliant with permission 20/01075/MNR as detailed above and the chimneys are considered 'de minimis' in planning terms on the basis that they do not materially affect the external appearance of the building. In addition, the chimneys are solely outlet vents which do not perform any mechanical extraction function, therefore are not considered to be in breach of condition 4 of permission 20/01075/MNR. If any of the cooking equipment within the garage is causing odour nuisance, residents can make a complaint to Neighbourhood Services who can carry out an investigation and take any necessary action under their statutory legislation.
 - d) Visual intrusion of adjoining residential properties. It is considered that opening until 21:00 on Wednesdays to Saturdays is not likely to result in unreasonable harm to the amenity of nearby residents, as detailed in the above analysis. The external area to the front/sides is within the site boundary of planning permission 20/01075/MNR., it is screened from the residential dwelling at no. 83 Rhydheilig Avenue by a 1.8m high timber fence and separated from the residential dwelling at no. 34 St Anthony Road by an existing electricity sub-station structure. Additional condition 6 would ensure a 1.8m high solid fence/wall enclosure is retained along the east side boundary of the external area in alignment with the side elevation of no. 83 Rhydheilig Avenue.
 - e) Impact upon on residents parking. The Council's Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies a minimum requirement of no car parking spaces for class A3 uses, therefore provision of off-street car parking is not required. Any illegal parking in residents parking bays would be a matter that can be controlled by the Council's Parking Enforcement team.
 - f) Impact upon highway safety at a busy roundabout. It is considered that opening until 21:00 on Wednesdays to Saturdays is not likely to result in any highway safety issues as advised by Transportation.
 - g) Sale of alcohol at the premises. Sale of alcohol cannot be controlled by planning, it is regulated by the licensing regime under relevant licensing legislation.
 - h) Would set a precedent for later opening until 11pm. The application does not propose any later opening other than until 21:00 on Wednesdays to Saturdays. A separate application would be required for any future further variation of opening hours which would be considered on its own merits.

The representations received in support are noted.

8.5 Other Legal Considerations

Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions

with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

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

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

8.6 Conclusion

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

32 St Anthony Road, Heath, Cardiff, CF14 4DJ



Site Plan shows area bounded by: 317195.31, 179551.95 317395.31, 179751.95 (at a scale of 1:1250), OSGridRef: ST17297965. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PETITION

COMMITTEE DATE: 12/01/2023

APPLICATION No. **22/02280/FUL**

APPLICATION DATE: 19/09/2022

ED: WHITCHURCH AND TONWYNGLAIS

APP: TYPE: FULL

APPLICANT: Transforming Cancer Services, Velindre University NHS Trust

LOCATION: Whitchurch Hospital, Park Road, Whitchurch

PROPOSAL: Temporary construction access route to the site of the approved Velindre Cancer Centre. The north-south connecting section is then proposed to be converted to provide a revised emergency access for the approved Velindre Cancer Centre.

1. BACKGROUND INFORMATION

1.1 This application is reported to Committee following receipt of a valid petition of over 50 signatures, which allows the petitioners to address the committee.

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site comprises the existing access route through Whitchurch Hospital, together with the site of former scrub land, which has been approved under planning application reference 20/01110/MJR for the construction of a temporary 7.4 metre wide construction access route through the Whitchurch hospital site into the new Velindre Cancer Care Centre site. This access road is in the process of being constructed.

2.2 The site forms part of the Whitchurch Hospital land and is Grade II listed on the Register of Landscapes Parks and Gardens of Special Historic Interest in Wales. The closest Grade II listed building is the Whitchurch Hospital Chapel immediately adjacent to the route, and the main Whitchurch Hospital buildings are located approximately 170m from the site's south-east boundary.

2.3 Sited approximately 63 metres to the south west is the city hospice building and to the east are the cricket and football pitches and opposite the site are the rugby pitch and the bowling green.

2.4 Along the adopted highway along Pendwyallt/Park Road are a number residential properties that front onto the roads that will be used by the proposed construction traffic

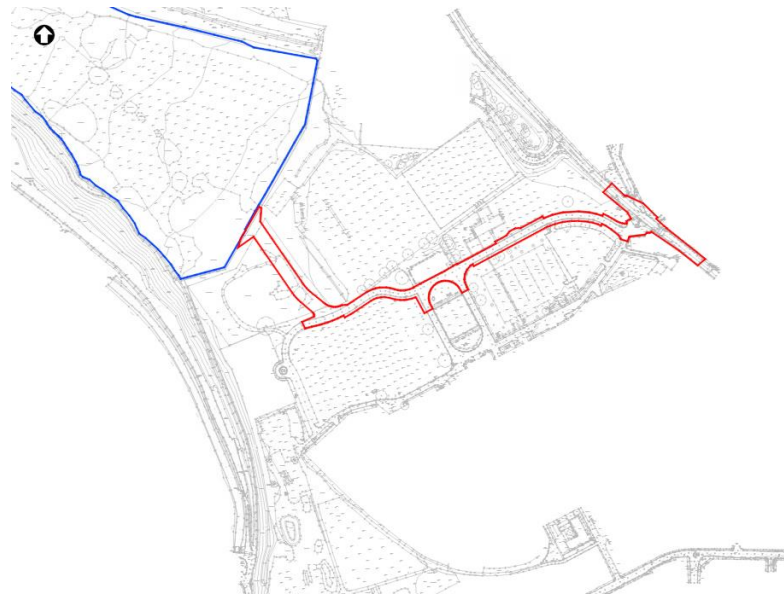


Figure 1: Site Location Plan



Figure 2: Aerial Photograph of Site



Figure 3: Aerial Photograph of Site Showing Access during Construction (December 2012)

3. DESCRIPTION OF DEVELOPMENT

Background

- 3.1 As noted above, planning application reference 20/01110/MJR previously approved the construction of a temporary 7.4 metre wide construction access route through the Whitchurch hospital site into the new Velindre Cancer Care Centre site. The application sought its use “for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first”. Accordingly, the permission included a condition requiring its use to cease by 30/11/2024 and appropriately remediated. This access road is in the process of being constructed (see Figure 3).

Proposal

- 3.2 This application seeks planning permission for two main components, these being as follows:
- i) To allow the existing 130 metre long temporary construction access to be used for an extended period until the construction works have been completed in 2026; and
 - ii) Once the construction works have been finished, to reduce the width of the road from 9.4 metre wide road and footway to a 3.7 metre wide road with barriers either end of the road with landscaping and habitat mitigation to form the permanent secondary emergency access to the new Velindre Centre.

Note: If this application is approved, then the secondary access bridge through the Hollybush Estate (approved under 17/01735/MJR) will no longer be built.

- 3.3 It is noted that the original consent allowed a period of 4 years from the date of Planning Committee (November 2020) up until November 2024. However, the application originally sought a period of no more than 48 months following the completion of the related highway improvement works. The current application thus seeks essentially to allow a period of approximately 3 years (until end of January 2026) from the date of the highway works to the main entrance being completed, thus reflecting the amended delivery dates for the VCC proposal. The applicants also advise that the proposed extension of the period is to increase flexibility of construction access, and improve the efficiency of the construction process, which should result in a reduction in time for construction.
- 3.4 Other than timescales, there will be no material change to the construction use of the access as approved under 20/01110/MJR, including: -
- The exact number of construction vehicles is not known at this stage. However, based on similar developments it is expected that an annual average daily figure of 100 HGV deliveries is likely (200 movements inclusive), with some occasional days where this number will be marginally exceeded.
 - Based on a typical 10-hour working day this would equate to 20 HGV movements an hour.
 - All HGV will be routed via the A470 and M4 J32, then either entering the site via the approved northern access or the proposed TCAR, from Park Lane / Pendywallt Road. Access will not be permitted into the proposed TCAR for HGV traffic travelling northwards to the site from Whitchurch village, and it will also not be permitted for HGV traffic exiting the site to turn right and travel south along Park Road towards Whitchurch village.
 - The predicted number of deliveries to the site by HGV remains consistent with the previous ES for the VCC, however, it is now proposed that they will be split between the northern access and the TCAR.
- 3.5 Figures 4 and 5 below show the cross-sections of the temporary construction access and permanent access respectively.

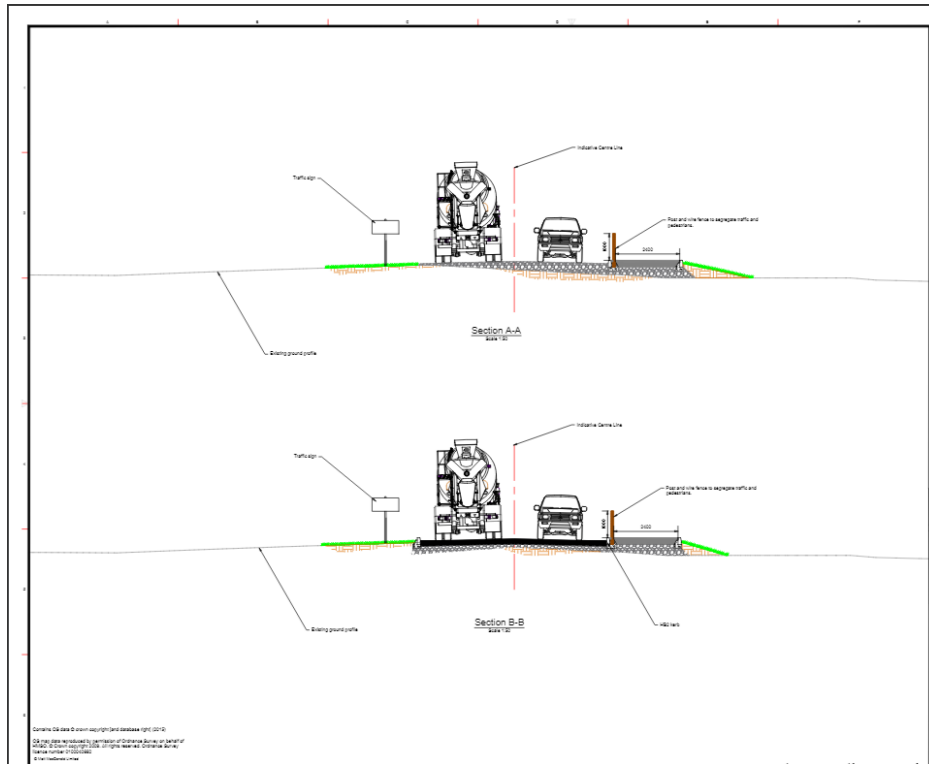


Figure 4: Cross section temporary construction access

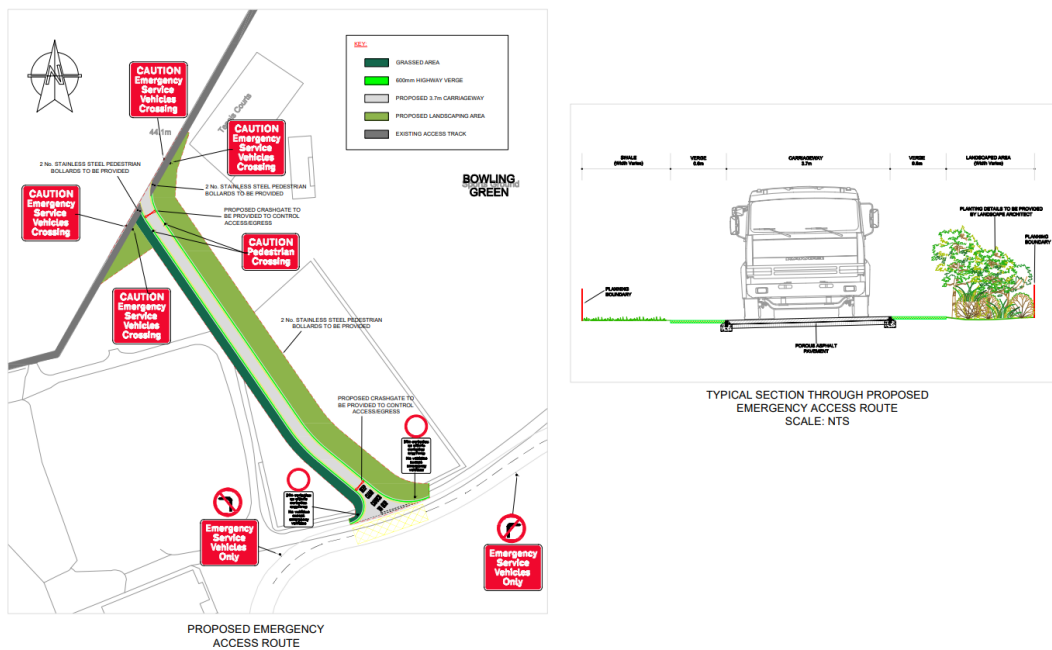


Figure 5: Plan and Cross section permanent Emergency Access

3.6 The land is owned by the Cardiff and Vale NHS Trust, certificate 'B' has been signed and the correct notice has been served on the land owner. In addition Cardiff and Vale Trust have been notified of this application and no objection to the proposal has been received

Supporting Information

- 3.7 The application has been identified as an EIA application as defined by the [Town and Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#), ('the EIA Regulations') and an updated Environmental Statement (ES) has been provided that considers the permanent emergency access. The EIA process aims to ensure that any significant effects arising from a development are systematically identified, assessed and presented to help local planning authorities in determining planning applications. If measures are required to minimise or reduce effects then these are clearly identified.
- 3.8 The submitted Environmental Statement (comprising non-technical summary, main text and technical appendices) has identified 'the baseline conditions' and assessed the potential effects of the development, in relation to:
- Traffic and Transport
 - Biodiversity
 - Cultural Heritage
 - Landscape and Visual Impact
 - Noise and Vibration
 - Air Quality
- 3.9 The assessment below has had regard to all environmental information submitted within the ES along with the comments of statutory consultees on the information supplied, and the comments, observations and representations provided by members of the public have been taken into consideration in the recommendation.
- 3.10 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [22/02280/FUL](#)

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- [20/01110/MJR](#) Temporary construction access route for the construction of the approved velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first. Approved

Related history

- 17/01735/MJR- Proposed Velindre Cancer Centre including specialist cancer treatment centre, centre for learning, research and development, primary means of access (from Coryton Interchange), emergency access (via Hollybush estate), temporary construction accesses, parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre. Approved
- 20/01108: Proposed engineering works to longwood drive and the Asda

access highway and car park arrangements, enabling access to the proposed Velindre cancer centre. Approved;

- 20/01481/MJR: Discharge of condition 16 (green infrastructure management strategy) of 17/01735/MJR. Approved;
- 20/01515/MJR: Discharge of conditions 17 (construction environment management plan), 10 (highway and pedestrian works details), 13 (bridge finishes), and 14 (soil resource survey (access and enabling works)) of 17/01735/MJR. Approved
- 20/00357/MJR: Variation of conditions 1c and 1d of planning permission 16/01530/MJR to extend the timescales to submit a reserved matters application and commence development (Whitchurch Hospital site including the northern meadows). Approved.

Undetermined Relevant Applications

- 22/02231/RES: Application for the approval of Reserved Matters pursuant to Outline Planning Permission reference 17/01735/MJR for the delivery of the new Velindre Cancer Centre, parking, landscape works, pedestrian infrastructure and all other ancillary works;
- 22/02585/DOC: Discharge of condition 11 (bus turning/loop and stop) of 17/01735/MJR;
- 22/02634/DOC: Discharge of Condition 17 (CEMP)
- 22/02635/DOC: Discharge of condition 20 (Drainage) of 17/01735/MJR;
- 22/02636/DOC: Discharge of condition 21 (Gas Monitoring) of 17/01735/MJR;
- 22/02637/DOC: Discharge of condition 8 (Highways Details) of 17/01735/MJR;
- 22/02644/DOC: Discharge of condition 16 (Green Infrastructure Management Strategy(GIMS)) of 17/01735/MJR

5. POLICY FRAMEWORK

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.
- 5.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 5.3 'Sustainable development principle' means that Local Authorities must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

5.4 Well-being goals identified in the Act are:

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

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

National Planning Policy

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

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

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

Technical Advice Notes

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

- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
- TAN 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)
- TAN 18: Transport (March 2007)
- TAN 20: Planning and the Welsh Language (2017)
- TAN 21: Waste (February 2017)
- TAN 24: The Historic Environment (May 2017)

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

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

The Development Plan

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

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

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

KEY POLICIES

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure

- KP7 Planning Obligations
- KP8 Sustainable Transportation
- KP15 Climate Change
- KP16 Green Infrastructure
- KP17 Built Heritage
- KP 18 Natural Resources

DETAILED POLICIES

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C1 Community Facilities
- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health

Waste

- W2 Provision for Waste Management Facilities in Development

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)
- Managing Transportation Impacts (Incorporating Parking Standards)

(July 2018)

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

6. INTERNAL CONSULTEE RESPONSES

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

The extension of the temporary construction access raises no concerns to require the application to be refused subject to the previous conditions being reimposed. In terms of retaining a narrower permanent emergency access, I note concerns of residents and users of the sports facilities however, in transportation terms the principle and given the low use of this access, which I understand will be conditioned, does not raise any transportation issues. A condition will be required for general arrangement to limit signage and to ensure acceptable location and details of the bollards and curbing.

6.2 The **Operational Manager (Noise and Air)** advises as follows:

No objections subject to a CEMP and the existing air quality monitoring to be retained during the construction phase.

6.3 **County Ecologist:** No objection subject to conditions

6.4 **Parks Department:** no objections subject to the proposed landscaping being retained and replaced for the first five years of implementation.

6.5 **Public Rights of Way Officer:** No objections

6.6 **Heritage Team:** No objections

7. EXTERNAL CONSULTEE RESPONSES

7.1 **Natural Resources Wales:** raise no objections subject to the submitted plans and documents being conditioned. In addition they request a Construction Environmental Management Plan (CEMP) to reduce the risk of a pollution incident on the Forest farm SSSI sited approximately 60 metres away

7.2 **CADW** No objections subject to the detailing of the barriers/gates and signage

7.3 **Welsh Historic Garden Trust:** Points out that the registered Park now enjoys statutory status and all mitigations that limit the impacts of this development are to be welcomed.

8. REPRESENTATIONS

8.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press allowing 30 days responses.

8.2 In total 34 letters of representations have been received to date on the following summarised grounds:

- The proposal builds upon the greenfields that are important to the local community
- The proposal increases the risk of flooding to properties along the Glamorganshire canal
- The proposal would have an adverse effect upon the Forest farm area, which is a designated SSSI site
- There must be full community consultation before this application can be approved
- The proposal would affect 2 grade II listed buildings and the registered historic park
- The proposal would result in the loss of sport pitches and should be assessed against TAN16 which requires consultation with the Field Trust
- The proposal was allowed on a temporary basis how can it now be found to acceptable as a permanent road?
- Concern is raised that 'blue light' emergency vehicles using the internal road will lead to conflict with other users of the adjoining sports pitches and people walking there and with dog walkers. What safety assessment has been undertaken?
- Concerned over the piecemeal way the development is being undertaken. Is this a deliberation ploy of Velindre to ensure that the public cannot participate in the decisions affect the community?
- This proposal will cause more suffering on the community
- There is little point imposing conditions as neither Velindre keep to them as demonstrated by construction vehicles using the access during the school embargo times and the planning department failing to enforce the embargo.

8.3 The application has also been the subject of a petition that objects to this application on the grounds that they wish the decision to be made by the Planning Committee rather than Officers and wish the committee to consider all points raised and to take the view of the community seriously.

8.4 All public representations made on the application are available to view in full on the Council's website at:- [22/02280/FUL](#)

8.5 Ward councillors have been notified of this application and make the following points:

- Clearly we are keen to see the removal of any proposal for building a bridge through the Hollybush estate.

- Can committee consider the potential for firming up the agreed timings for construction vehicles accessing the site (i.e. avoiding core times for school children walking to school). Be clearer what constitutes a construction vehicle.
- Once the road is in use as an emergency access route (and during construction) – what is it considered the impact on those playing sport on the pitches may be, should there be an emergency.
- Impact on Forest Farm nature reserve from surface water.

9 ANALYSIS

9.1 The key material considerations in the determination of this application are:

- Principle of Development
- Impact on the Character of the Area
- Transportation / Highway Impacts
- Impact Upon Listed Buildings and Historic Park and Garden
- Impact on Residential Amenity
- Impact on Trees / Landscaping
- Impact on Ecology
- Drainage and Flooding

Principle of Development

9.2 The creation of a temporary access in this location for construction was approved under application ref. 20/01110/MJR. As noted earlier, the original application sought a period of no more than 48 months following the completion of the related highway improvement works. The current application thus seeks essentially to allow a period of approximately 3 years (until then end January 2026) from the date of the highway works to the main entrance being completed, thus reflecting the amended delivery dates for the VCC proposal.

9.3 The principle of extending the use of this access for construction purposes until January 2026 is considered acceptable given the access is still in the process of construction and thus has not become operational. Members should note that once the new bridge from Asda is completed, it is still intended that a large proportion of construction traffic will use such northern access, albeit there will be flexibility (as originally proposed) for both accesses to be used where required.

9.4 The proposal for the permanent retention of the access in a reduced form is the primary issue for consideration and will need to be considered on its own merits. The fact that this access would remove any requirement to construct the approved bridge access over to the Hollybush Estate is a material consideration of significant weight.

9.5 In land use terms, the permanent narrower, access is located on scrub land and

not on defined sports pitches that would require assessment under TAN 16. Whilst technically it would result in the loss of a small area of informal functional open space, it is in an area not readily available for the public and as was the case of the previous temporary proposal, such that it is concluded that there are no land use policy objections, provided there are no overriding impacts on matters including amenity and biodiversity.

Impact on the Character of the Area

- 9.6 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.
- 9.7 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.
- 9.8 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.
- 9.9 The proposal is located with an area that was formerly scrub land, and the former approval requires the reinstatement of the land to its former condition. Accordingly, the main issue to consider relates to the specific impacts of permanently retaining the access in a reduced form. In this respect, it is clear that there would be an impact, with the key change including the retained access and associated bollards, signage and general highway arrangement.
- 9.10 The photographs below (from Northern Meadows and from the rugby pitch and from City Hospice Road) show that works to create the approved temporary construction access have commenced, although to date the access is not in



use. The photographs (and earlier aerial photograph at figure 3) show the siting of the entrance, which is considered to be discrete and not widely appreciated from wider public viewpoints.

9.11 Although there would be a permanent impact above a 'restored' baseline (post construction), it is considered that subject to appropriate control over details of bollards, signage etc, and landscaping, the degree of change would not be significant or unacceptably affect the character such that retention of the access would accord with Policy 2 (Strategic Placemaking) of Future Wales and Policy KP5 (Good Design) of the adopted LDP. It is also notable that the degree of change is relatively minor compared with the impact of the approved bridge over to the Hollybush Estate.

9.12 The impact on the registered historic park is considered below.

Impact Upon Listed Buildings and Historic Park and Garden

9.13 LDP Policy EN9 (Conservation of the Historic Environment) requires any development relating to historic assets (including their settings) to demonstrate that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.

9.14 In addition to Policy EN9, for the nearby Listed Buildings there is also a statutory duty on the decision maker under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have *special* regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Case law has stated this is an important consideration and not a balancing exercise with other planning considerations.

9.15 In terms of the listed building and the Grade II listed park and garden, the Mott McDonald Heritage Statement Addendum has considered the impact upon heritage assets and assesses the impact upon heritage assets to have minor negative impacts subject to recommendations outlined within the assessment, these being:

- the vibration monitoring of the chapel during the construction works and a final structural assessment;
- resurfacing of the whitchurch hospital road with tarmac;
- signage to be kept as a minimum; and
- planting to screen the permanent emergency access road from key historic features of the historic gardens.



Figure 5: Key Heritage Assets Considered

- 9.16 The Heritage Statement addendum has been considered by the council’s Conservation Team and CADW who both consider the assessment and recommendations acceptable. In addition to conditioning the recommendations outlined within the addendum, additional conditions are proposed in terms of the siting and design of the barriers for the permanent emergency access road (which are now likely to be retractable bollards or similar to reduce impacts) and to greater define the curtilage of the listed chapel through landscaping or curbing to ensure the accessibility and protection of this building.
- 9.17 Subject to such conditions, it is considered that the proposed permanent retention of the access (in its reduced form) would have no unacceptable adverse impacts on the historic park and garden.

Transportation / Highway Impacts

- 9.18 Chapter 4 of PPW ‘Active and Social Places’ addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that “*new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions.*” It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 9.19 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:

- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
 - Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;
- 9.20 The principle of the temporary access has already been approved by committee through the previous permission reference 20/01110/MJR. Since that approval, the access to the Whitchurch Hospital entrance has been widened and pedestrian access improved.
- 9.21 As noted earlier, the proposal will allow for a period of approximately 36 months following the completion of the related highway improvement works and reflects the amended delivery dates for the VCC proposal. The highways officer has no objection to its use for such period.
- 9.22 Concern has been raised over the lack of an embargo for construction vehicles during the dropping off/ picking up at school times. As committee will be aware, for this entrance the embargo times of 08:00-09:30 & 14:30-15:30 were *voluntary* (i.e. not specifically controlled by or enforceable under a condition) and this has caused confusion for both residents and the contractor. Given the confusion in relation to this matter and the wishes previously expressed by committee members it is considered that a condition limiting access to HGV construction lorries (i.e. not to cars, vans or trailers) during when school children will be walking and cycling to school is necessary and reasonable.
- 9.23 As members will appreciate there is a balance between allowing the developer to undertake construction activity and the wishes expressed by objectors. It is also noted that the improvement works at the entrance will be complete prior to use of the access. Following discussions with the developer, and with Ward Members, it is proposed that no HGVs (construction) shall use the Whitchurch hospital access during the following hours 08.15 to 08:45 & 15:15 - 15:45 Monday to Friday (school term times), such hours being specifically controlled by condition. The suggested hours outlined in the condition are considered to fairly balance both parties wishes. An updated Construction Management Plan will also be required, to be informed by the improved access to the site and experience to date, including details of how the Whitchurch hospital entrance will be managed to ensure the safety of cyclists and pedestrians, including management of the HGV restrictions during the specified school hours.
- 9.24 Having regard to the above, it is concluded that the submitted ES and plans demonstrate that both elements of the application would not result in detrimental harm to highway safety.

Impact on Residential Amenity

Emergency access

- 9.25 The relocation of the emergency access from the Hollybush estate, as approved through planning application reference 117/01735/MJR, to this new

location would marginally improve the amenities of those residents (given that the proposal was to be rarely used). However, the proposal would have an impact upon the city hospice and the properties at the entrance of the enlarged Whitchurch hospital entrance.

- 9.26 These impacts have been assessed within the submitted ES and in relation to the emergency access the assessment concludes that given the infrequent use of this access the proposal would have low effect on the residential amenity of those noise sensitive receptors i.e City Hospice and residential properties along Park Road. The assessment has been considered by shared regulatory services (noise and air) who agree with the assessment submitted.

Construction Activity

- 9.27 The assessment (as was the case for the original permission) has concluded, in summary, that without a CEMP condition limiting construction noise hours to and having a robust complaints and monitoring system in place, then the proposal whilst temporary could have an adverse impact.

- 9.28 In terms of air quality, this has been a concern raised by residents. The submitted ES has updated the model from the 20/01110/MJR permission and make the following adjustments, as follows:

- The maximum predicted NO₂ concentration due to construction traffic is 22µg/m³ on Pendwyallt Road which is substantially lower than the air quality assessment level of 40µg/m³. In accordance with the EPUK/IAQM guidance, it is concluded that construction traffic from the proposed development would result in 'negligible' NO_x impacts at nearby human health and ecological receptors and therefore is 'not significant';
- The greatest change in PM₁₀ concentrations is 0.06µg/m³, predicted along Park Road with the maximum concentration of 14µg/m³ predicted along Pendwyallt Road which is below the air quality assessment level of 40µg/m³. In accordance with the EPUK/IAQM guidance, it is concluded that construction traffic from the proposed development would result in 'negligible' impacts on PM₁₀ across all modelled human health receptors and is therefore considered 'not significant'.
- The greatest change in PM_{2.5} concentrations is 0.03µg/m³. The maximum PM_{2.5} concentration is predicted to be 9µg/m³, well below the annual mean air quality target of 25µg/m³ at all modelled receptors. Therefore, in accordance with the EPUK/IAQM guidance, it is concluded that construction traffic from the proposed development would result in 'negligible' PM_{2.5} impacts at all human health receptors and therefore is 'not significant'.

- 9.29 A sensitivity analysis has multiplied the model outputs by a factor of 3 to account for uncertainty in traffic conditions.

- 9.30 The above assessment has been considered by the council's Air Quality Officer who considered the air quality reports from the air monitoring units and

concludes that the model provides for a realistic assessment and raises no objection.

- 9.31 As committee maybe aware, a condition requiring air quality monitoring throughout the duration of the construction period was previously imposed under the previous approval. It is considered reasonable and necessary for the existing approved details to be retained for the additional 2 years of the construction access and a condition has been imposed on this permission to meet this aim.
- 9.32 For the benefit of the planning committee, the results from the existing air quality monitors are publicly available from the Velindre web site ([Site Questions - Velindre University NHS Trust](#)) and the monthly reports show that air pollution is currently significantly below acceptable levels.

Impact on Trees / Landscaping

- 9.33 Future Wales and LDP policies recognise the important play to climate change and the wellbeing of citizens and seeks development to promote landscaping. The submitted arboricultural Statement (dated 6th October) has considered the approved landscaping under 20/01110/MJR, which cannot be implemented under this permission by virtue of the retention of a 3.6 metres wide road. As a result the number of trees that were to be planted has been reduced. However, the report does state that by not building onto the Hollybush estate will ensure that a number of healthy trees, including a category 'A' Oak would be retained.
- 9.34 The amended proposal (see figure 6 below) still provides for a good mix of understorey vegetation and 10 *Acer Campestre* 'Streetwise' (the UKs only native maple tree) in a linear row, which will provide an acceptable mix in landscaping to ensure a positive relationship. The council's Tree Officer has considered the amended proposal and raises no objection to its implementation.

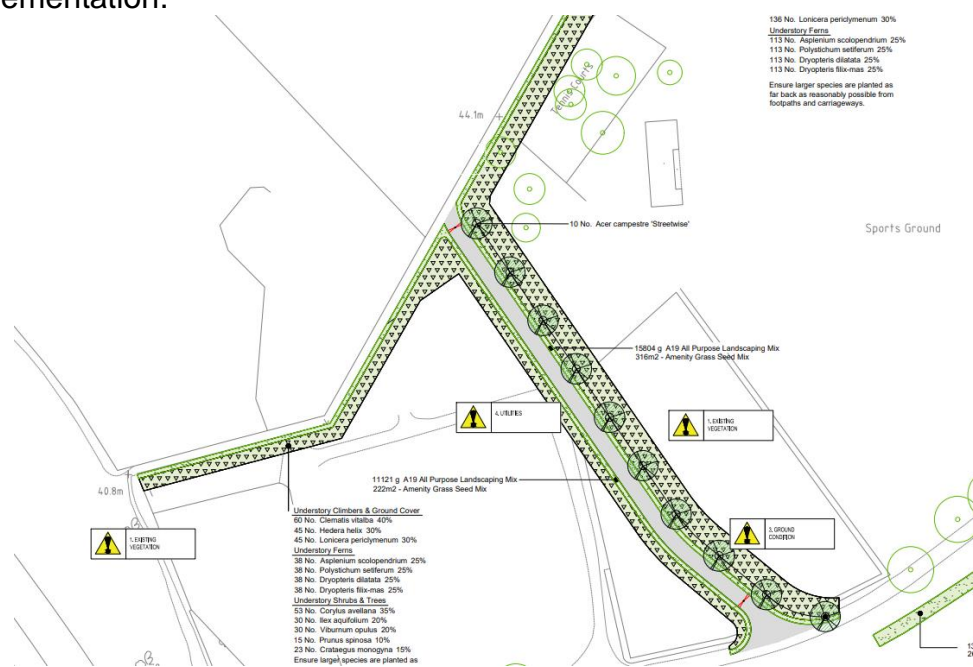


Figure 6: Landscaping

Impact on Ecology

- 9.35 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.
- 9.36 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change
- 9.37 The proposal within the submitted ES and environmental management plan (EMP) have considered the impact upon ecological receptors. Not just within the application site but within the wider development and to condition 16 (GIMS) of the Velindre development. This is to ensure that, whilst the applications are separate, they consider a site wide approach.
- 9.38 As recognised within previous submission (reference 20/01110/MJR) the ecological boundary between the sites will act as an important crossing area for dormouse and the EMP provides a framework to manage this boundary in the short to medium term. Natural Resources Wales (NRW) have considered the proposal and raise no objection subject to conditioning the information submitted. NRW have also confirmed that a European Protected Species licence is required and suggest that the submission is likely to be permitted, which allows the committee to make a decision on this application.
- 9.39 As acknowledged within the ES and EMP, within 60 metres of the development is the Glamorganshire Canal /Long Wood Site of Special Scientific Interest (SSSI). No objection is raised by either NRW or the County Ecologist to the temporary works but recognise that during the construction phases there is high potential of a pollution incident which could have an effect upon the sensitivity of the SSSI. Both the County Ecologist and NRW believe this matter can be addressed through a CEMP condition.
- 9.40 Neither the County Ecologist nor NRW raise objections, such that the development is considered to be acceptable from an ecological perspective.

Drainage and Flooding

- 9.41 Surface water is dealt within through the national SuDs regulation that is administered through the council as the SAB authority, where the principles of draining within the site are top of the hierarchy. The SAB body have been consulted on this proposal and advise that they are in discussions with Velindre in gaining technical approval. However, based upon the advice of NRW and the County Ecologist it is considered reasonable and necessary to impose a condition ensuring that no surface water discharge should, from this development, discharge into the Glamorganshire Canal as this achieves

planning objectives which may not be met through the SAB regulatory framework. If the above conditions are imposed, it is considered that the proposal would meet ecological objectives outlined in Policy 9 of Future Wales and LDP policies EN7 & EN8. Given the regulatory framework in place and the siting and scale of the development it is considered that the proposal would not increase flooding to neighbouring houses.

Overall Assessment – ‘The Planning Balance’

- 9.42 PPW11 refers to the need to assess the Sustainable Benefits of Development and (at 2.27) emphasises that Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.
- 9.43 Paragraph 3.38 of PPW states that the countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of the local communities and visitors.
- 9.44 There may be occasions when one benefit of a development proposal outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.
- 9.45 Key factors in the assessment process include:
- *Social Considerations*, including: - who are the interested and affected people and communities; who will benefit and suffer any impacts from the proposal;
 - what are the short and long-term consequences of the proposal on a community;
 - *Economic Considerations* including: - the numbers and types of long term jobs expected to be created or retained; whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities;
 - *Cultural Considerations* including: - how far the proposal supports the conditions that allow for the use of the Welsh language; whether or not the development protects areas and assets of cultural and historic significance; have cultural considerations and their relationships with the tourism industry been appropriately maximised; and
 - *Environmental Considerations* including: - will important features of the natural and built environment be protected and enhanced; are the

environmental impacts of development on health and amenity limited to acceptable levels and the resilience of ecosystems improved.

- 9.46 At 2.29 it further refers to the need to have an integrated approach to balancing priorities against policy on an individual basis, which enables the full range of costs and benefits over the lifetime of development to be taken into account.
- 9.47 Section 5 of PPW11 provides further emphasis on the need to develop 'Productive and Enterprising Places' which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development.
- 9.48 The role of the Local Planning Authority is therefore to balance the weight to be attributed to each of the positive and negative impacts of the development and come to a balanced conclusion as to whether the development is acceptable or not.
- 9.49 The report has identified some change to the impacts from the earlier approval including an extended use of the access and changes arising from its permanent retention (in a reduced form). However, approving the development would also mean there is no need to construct the emergency bridge over to the Hollybush Estate, removing construction and other impacts, including ensuring that a number of trees that were to be lost for the construction of the bridge will now be retained, along with the ecological connectivity.
- 9.50 The vegetation has already been lost at the application site as the applicant has lawfully commenced development of the temporary construction access, and the overall impacts of retaining the access have been considered to be acceptable. And when considered against the alternative, the planning balance is considered to sit more heavily in favour of the new access arrangements, impacts of which can be addressed by condition.
- 9.51 The key consideration is the replacement landscaping and the impact this would have on ecology, historical and amenity value. Consultees have considered the proposal against the historic situation of the site i.e. scrub land and to a lesser extent the proposed landscaping approved under 20/01110/MJR and all have concluded that the proposal is acceptable, subject to condition.

Other Matters Not Assessed Above

- 9.52 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:
- Concern has been raised that the current works to the adopted highway has, by virtue of the traffic control, created unacceptable traffic jams meaning that people cannot leave their houses. These concerns are noted, however such disruption is temporary and will be finished early in 2023 when the works to the adopted highway are finished. In terms of

traffic movement within the site, these have been assessed through the approved planning application reference 20/01110/MJR and in the updated ES submitted as part of this application, which confirms that the traffic movements would not cause unacceptable harm to highway safety;

- Concern has been raised in relation to pedestrian safety relating to children going to schools within the area. A HGV *embargo* is proposed when children are likely to be walking to the school. The suggested hours balance the needs of the children using the widened Whitchurch hospital entrance (with the new pedestrian island) and the need to ensure the development can be completed as quick as possible. The Highways Officer is satisfied the proposed hours are acceptable in highways terms.
- Concerns raised that during a 'blue light' event that emergency services using that internal Whitchurch hospital road would have a detrimental impact on users of the sports pitches, dog walkers and other users are noted, however the Whitchurch hospital grounds are private property and access is by agreement with Cardiff and Vale hospital. In addition, the condition imposed by this application ensures that such emergencies are very few and like any blue light situation 3rd parties are expected to act in a reasonable manner. Furthermore, the highways officer has considered these concerns and has raised no objections on highways safety grounds.
- Concern is raised that vehicles crossing the adopted path puts walkers with young children and/ or with dogs at unacceptable risk. The principle of access for vehicles has already been established through the 20/01110/MJR an updated CEMP is proposed to provide clarity on how this interface will be managed. As committee will be aware there is already an existing temporary crossing in close proximity that is manually managed and to date that appears to be successful.
- In relation to the new public rights of way and the impact this development will have has been considered by the PROW Officer who notes that a number of the paths are likely to be diverted to allow the consent development to be built and local diversion can be implemented in the interim and therefore raised no objections
- Concern over air pollution is noted but there is already a permission in place to allow this access to be used for construction vehicles. This permission seeks to extend the use until 2026. The air monitoring units, to date, do not show that the development creates an air pollution problem for the area.
- Concern is raised that the proposal would have an adverse impact upon heritage asset is noted but neither the heritage officer nor CADW support those concerns subject to condition.
- Concerns that the breaking the boundary would have an unacceptable

effect on ecological grounds are noted but the break and proposed mitigation has been considered by both NRW (who will need to issue a EPS licence) and the County Ecologist raise no issues to this proposal subject to the longer term management plan big conditioned as part of this permission;

- Concern that the original permission has been given on a temporary basis and cannot see how a permanent permission can be approved is noted but, as discussed at the planning committee, the applicant is entitled to submit an application and the duty is on the LPA to consider the merits of the submission. In this case, it is considered that retaining a narrower permanent emergency access is acceptable in planning terms.
- Consultation has been undertaken in accordance with regulations, including site & press notices along with neighbour letters. Consideration has been given to material matters raised. It is considered that the planning process has met with legal requirements and the report has arrived at a fair and balanced recommendation.

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. In addition, the Council, in accordance with Section 3(3) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, has taken all the environmental information into consideration.
- 10.2 The submitted ES addendum on noise, air, transportation, heritage has considered the impact this proposal would have on those key receptors and concludes that the proposal would, at worse, have a minor or negligible effect on those areas outlined above. This information has been considered by technical consultees who agree with the conclusions reached subject to the allowed mitigation being undertaken on site. The information, including the long term management of the site, have been conditioned as part of this approval and ensure that the proposal, individually or cumulatively with the adjoining cancer centre would not have a significant impact upon the environment.
- 10.3 Accordingly, the proposed development is in accordance with Policies KP5 (Good Design), KP8 (Sustainable Transport), KP15 (Climate Change), KP16 (Green Infrastructure), KP17 (Built Heritage), KP18 (Natural Resources), EN6: ecological networks and features of importance for biodiversity, EN7: priority habitats and species, EN8 (Trees, Woodlands and Hedgerows), EN9 (Conservation of the Historic Environment), EN13 (Air, Noise Light Pollution and Land Contamination), T5 (Managing Transport Impacts), C3 (Community safety/creating safe environments), C4 (Protection of open space) & C6

(Health).

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 RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below.

12.2 RECOMMENDATION 2:

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

12.3 CONDITIONS

Time Limit Conditions

- 1 All vehicular use of the temporary road hereby approved shall cease by no later than 30th January 2026, and thereafter by no later than 30th July 2026 (or prior to the first beneficial use of the new Cancer Care Hospital whichever comes first) the width of the road shall have been reduced and remaining land restored/landscaped in accordance with the approved Landscape plan reference 70066877-WSP-EV-DR-LA-P1-5101 REV P01 and the general arrangement / details approved under condition 3. The access shall thereafter be retained in its approved form.

Reason: To ensure an acceptable form of development in accordance with Policies KP5, EN8 EN7 EN9 of the adopted Cardiff Local Development Plan (2006-2026)

List of Approved Plans

- 2 The development, unless otherwise required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:
 - o Drawing 106596-MML-AA-XX-DWG-TPL-5000-001 (P2) Velindre NHS Trust TCAR.Location Plan.' by Mott MacDonald dated 14/9/22;
 - o Drawing 347168-MML-027-XX-DWG-CIV-4000-004 (P03) Velindre NHS Trust. Temporary Construction Access Road. Proposed Road Access Sheet 1 of 2' by Mott MacDonald dated 3/4/2020;
 - o Drawing 347168-MML-027-XX-DWG-CIV-4000-005 (P03) 'Velindre NHS Trust.Temporary Construction Access Road. Proposed Road Access Sheet 2 of 2' by MottMacDonald dated 3/4/2020;
 - o Drawing 70066877-WSP-EV-DR-LA-P1-5101 (P01) 'Velindre University NHS Trust.

Emergency Access Road. Soft Landscape Plan' by WSP dated 23/9/22;
o Drawing 70066877-WSP-EV-DR-LA-P1-5102 (P01) 'Velindre University NHS Trust.
Emergency Access Road. Soft Landscape Detail Sheet 1 of 2' by WSP dated 20/9/22;
o Drawing 70066877-WSP-EV-DR-LA-P1-5103 (P01) 'Velindre University NHS Trust.
Emergency Access Road. Soft Landscape Detail Sheet 1 of 2' by WSP dated 20/9/22;
o Velindre University NHS Trust TCAR and revised Emergency Access Environmental Statement by the Urbanists (undated)
o 'Velindre NHS Trust. Emergency Access Road. Ecological Management Plan - Dormouse' by ESP dated October 2022.
Technical Note 1: New Velindre Cancer Centre - Emergency Access Arboricultural Statement' dated 06 October 2022 by WSP

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 Conditions

- 3 Notwithstanding the submitted plans, prior to work commencing to permanently reduce the width of the access road, a General Arrangement plan showing in detail the scheme for the retained emergency access road shall have been to and approved in writing by the LPA. The scheme shall identify the area of works and include, but not be limited to, details of the materials and construction finishes for the road, surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture (such as bollards) required as a consequence of the scheme.

Reason: To ensure the reinstatement of the public highway and provision of the emergency access road, to facilitate safe commodious access to and use of the proposed development, and to ensure an acceptable form of design that has regard to the character of the historic park and gardens in accordance with Policies KP5, EN8 EN7 EN9 of the adopted Cardiff Local Development Plan (2006-2026)

- 4 No street lighting of the road shall be permitted unless full details of such lighting have first been submitted to and approved in writing by the LPA. Reason: To ensure no adverse impact upon protected species in accordance with Policies KP5, EN8 EN7 EN9 of the adopted Cardiff Local Development Plan (2006-2026)
- 5 The construction access hereby permitted shall not become operational until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall to include, but not be limited to, details of site hoardings, site access and wheel washing facilities, site compounds, drainage details to ensure that there is no contamination of the SSSI, Details of management of the HGV embargo and how use of the Whitchurch hospital entrance will be managed to ensure the safety of cyclist and

pedestrians, and Complaint Investigation procedures (including site manager's contact details and procedure for engaging with residents). All construction use of the access shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety and public amenity, in accordance with policies T5, T6 and EN13 of the adopted Cardiff Local Development Plan (2006-2026).

Regulatory Conditions

- 6 The permanent emergency access hereby approved shall only be used in an emergency, which for the purpose of this condition is defined as an event/occasion where there is a risk to life or significant impact to buildings, where such access to the Velindre centre and buildings from Coryton gyratory cannot reasonably be achieved.

Reason: To ensure the amenities of the area in accordance with Policy KP5 of the adopted in accordance with Policies KP5, EN8 EN7 EN9 of the adopted Cardiff Local Development Plan (2006-2026)

- 7 All environmental management measures included within the Ecological Management Plan (EMP) for the provision, management and maintenance of the dormouse habitats associated with the application, as approved under discharge of condition app No. 21/01723/MJR, shall be implemented and be carried out in accordance with the approved details.

Reason: To ensure the site's environmental features are adequately managed long term in accordance with Policy EN7 of the adopted Cardiff Local Development Plan.

- 8 The proposed mitigation and monitoring of the Listed Chapel as approved under discharge of condition app No. 21/01723/MJR (according with the Motts Heritage Statement dated August 2020 and 347168-MML-028-XXTCN-LTA-2000-001 Revision A- Potential Vibration Impact Strategy), shall be implemented and be carried out in full accordance with the approved details and methodology.

Reason: To ensure that the Listed Chapel is protected during construction activity in accordance with Policies KP5 and KP17 of the Adopted Cardiff Local Development Plan (2006-2026). Discharge App No. 22/00725/MJR Decision Date: 11/08/2022 Partial Discharge

- 9 The two Zephyr units located on lamposts on Park Road and the Hollybush Inn and a DM11 Pro unit also situated on Park Road, which monitor concentrations of particulate matter for NO₂, PM₁₀ and PM_{2.5} in the air and the six diffusion tube units to monitor NO₂ in the air as approved under discharge of condition application 21/01723/MJR shall be retained until the cessation of the temporary construction access, with air quality monitored in accordance with such approved details, and the results made available on Velindre's web site.

Reason: To ensure acceptable air quality in accordance with EN13 of the adopted Cardiff Local Development Plan (2006-2026).

- 10 No HGVs used in the construction of the Velindre Cancer Care Centre shall use the Whitchurch hospital access during the following hours: 08.15 to 08:45 & 15:15 - 15:45 Monday to Friday (school term times).

Reason: To ensure the safety of pedestrian and cyclist in accordance with Policy T1 of the adopted Cardiff Local Development Plan (2006-2026)

- 11 No surface water shall be allowed to discharge into the Glamorganshire canal.
Reason: To ensure the integrity of the SSSI site in accordance with Policy 9 of Future Wales and Policy EN9 of the adopted Cardiff Local Development Plan (2006-2026)

ADVISORY NOTE 1

The applicant advise to seek a European Protected Species licence from Natural Resources Wales under Regulation 55 of The Conservation of Habitats and Species Regulations 2017 before any works on site commence that may impact upon dormice. Please note that the granting of planning permission does not negate the need to obtain a licence.

ADVISORY NOTE 2

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

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

It is recommended that the developer engage in consultation with the Cardiff Council SAB team as the determining SuDS Approval Body (SAB) in relation to their proposals for SuDS features. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

ADVISORY NOTE 3

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

holidays. The applicant is also advised to seek approval for any proposed piling operations.

ADVISORY NOTE 4

The highway works required by planning condition(s), and any other works to the existing or proposed adopted public highway to be undertaken by the developer, are to be subject to agreement(s) under Section 38 and/or Section 278 of the Highways Act 1980 between the developer and Council. Any works to the Coryton Interchange will require an agreement under Section 278 of the Highways Act 1980 between the developer and the Welsh Government.

ADVISORY NOTE 5

The applicant is advised that before undertaking any works for the permanent emergency access that a copy of the European protected species licence shall be provided to the Local Planning Authority



Figure 2: Aerial Photo of Site

- 2.2 Vehicular access to the council's Hyb building and the car parking serving Park View Health Centre is via the adopted road known as Treseder Way.
- 2.3 Within the application site are a number of trees of which 3 that are directly affected by this proposal are protected under City and County of Cardiff (Ely Hospital, Cowbridge Road West) Tree Preservation Order (TPO) 1996 (T229/T02 (Holm Oak), T03 (Horse Chestnut), T08 (Yew)).
- 2.4 The site is not located within a conservation area and no listed buildings are directly affected by this proposal
3. DESCRIPTION OF DEVELOPMENT
 - 3.1 The application seeks outline planning permission for the construction of a Health and Wellbeing Hub of up to 3500sqm with associated public realm, landscaping, access, parking, and public open space.
 - 3.2 Approval of the details of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping of the site (known as "the reserved matters") are to be submitted through subsequent application(s). This application, therefore, seeks the LPA to agree to the principle of the development and set parameters to inform the reserved matters application(s).
 - 3.3 The proposed development is a partnership project between Cardiff Council and CAVUHB to create an integrated public service health and wellbeing hub that will be available to all residents in Cardiff West.

3.4 The hub will replace the existing Park View Health Centre located between Cowbridge Road West (A48) and Treseder Way in Caerau, and will incorporate a number of services from general medical services, a community dentist, several community health services such as nursing and mental health support as well as staff accommodation. The new building will be directly linked to the existing community hub, which will allow for an effective integration with wider community services and will create a focus for health and wellbeing within the community. See [Design and Access Statement](#) for further details.

3.5 The development consists of the following:

- A proposed Health and Wellbeing Centre
- A new shared car parking area and new pedestrian access
- A Sustainable Urban Drainage System (SuDS) provision
- the replacement and relocation of the existing play area (which on site inspection has become dilapidated over time) with a higher-quality modern play area on land adjacent to the existing facility. The play area will be the same size as the current play area and over 30 metres from nearby residential boundaries;
- new improved lighting and footpaths around the play area;
- a new walking trail along the inner section of POS beside Treseder Way;
- additional tree, shrub, and wildflower planting within the POS; and
- additional natural play features.



Figure 3: Indicative Site Layout

3.6 In support of this application the following documents have been submitted:

- Topographical survey;
- Building parameter
- Parameter plan land use;
- Scale parameter
- Open space parameter;
- parameter elevations south & north
- parameter elevations west & east
- external works masterplan- Treseder way
- arboriculture report
- Drainage strategy;
- Framework- Travel Plan
- Transport statement
- Bat activity
- Ground investigation report
- PAC report

3.7 The applicant has served certificate B on the landowner (Cardiff Council). The Council has, separate to the planning process, disposed of part of the land as public open space to allow the development and have undertaken the necessary legal process, which includes public notification

3.8 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link [22/02184/OUT](#)

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- 19/02986/DEM Demolition of Park view Health Centre. Prior approval granted
- 03/00436/R Refurbishment, extension and alteration to existing fire station. construction of new community enterprise centre attached to fire station. Approved 24.3.2003
- 98/01933/R Redevelopment of former hospital grounds from 103 residential units and footpaths. Approved 26.4.1999.

5. POLICY FRAMEWORK

National Policy

5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.

5.2 'Sustainable development' means the process of improving the economic, social,

environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

5.3 'Sustainable development principle' means that Local Authorities must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

5.4 Well-being goals identified in the Act are:

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

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

National Planning Policy

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

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

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

Technical Advice Notes

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

- TAN 5: Nature Conservation and Planning (2009);

Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;

- TAN 10: Tree Preservation Orders (1997)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (March 2007)
- TAN 20: Planning and the Welsh Language (2017)
- TAN 21: Waste (February 2017)

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

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

The Development Plan

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

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

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

KEY POLICIES

- KP4 Master Planning Approach

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transportation
- KP13 Responding to evidence of social need
- KP15 Climate Change
- KP16 Green Infrastructure
- KP 18 Natural Resources

DETAILED POLICIES

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Transport

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

Community

- C1 Community Facilities
- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health

Waste

- W2 Provision for Waste Management Facilities in Development

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)

- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Planning Obligations (January 2017)
- Public Art (June 2006)
- Tall Buildings Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

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

Has no objections to the use of Treseder Way being the main point of vehicular access and wishes to seek conditions to ensure that is achieved along with car/cycle provision to accord with the council's adopted parking standards along with an updated active travel plan.

6.2 The **Operational Manager (Waste Management)**: No details on waste have been provided

6.3 **Trees Officer**: the tree report should inform the design rather than the design inform the tree report so far as I can see only 'C' category trees are likely to be impacted. Indicative landscape proposals incorporate significant tree planting, so there is likely to be a significant net gain in the tree population locally. Reserved matters details should include landscaping details and should be conditioned.

6.4 **Contaminated land Section**: No objections

6.5 **Parks Department**: Notes the loss of public open space and the reduced area of flat land to play football. Are pleased to see that children's play area will be replaced at the developers expense and are keen for a condition to seek this is achieved along with a maintenance regime before handing the playground to the council.

6.6 **Regeneration** (runs the adjoining hub building) supports the co-location of the centre to provide the community with wider benefits that co-location can provide.

7. EXTERNAL CONSULTEE RESPONSES

7.1 **Dŵr Cymru Welsh Water**: Raise no objection to the proposal but highlight that no surface water shall enter the existing drainage system and that the proposed development is in an area where there are water supply problems for which there are no improvements planned within their current Capital Investment Programme. In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.

8. REPRESENTATIONS

8.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press.

8.2 In total 1 letter of representations have been received to date, on the following summarised grounds:

- The height of the building being 3 storeys will not integrate into the immediate area as it is too high;
- The proposal would be too close to existing residential properties resulting in an un-neighbourly form of development

8.3 The application has also been the subject of a 183 signature petition which objects to the “*loss of our green space for the building of the Health and Wellbeing Hub*”.

8.4 Ward councillors have been notified of this application and wish the committee to note the following:

We would have rather this be a Full Planning Application and we note this is an outline Planning Application (which means this is only talking about the principle of development) so therefore detailed plans will come at a later stage however we are writing with our comments at this early stage. Whilst being genuinely supportive of the scheme and wanting the Wellbeing Centre to go ahead we are concerned at the site plan. We feel that the plans for 3 story buildings towards Treseder Way should and can be scaled back and/or moved towards the front of Hub or make use of the existing Parkview site. We feel that the Health Board should be looking to take control of Rowan House and look to link to the Hub from the East side of the Hub. This would mean a much reduced loss of Green Space that my constituents value.

On traffic we feel that this would be a good opportunity for a full scale review of the road network in this area. Far too much traffic is diverted up Vincent Road, Treseder Way and nearby Arles Road. We feel that this development should be conditioned upon the redesign of the road network in this area.

We also reiterate our previous comments that a brand new children’s park is needed as part of this development for the residents of Treseder Way.

We have always supported the scheme due to the need for more GP space and supporting the integration of health facilities and the Hub, but we do believe that our comments reflect the views of residents adjacent to the Hub. This has the potential to be a very exciting scheme which would benefit all of our residents.

We hope these comments are taken on board at this early stage.

8.5 All public representations made on the application are available to view in full on the Council’s website at: - [22/02184/OUT](#)

9 ANALYSIS

9.1 The key material considerations in the determination of this application concern:

- The principle of development (including impact on public open space)
- Impact on the Character of the Area
- Transportation / Highway Impacts
- Impact on Residential amenity
- Impact on Trees / landscaping
- Ecology; and
- Sustainability

Land Use / Principle of Development

9.2 Policy C1: Community Facilities encourages proposals for new and improved community facilities, including health facilities where the facility would be readily accessible to the local community it is intended to serve by public transport, walking and cycling; the facility would not unduly prejudice the amenities of neighbouring and nearby residential occupiers; the facility would not detract from the character and appearance of a property or the locality; the facility would not lead to unacceptable parking or traffic problems and; the facility is designed with the greatest possible flexibility and adaptability to accommodate additional community uses without comprising its primary intended use.

9.3 Assessed against this policy framework, the new Health and Wellbeing Hub will be located adjacent to and directly linked to the existing community hub in the residential community which it serves and it is considered to be a highly accessible and central location which will enable linked trips and access to facilities by walking and cycling, being well connected to surrounding residential areas via a network of pedestrian routes.

9.4 Assessed against Policy C1, the principle of accommodating a new integrated health and wellbeing hub to serve the immediate community is considered to be a wholly appropriate land use.

Impact on Public Open Space

9.5 The primary issue in terms of the principle of development concerns the impact on public open space, and in addressing such matters (and LDP Policy C4), the application has been accompanied by a Public Open Space (POS) Assessment which sets out the approach to providing mitigation and compensation for the proposed loss of Public Open Space (POS)

9.6 The assessment identifies that the Council's Open Space Assessment states that the ward of Caerau has 33.44 ha of recreational open space (formal, informal, and children's play) and a requirement of 29.05 ha, leaving a surplus of 4.38 ha. The ward of Ely, which is located to the immediate north of the site, has 15.96 ha of recreational open space and a requirement of 37.52 ha, leaving a deficit of 21.56. Collectively, therefore, the ward of Caerau and Ely have a deficit of 17.8 ha according to the Cardiff Council calculations.

9.7 As shown on figure 4 below, parts of the site for the proposed building are open space - different parts of the site have differing designation with the majority being informal (light green). This proposal would see an overall loss of approximately 0.21 Ha of informal open space. The existing playground will be relocated within the remaining park.



Figure 4: Open Space

9.8 Given the impact on POS, LDP Policy C4 and approved Green Infrastructure SPG Technical Guidance Note (TGN) relating to Protection and Provision of Open Space in New Developments (November 2017) are relevant.

9.9 Policy C4 seeks to protect open space that has significant functional (including land that can accommodate formal/or informal recreational uses), conservation, environmental or amenity value through only allowing proposals 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.

- 9.10 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).
- 9.11 The site is classified as a mixture of informal recreational open space and a formal children's play area. Having regard to the above criteria the following points have been considered:
- The existing open space, while notably valued by the community, is not considered to have significant functional or amenity value, or be of significant quality such that its loss would be unacceptable in principle (subject to other criteria, notably the requirement for compensatory provision).
 - To mitigate the impacts on the POS, new and improved facilities for children and young people are to be provided, as well as enhancements to the remaining open space. This will include the replacement and relocation of the existing play area (which on site inspection has become dilapidated over time) with a higher-quality modern play area on land adjacent to the existing facility. The play area will be the same size as the current play area.
 - In addition there will be new improved lighting and footpaths around the play area, a new walking trail along the inner section of POS beside Treseder Way, additional tree, shrubs and wildflower planting within the POS and additional natural play features.
 - It is noted that the overall figures for recreational open space set out in the open space survey show that the Caerau ward overall has a surplus of 4.38 hectares of recreational open space (based on the 2.43 ha per 1,000 population standard). Therefore, this proposal would not result in an unacceptable loss of open space within the Caerau ward.
 - Although there is a combined deficit of recreational open space across the wards of Caerau and Ely, the proposal will enhance the public space and make it more useable. Given the proximity of Trelai Park (located approximately 402 metres to the SE), the qualitative improvements proposed are considered sufficient to mitigate the loss of public open space across the two wards in this instance.
- 9.12 While accepting that the development will result in the loss of approx. 0.21Ha of POS, taking the enhanced play area and improvements to the wider landscaping of the public space into consideration, it is concluded that the loss of POS is acceptable in this instance when considered against Policy C4, with the proposal providing a net benefit to the quality of the open space within the ward. A pre-commencement condition has been imposed to ensure a suitable playground has been designed and delivery programmed before works start on site.

Impact on the Character of the Area

- 9.13 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.

- 9.14 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.
- 9.15 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.
- 9.16 Although submitted in outline form, the indicative layout and parameter plans suggest that the proposal would be prominent within the area, with the indicative proposals relating to a flat roof three storey block which is similar in height to the of the nearby fire station.
- 9.17 Whilst it is acknowledged that the surrounding residential area is 2 storey in form, this proposal would be seen within the context of the building fronting Cowbridge Road West and there is a sufficient visual separation to ensure that the two distinct elements are read separately. The detailed design and appearance of the proposal would be considered at reserved matters stage, however subject to suitable materials and detailing it is considered that the site would be able to accommodate a building of the proposed scale without having an unacceptable impact on the character of the area. In addition it is considered that the siting of the building would help frame the remaining open space to ensure that it is welcoming to future users.

Transportation / Highway Impacts

- 9.18 Chapter 4 of PPW 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that "*new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions.*" It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 9.19 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and

- Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;

9.20 The submitted Transport assessment notes that the proposal is the relocation of existing services that currently operate from the former Park View Health Centre (located approximately 50 metres to the northeast of the site). That centre has a floorspace of approx. 2.400sqm, and while the proposed centre is larger (up to 3500 sq.m. but expected to be just over 3000 sq.m.) therefore the majority trips to the area would be no different than currently. The assessment notes that the proposal is a slightly bigger centre, and has reviewed the potential, additional trips which is likely to be between 11-18 two way vehicular trips more than the former Park View Health Centre during typical commuter peak hours; which equates to an increase of one vehicular trip every three and half minutes approximately.

9.21 Whilst concern has been raised by ward councillors in relation to the level of traffic accessing this area, the transport assessment has considered this and concludes that the existing road network can accommodate the proposal. In addition, the assessment has also considered that site accessibility by walking, cycling and public transport and concludes that the site is highly accessible by these modes of transport and the design of the building, along with the draft travel plan, will ensure that these sustainable modes of transports are promoted.

Parking provision

9.22 The proposal indicates 79 parking space, six spaces (8%) would be designated as accessible bays and further six spaces (8%) would be provided with Electric Vehicle Charging Points (EVCP). The proposed level of car parking provision is below the maximum allowed under the council's parking standards (96).

Cycling provision

9.23 A covered and secure cycle store is proposed, accessed via Treseder Way, and two additional covered cycle shelters are proposed adjacent to the existing Ely & Caerau Hub. As per Cardiff City Council's parking standards, a minimum of 124 cycle parking spaces would be provided. Out of these, minimum of 39 spaces would be long stay spaces, and further 39 would be short stay spaces – allocated to the proposed consulting rooms. A minimum of 20 spaces would be allocated to the proposed multi-purpose rooms and the remaining 26 would be allocated to the existing community hub.

9.24 The council's Highway's Officer has considered the submitted transport assessment and agrees with its conclusions. However, as the application is in outline form a number of conditions in relation to access (off Treseder Way) and to ensure an acceptable level of parking provision and active travel are sought by the Highways Authority.

Impact on Residential Amenity

9.25 Concern has been raised that the proposal would by virtue of its siting, height and design result in an overbearing and unneighbourly form of development that

would harm the residential properties sited to the south of the application site. In considering such matters, Policy KP5 of the adopted LDP seeks, amongst other matters, to ensure that any development does not have any undue effect on the amenity of neighbouring occupiers.

- 9.26 The proposal would be sited approximately 33 metres to the north of the existing residential properties with a maximum height of 13.6 metres and a maximum length of 40 metres. Given the separation, orientation and height, the proposal is not considered to be an overbearing and neighbourly form of development that would unreasonably harm the amenities of the existing residential properties.
- 9.27 The indicative plans suggest that there will be windows overlooking the residential properties, and whilst there are no standards in relation to privacy between residential and non-residential uses it is considered reasonable and appropriate to consider the residential design guide standard of 21 metres between windows. While such matters would be fully dealt with at reserved matters stage, the site layout indicates that the separation distances would exceed the minimum privacy distances, and taking into account the three storey element the privacy of the existing residents is considered acceptable.
- 9.28 During construction there will be disruption from construction activity and to reduce these impacts it is considered reasonable and necessary to impose a construction and management plan which will seek, amongst other matters, to define the construction hours, access to the site, site compounds and noise and dust levels.

Impact on Trees / Landscaping

- 9.29 All trees have been assessed within the submitted arboricultural report that concludes that all trees are rated Category C1 which means these trees have a limited life span. LDP Policies KP5 (Good design), KP15 (Climate Change), KP16 (Green infrastructure) and EN 8 seek to retain existing trees. Those trees that should be retained are outlined in the council's Green Infrastructure SPG - these being 'A' (high quality and value) or 'B' (moderate quality and value).
- 9.30 The proposal would see a 5 number of trees removed, 3 of which are protected by a TPO. While the loss of TPO trees is always regrettable, the council's Tree Officer has considered the submitted information and is satisfied that the indicative plans would provide for an acceptable provision of compensatory landscaping to mitigate their loss, and has requested conditions to ensure this level of provision is delivered in the final design.

Impact on Ecology

- 9.31 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.

- 9.32 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change
- 9.33 The submitted phase 1 habitat survey report has considered the ecological value of the site to ensure that the final design is informed by any ecological constraints the site may possess. The assessment concluded that the site has low ecological value other than the hedgerows (which will be retained). However, Future Wales Policy 9 seeks all development to enhance ecological resilience of a site and the submitted report has considered this point. The report recommends the introduction of bird boxes within the new building and wildflowers to benefit pollinators, including short & long tongued bumble bees these recommendation have been conditioned to ensure that the final proposal can enhance the ecology of the site.

Sustainability / Energy

- 9.34 Future Wales Policy 16 emphasises that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.
- 9.35 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.36 PPW (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 9.37 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.
- 9.38 It is recognised that the site cannot achieve a localised heat network however, no feasibility assessment has been undertaken to see how the final design can reduce heat and power consumption through the use of renewable energy and low carbon technology as required by the above policy. It is considered that linking into the existing hub building could also provide benefits to the running of this existing building, which should also be considered. Therefore a condition has been imposed for the submission of an energy strategy that will consider the building and running of the new build over the lifetime of the building, this will also help to inform the design strategy for the reserved matters submission.

Economic Impact

- 9.39 PPW 11 places a duty on the LPA the need to improve the social economic of Wales' disadvantaged areas. Chapter 5 'Productive and Enterprising Places' covers the economic components of placemaking and states that *"a more Equal Wales can be achieved through promoting sufficient employment and enterprise opportunities for people to realise their potential and by recognising and building on the existing economic strengths of places to assist in delivering prosperity for all."*
- 9.40 PPW11 also recognises (in chapter 4) the need to *"realise the potential of new sustainable transportation infrastructure to create new or renewed hubs of activity to support sustainable communities which capitalise on their location and the opportunities these present."* TAN 23 (Economic Development) also states economic generation is a material consideration.
- 9.41 The proposal would create/retain the existing employment within the existing health centre and along with co-location with the hub advice centre can provide socio-economic wellbeing through joined up advice due to health condition of patients

Drainage and Flooding

- 9.42 The site is not located within a defined flood zone, as outlined within TAN15. However, the proposal would be subject to surface water discharge which is regulated by the council's drainage section. It is clear from the indicative design that the surface water runoff and compliance with SAB legislation is being considered as part of the overall design strategy and therefore, at this stage, there is no conflict with TAN15 and for surface water run off to be dealt within the site.
- 9.43 In terms of foul water discharge, the submitted stage 2 assessment states that the existing foul drains will be used. Welsh water has considered the above information and raise no objection. However, as this assessment has been based upon indicative plans a drainage and water supply condition has been imposed to ensure the final design can be served by both fresh water and foul provision. The need for a water supply is noted and a pre-commencement condition has been imposed to ensure that a sufficient water supply can be provided to the site.

Section 106 Matters

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

infrastructure and community benefits.

- 9.46 The Planning Obligations SPG sets out the Council's approach to planning obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.
- 9.47 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 9.48 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations
- 9.49 In this context the requirement for a new playground can be achieved through the imposition of a condition rather than through a legal agreement (as the site and all POS is included in the red line boundary). This is line with the advice above which states that where there is a choice between a legal agreement or a condition then the condition should be chosen.

Overall Assessment – 'The Planning Balance'

- 9.50 PPW11 refers to the need to assess the Sustainable Benefits of Development and (at 2.27) emphasises that Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.
- 9.51 Paragraph 3.38 of PPW states that the countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of the local communities and visitors.
- 9.52 There may be occasions when one benefit of a development proposal outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.
- 9.53 Key factors in the assessment process include:

- *Social Considerations*, including: - who are the interested and affected people and communities; who will benefit and suffer any impacts from the proposal;
- what are the short and long-term consequences of the proposal on a community;
- *Economic Considerations* including: - the numbers and types of long term jobs expected to be created or retained; whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities;
- *Cultural Considerations* including: - how far the proposal supports the conditions that allow for the use of the Welsh language; whether or not the development protects areas and assets of cultural and historic significance; have cultural considerations and their relationships with the tourism industry been appropriately maximised; and
- *Environmental Considerations* including: - will important features of the natural and built environment be protected and enhanced; are the environmental impacts of development on health and amenity limited to acceptable levels and the resilience of ecosystems improved.

9.54 At 2.29 it further refers to the need to have an integrated approach to balancing priorities against policy on an individual basis, which enables the full range of costs and benefits over the lifetime of development to be taken into account.

9.55 Section 5 of PPW11 provides further emphasis on the need to develop 'Productive and Enterprising Places' which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development.

9.56 The role of the Local Planning Authority is therefore to balance the weight to be attributed to each of the positive and negative impacts of the development and come to a balanced conclusion as to whether the development is acceptable or not.

9.57 The proposal provides a number of significant benefits by providing a modern and enlarged health centre that can serve the community of Caerau and Ely and being linked into the council's hub building can also provide a seamless customer focus to health and related matters within the one building. The site is in close proximity to the former health centre so existing patients would already know where to access the new facility. In addition the submitted transport assessment identifies that the site can be accessed by bus (there is a bus stop 50 metres to the north with a regular bus service) and would promote walking and cycling to the site with appropriate cycle provision.

9.58 However, the proposal would result in the loss of open space and would alter the relationship of the amenity that open space provides to the existing residential properties but as outlined within the report this proposal does provide the opportunity for an updated children's playground and enhancements (through paving and lighting) to the existing pathways. In addition, the siting of the building does provide the opportunity for passive surveillance of the park to ensure the safety of the future users.

9.59 Taking into account the above it is considered that the loss of some public open

space is considered acceptable in meeting a modern health provision and to allow the remaining open space to be enhanced.

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 The proposal provides community benefits through a modern replacement health centre that is linked to the council's advice centre. This approach allows for a patient centred approach within a deprived ward. However, the proposed building would be built on public open space but this provides opportunity for a modern playground and a secure overlooked area from the new health centre. Matters of transport capacity have been considered and are considered acceptable, The proposal has the ability to increase bio-diversity and increase tree coverage with an appropriate designed landscape scheme
- 10.3 Accordingly, the proposed development is in accordance with Policies KP5 (Good Design), KP8 (Sustainable transport), KP15 (Climate Change), KP16 (Green Infrastructure), EN8 (Trees, Woodland and Hedgerow), EN10 (Water sensitive Design), C1 (Community Facility), C4 (Protection of Open Space), C5 (Provision for Open Space Outdoor recreation, Children Play and Sport)

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.

11.5 Environmental Impact Assessment - The applicant has not submitted a screening or scoping request to accompany this application. However, the duty to consider if a development has a significant impact on the environment rest with the Local Planning Authority. Whilst the application is in outline form, sufficient information has been submitted to allow the LPA to undertake a screening exercise in line with The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

11.6 The development does not exceed relevant thresholds for urban development projects (Cat 10(b)) nor is it in a sensitive area, such that it has been concluded that the development is not EIA development,

12 RECOMMENDATION

12.1 RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below.

12.2 RECOMMENDATION 2:

That delegated authority is given to the Head of Planning & / or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to

consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

12.3 CONDITIONS

Time Limits

1. A. Approval of the details of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reasons:

- A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (General Development Procedure) Order 1995.
- B, C and D. In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

Approved Plans

2. The reserved matters shall not exceed the following plans:
 - PVWH-IBI-XX-XX-PL-A-100004 REV P05 – Parameter plan scale;
 - PVWH-IBI-XX-XX-PL-A-100002 REV P05-Building Parameter Plan;
 - PVWH-IBI-XX-ZZ-EL-A-200022 REV P1- Parameter Elevations South & North;
 - PVWH-IBI-XX-ZZ-EL-A-200023 REV P1- Parameter Elevations West & East

Reason: In the interests of clarity in defining the approved outline parameter plans.

Pre-Commencement Conditions

3. No development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To ensure an orderly form of development in accordance with Policies KP5 and EN10 of the adopted Cardiff Local Development Plan (2006-2026)

4. No development shall take place until a scheme for water supply to the building has been submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented prior to beneficial occupation

Reason: To ensure an orderly form of development in accordance with Policies KP5 and EN10 of the adopted Cardiff Local Development Plan (2006-2026)

5. Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period and should include details of:

- i. General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain;
- ii. Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use with particular attention of Safe Storage of Oil regulations;
- iii. Traffic Management: details of site deliveries, highways/footway closures, plant on site, wheel washing facilities and hoardings;
- iv. Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details;
- iv. Details of how trees on site with protected with an updated Tree protection plan and arboriculture method statement including how monitoring on site during the works will be undertaken
- v. A dust and noise assessment with measures to monitor and control the emission of dust and dirt and noise during demolition and construction;

Reason: In the interests of highway safety and public amenity, in accordance with policies T1, T5, T6 and EN13 of the adopted Cardiff Local Development Plan (2006-2026)

6. Prior to the commencement of any development works the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA.

All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

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

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

(i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present;

(ii) an assessment of the potential risks to:

- human health,
- groundwaters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

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

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

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

Action Conditions

9. The existing children's playground shall not be removed until details of the relocated playground have been submitted to and improved in writing with the Local Planning Authority. The details shall include, but not limited to the following: Location of the new playground, full details of the design and layout of the children's playground (including proposed play equipment) and natural play features, timetable for installation of playground and natural play areas, post installation inspections and maintenance by the developer before handover to the council.

Reason: To ensure an acceptable public open space in accordance with Policy C4 of the adopted Cardiff Local Development Plan (2006-2026)

10. No above ground works shall be undertaken until an energy strategy has been submitted to and approved in writing with the Local Planning Authority. The strategy shall undertake a feasibility study to demonstrate how energy and heat will be generated with low carbon and renewable technology, where feasible. The submitted reserved matters submission will provide full details of the siting and design of the low carbon and renewable technology.

Reason: To ensure a sustainable form of development in accordance with Policy EN12 of the adopted Cardiff Local Development Plan (2006-2026)

11. No above ground works shall be undertaken until details of the proposed cycle and car parking provision has been submitted to and approved in writing with the Local Planning Authority. The parking provision shall accord with the councils'

Managing Transportation Impacts (Incorporating Parking Standards) adopted in July 2018 (as amended) and the cycle provision shall be designed to accord with chapter 14.8 (cycle parking) of Welsh Government Active travel guidance July 2021. The approved details shall be implemented on site before beneficial use and thereafter be retained.

Reason: To ensure appropriate level of parking provision in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026)

12. Prior to first beneficial use a full Travel Plan (TP) shall have been submitted to and approved in writing by the Local Planning Authority. The TP shall include setting out vision, objectives, targets, measures, appointment of a Travel Plan Co-ordinator and baseline travel survey (within three months of first opening) and then yearly follow up travel surveys with recommended improvement in active travel measures. The approved details shall be implemented on site and therefore retained.

Reason: To enable and maximise use of sustainable and active modes of transport and encourage and promotes healthy lifestyles associated with the existing staff/students/residents/visitors in accordance with KP8, KP14, T1 and T5 of the adopted Cardiff Local Development Plan (2006-2026)

13. The reserved matter submission for landscaping shall include the following details:

- Scaled planting plans prepared by a qualified landscape architect.
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note (i.e. 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 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.

Reason: To ensure an acceptable form of development in accordance with Policies KP5, KP16, EN8 of the adopted Cardiff Local Development Plan (2006-2026)

14. The reserved matters in relation to layout, design and landscaping shall have regard to the recommendations outlined in chapter 4 of the submitted bat report dated 26/8/2022 from Sylvan Ecology and chapter 8 of the submitted phase 1 habitat survey report dated 19/7/2021 from Sylvan Ecology.

Reason: To ensure that the proposal has regard to ecological consideration in accordance with Policy 9 of Future Wales and EN8 of the adopted Cardiff Local Development Plan (2006-2026)

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

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

16. The remediation scheme approved by condition 8 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

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

Regulatory Conditions

17. The use of the building hereby approved shall be D1 (healthcare) as defined in the Use Classes Order 1987 (as amended).

Reason: For the avoidance of doubt

ADVISORY NOTE 1

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

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

It is recommended that the developer engage in consultation with the Cardiff Council SAB team as the determining SuDS Approval Body (SAB) in relation to their proposals for SuDS features. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

ADVISORY NOTE 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.

ADVISORY NOTE 3

The highway works required by planning condition(s), and any other works to the existing or proposed adopted public highway to be undertaken by the developer, are to be subject to agreement(s) under Section 38 and/or Section 278 of the Highways Act 1980 between the developer and Council. Any works to the Coryton Interchange will require an agreement under Section 278 of the Highways Act 1980 between the developer and the Welsh Government.

PLANNING COMMITTEE:

12 JANUARY 2023

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

**Section 257 Diversion Order, Town And Country Planning Act 1990-Prow
Radyr 42, Llantrisant Road, St Fagans**

Reason for the Report

1. It is necessary for the PROW, Radyr 42 in conjunction with Planning Application 14/02733/MJER to be diverted to retain public rights within the proposed Plasdwr Development by Redrow Developer Company.
2. The confirmed legal order will allow the footpath to be realigned within the new development and the Definitive Map and Statement to be modified to reflect this change.

Background

3. Planning Application 4/02733/MJR requires the existing Public Footpath, Radyr 42 to be diverted to preserve existing public rights within the Development.
4. The footpath was originally within an open field area, but now will be incorporated into a Housing Development.
5. The diversion, is near a bus stop, pedestrianised crossing, and has improved safety for users crossing Llantrisant Rd. The diverted path will be for pedestrian use only and not for motor vehicles.

Issues

6. The footpath has to be retained for public access within an equally commodious nature as the existing historic Public Right of Way.

7. The diversions of the footpaths must be confirmed prior to building works to be completed. If there are objections to the order, an amended planning application would be required to retain the existing path alignment.

Consultation

8. Statutory & Non-Statutory Consultees were notified in writing of the S257 Application.
 - St Fagans Community Council
 - Utilities: Virgin; BT Openreach; Welsh Water; and Western Power
 - Users groups: Ramblers; Auto Cycle Union; British Horse Society; Byways and Bridleways Trust; Open Spaces Society; Cycling UK; and Welsh Trail Riders Association
 - Ward Members: Cllr Rhys Livesy, Cllr Andrea Gibson, Cllr Catriona Brown-Reckless, Cllr Helen Lloyd Jones, Cllr Calum Davies, Cllr Claudia Boes, Radyr Community Council.

Outcomes from Consultation

9. There were no objections from Statutory Consultees.
10. Councillors H Lloyd-Jones, C Boes and Radyr Community Council all provided a standard objection on the following points:
 - *the map does not reflect the quantity of houses that are currently being built nearby.*
 - *concerns at the impact of the diversion on active travel.*
 - *the new route is longer for pedestrians living in the new build south of Llantrisant road to access Radyr Comprehensive, Radyr itself and Radyr Station.*
 - *residents would need to walk along Llantrisant road to access a potential new public house at at Maes y Llech.*
11. A site visit took place with PROW Officers, Redrow representative, Tristan Brooks and the non- Statutory Consultees : Councillors H Lloyd-Jones, C Boes and Radyr Community Council on the 23rd June 2022 to explain the Legal Process and confirm that any non-Statutory Objections can only be addressed when notices are posted.
12. Following the site visit all comments were addressed.
13. Tristan Brooks who is representing Redrow has provided a plan showing the Section 278 design of the approved drawing for Llantrisant Road and

the formal pedestrian crossing. This provided the reassurance that a formal agreement is in place that Redrow have to provide the new controlled pedestrian crossing and that the proposed diversion along the farm track will be a traffic free route for pedestrians and cyclists to use and enjoy.

Legal Implications

14. The power to make a stopping up or diversion order under s.257 of the Town & Country Planning Act 1990 (TCPA 1990) is a discretionary power. [Section 257](#) of the TCPA 1990 permits the making of an order for the stopping up or diversion of a footpath or bridleway which is necessary to enable development to be carried out either:

- In accordance with a valid planning permission or
- By a government department.

15. A conflict between the planning permission and a footpath or bridleway is essential for the grant of a stopping up or diversion order under section 257. The footpath or bridleway does not need to be obstructed by the intended physical development, a change of use of the land can be sufficient, provided the change of use requires the footpath or bridleway to be closed or diverted.

The order may provide for the:

- Creation of an alternative highway or improvement of an existing highway for use as a replacement for the one authorised to be stopped up (section 257(2)(a), TCPA 1990).
- Protection of any rights statutory undertakers have in respect of their apparatus that immediately before the date of the order is under, in, on, over, along or across the footpath or bridleway (section 257(2)(c), TCPA 1990).
- Payment of costs for carrying out the works (section 257(2)(d), TCPA 1990).

16. An application for a stopping up or diversion order under [section 257](#) of the TCPA 1990 cannot be made or confirmed once the relevant development is “substantially complete”. A stopping up order does not affect any private rights of way that exist over the land.

17. The grant of planning permission for the development of land over which there is a public right of way does not in itself constitute authority for interference with the right of way or for its closure or diversion. It cannot be assumed that because planning permission is granted, a stopping up or diversion order will automatically be made. Conditions can be imposed on a stopping up or diversion order tying it to the relevant planning

permission in terms of timescale and the need to serve notice on the local highway authority before implementing the order.

18. The procedure for making an order under [section 257](#) of the TCPA 1990 is governed by [Schedule 14](#) to the TCPA 1990 (Procedure for footpaths and bridleways orders) and involves the Council giving various notices in the prescribed form stating the general effect of the order. Notices must be served on every owner and occupier of land affected. If no representations or objections are duly made, or if any so made are withdrawn, the Council may confirm the order (but without any modification). Where any representation or objection which has been duly made is not withdrawn the matter is referred to Planning & Environment Decisions Wales (PEDW) who are an executive agency that reports to the Welsh Government. Before confirming the order PEDW may cause a local public inquiry to be held; or they may give any person by whom any representation or objection has been made an opportunity of being heard by a person appointed by them. After considering the report of the person appointed to hold the inquiry or hearing, PEDW on behalf of the Welsh Government may confirm the order, with or without modifications. An order made under section 257 of the TCPA 1990 is not effective until it is confirmed ([section 259, TCPA 1990](#)).

19. No compensation is payable in respect of those adversely affected by the order.

Equality Act

20. In considering this matter the decision maker must have regard to the Council's duties under the Equality Act 2010. Pursuant to these legal duties Councils must, in making decisions, have due regard for the need to:

- (1) eliminate unlawful discrimination
- (2) advance equality of opportunity
- (3) foster good relations on the basis of protected characteristics

Protected characteristics are: (a) Age (b) Gender reassignment (c) Sex (d) Race – including ethnic or national origin, colour or nationality (e) Disability (f) Pregnancy and maternity (g) Marriage and civil partnership (h) Sexual orientation (i) Religion or belief – including lack of belief.

Other Considerations

21. Consideration should be given as to whether an equalities impact assessment (EQIA) is required, (including an updated assessment if there has been a time lapse since the assessment was carried out), to ensure

- that the Council has understood the potential impacts of the proposed decision in terms of its public sector equality duty. The decision maker should consider any EQIA. The proposal must also be subject to any relevant health and safety assessment.
22. Section 17 of the Crime and Disorder Act 1998 also imposes a general duty on the Council, when exercising its functions, to take account of community safety dimension, with a view to reduce local crime and disorder in its area.
23. Before exercising its functions under the 1984 Act, the Council must have regard to its duties under The Active Travel (Wales) Act 2013, the Welsh Language (Wales) Measure 2011.

Well Being of Future Generations (Wales) Act 2015

24. The decision maker should also have regard, when making its decision, to the Council's wider obligations under The Well-Being of Future Generations (Wales) Act 2015 ('the Act').
25. The Act places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible.
26. In discharging its duties under the Act, the Council has set and published well being objectives designed to maximise its contribution to achieving the national well being goals. The well being objectives are set out in Cardiff's Corporate Plan 2021-24: <http://cmsprd.cardiff.gov.uk/ENG/Your-Council/Strategies-plans-and-policies/Corporate-Plan/Documents/Corporate%20Plan%202021-24.pdf> When exercising its functions, the Council is required to take all reasonable steps to meet its well being objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the well being objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.
27. The well being duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:
- Look to the long term

- Focus on prevention by understanding the root causes of problems
- Deliver an integrated approach to achieving the 7 national well-being goals
- Work in collaboration with others to find shared sustainable solutions
- Involve people from all sections of the community in the decisions which affect them

28. The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible using the link below: <http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

Financial Implications

29. The Developer has agreed to pay the costs of the Diversion Order.

Recommendation

30. To approve the application for Legal Services to make the Legal Order.

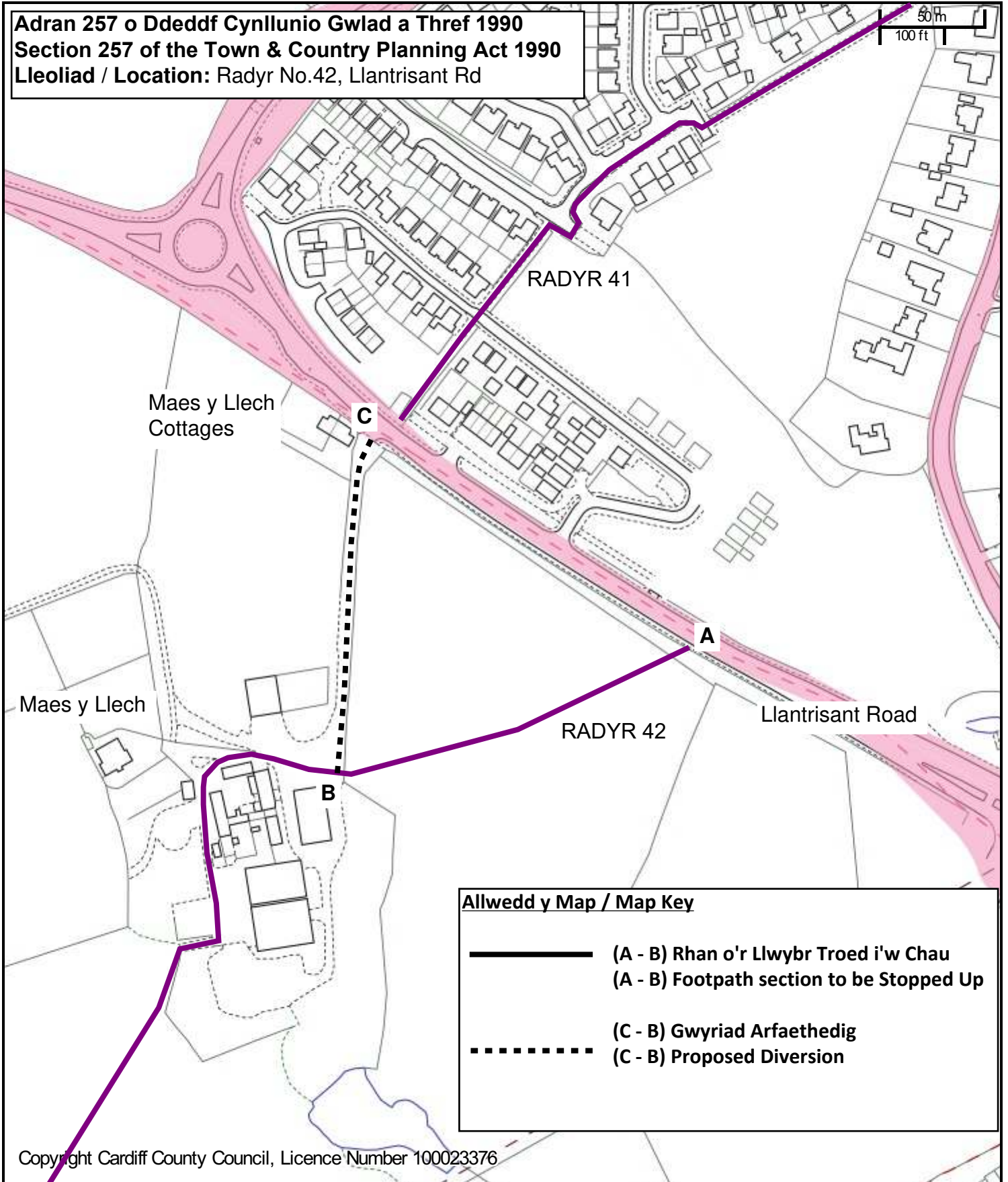
ANDREW GREGORY
DIRECTOR PLANNING, TRANSPORT AND ENVIRONMENT
5 January 2023

Appendices:

Appendix A – Radyr No 42 Diversion Map

Adran 257 o Ddeddf Cynllunio Gwlad a Thref 1990
Section 257 of the Town & Country Planning Act 1990
Lleoliad / Location: Radyr No.42, Llantrisant Rd

50m
100ft



Allwedd y Map / Map Key

-  (A - B) Rhan o'r Llwybr Troed i'w Chau
(A - B) Footpath section to be Stopped Up
-  (C - B) Gwriad Arfaethedig
(C - B) Proposed Diversion

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CHIEF EXECUTIVE

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

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

Cyngor Caerdydd

Cardiff Council



Radyr No.42

Scale: 1:2500

Date: 4/5/2022 at 13:27 PM

Coordinates:

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Ordnance Survey 100023376 (2014).

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Cardiff Council : Development Control : Applications Decided between 01/10/2022 and 31/10/2022

<u>Application No.</u>	<u>DATEAPVAL</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Statutory Class</u>
ADAMSDOWN 22/01734/MNR	01/09/2022	Broadway Properties	OUT	Millennium Court Broadway Adamsdown Cardiff CF24 1NB	ERECTION OF 8 APARTMENTS	28/10/2022	Refuse	Minor - Dwellings (C3)
BUTETOWN 22/01763/MNR	19/08/2022	.	FUL	Fusion Point Tresillian Terrace Butetown Cardiff CF10 5DA	PROPOSED INSTALLATION OF 2 NO. CONDENSER UNITS	05/10/2022	Permission Granted	Minor - Other Principal Uses
22/01546/MJR	20/07/2022	Mr Kingston	DOC	Central Quay Phase 1 Crawshay Street Cardiff	DISCHARGE OF CONDITION 23 (ARCHAEOLOGY) OF 19/03171/MJR	17/10/2022	Full Discharge of Condition	Discharge of Conditions
22/01710/MJR	17/08/2022	Mr Abedi	DOC	St Line House 60 Mount Stuart Square Butetown Cardiff CF10 5FL	DISCHARGE OF CONDITION 4 (CYCLE PARKING SPACES) OF 21/02473/MJR	17/10/2022	Full Discharge of Condition	Discharge of Conditions
A/22/00057/MNR	12/10/2022	One Stop	ADV	Ground Floor Commercial Unit East Bute House The Wharf Schooner Way Atlantic Wharf Cardiff CF10 4EU	NEW SIGNS	17/10/2022	Permission Granted	Advertisements

<u>Application No.</u>	<u>DATEAPVAL</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Statutory Class</u>
22/02056/HSE	02/09/2022	Vircavs	HSE	25 Clarence Embankment Butetown Cardiff CF10 5GR	Side/Rear Extension to the Ground Floor with Internal Reconfiguration along with a Loft Conversion including Rear dormer Roof Extension	30/10/2022	Refuse	Householder
22/01585/MJR	05/09/2022	Mr Lonsdale	NMA	Former Browning Jones And Morris Dumballs Road Butetown Cardiff CF10 5FE	NON-MATERIAL AMENDMENT TO AMEND THE WORDING OF CONDITIONS 4 (CEMP), 7 (DUMBALLS ROAD HIGHWAY WORKS), 8 (CURRAN ROAD FOOTWAY PROVISION), 9 (LANDSCAPING SCHEME) AND 37 (CAR PARKING AND REFUSE FACILITIES) OF PLANNING PERMISSION 18/02383/MJR TO ALLOW A SECTIONAL COMPLETION OF THE DEVELOPMENT	31/10/2022	Permission Granted	Non Material Amendment
CAERAU								
22/01402/DCH	03/08/2022	Raybould	HSE	445 Cowbridge Road West Caerau Cardiff CF5 5TF	SINGLE STOREY REAR EXTENSION, PORCH ADDITION AND ATTIC CONVERSION WITH REAR DORMER ADDITION	25/10/2022	Permission Granted	Householder
CANTON								
22/01729/MNR	18/08/2022	-	FUL	Unit 1 The Pod 2 Capital Retail Park Leckwith Road Canton Cardiff CF11 8EG	FLEXIBLE CHANGE OF USE BETWEEN A1, A2, A3, B1 AND COFFEE SHOP (SUI GENERIS (A1/A3)) USES	04/10/2022	Permission Granted	Minor - Retail (A1-A3)

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22/01357/MJR	27/06/2022	C/O Agent C/O Agent	VAR	Lidl Leckwith Road Canton Cardiff CF11 8AZ	VARIATION OF CONDITION 7 OF 13/02056/DCO TO AMEND OPENING HOURS TO READ 'NO MEMBER OF THE PUBLIC SHALL BE ADMITTED TO OR ALLOWED TO REMAIN ON THE PREMISES BETWEEN THE HOURS OF 22.00 AND 08.00 ON MONDAY TO SATURDAY (INCLUDING PUBLIC AND BANK HOLIDAYS) ANI BETWEEN THE HOURS OF 16.00 AND 10.00 ON SUNDAYS'	04/10/2022	Permission Granted	Renewals and Variation of Conditions
22/01693/DCH	18/08/2022	Ms Buurma	HSE	66 Pembroke Road Canton Cardiff CF5 1QR	REPLACEMENT OF REAR SINGLE STOREY EXTENSION WITH NEW SINGLE STOREY EXTENSION AND REPLACEMENT OF EXISTING OUTBUILDING WITH LARGER PITCH ROOF OUTBUILDING	05/10/2022	Permission Granted	Householder
22/01715/DCH	19/08/2022	Mrs Bushell	HSE	4 Victoria Park Road West Canton Cardiff CF5 1EZ	SINGLE STOREY REAR EXTENSION	10/10/2022	Permission Granted	Householder
22/01486/DCH	14/07/2022	Mr Glover	HSE	25 Greenfield Avenue Canton Cardiff CF11 9PT	SINGLE STOREY SIDE EXTENSION, ASSOCIATED ALTERATIONS AND DEMOLITION OF OUTBUILDINGS	25/10/2022	Permission be granted	Householder
22/01711/DCH	12/08/2022	Mr Morris	NMH	17 Pencisely Road Canton Cardiff CF5 1DG	REMOVAL OF ROOF WINDOWS FROM THE SE AND NW ELEVATION OF THE GARAGE AND REPLACEMENT OF CLADDING WITH GLAZING TO THE SIDES OF THE DOOR ON THE SW ELEVATION; SMALL EXTENSION OF THE LANDING OUTSIDE THE DOOR AND EXTENSIO OF THE ROOF OVERHANG TO THE END OF TH LANDING; USE OF EXISTING GARAGE FROM GYM TO GYM/GUEST ROOM. CHANGE TO LANDSCAPING TO NE FOLLOWING REMOVAL BY OTHERS OF T1 PROTECTED BY A TPO - PREVIOUSLY APPROVED UNDER 21/02829/DCI	30/10/2022	Permission Granted	Non Material Householder

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22/02067/ADV	05/09/2022	Mr Brett Overton	ADV	Next Units 5A And 5B Capital Retail Park Leckwith Road Canton Cardiff CF11 8EG	New Signage	31/10/2022	Permission Granted	Advertisements
CATHAYS 22/01650/MNR	08/08/2022	Evans	DOC	11 Duke Street City Centre Cardiff CF10 1AY	DISCHARGE OF CONDITION 3 (SHOP FRONT DOOR) OF LBC/22/00032/MNR	06/10/2022	Full Discharge of Condition	Discharge of Conditions
22/01124/MJR	01/06/2022	-	VAR	8-10 High Street And 9-21 High Street Arcade City Centre Cardiff CF10 1AW	VARIATION OF CONDITION 2 OF 21/00043/MJR TO ALTER APPROVED PLANS IN RELATION TO THE INTERNAL RECONFIGURATION OF 11 HIGH STREET AND 3-5 HIGH STREET ARCADE	06/10/2022	Permission Granted	Renewals and Variation of Conditions
22/01395/MJR	06/07/2022	Mr Handa	NMA	Barcelo Angel Hotel Castle Street City Centre Cardiff CF10 1SZ	MINOR CHANGES TO THE PREVIOUSLY APPROVED 4 STOREY EXTENSION COURTYARD ELEVATIONS	07/10/2022	Permission Granted	Non Material Amendment
22/01123/MJR	01/06/2022	-	VAR	8-10 High Street And 9-21 High Street Arcade City Centre Cardiff CF10 1AW	VARIATION OF CONDITION 2 OF 21/00044/MJR TO ALTER APPROVED PLANS IN RELATION TO THE INTERNAL RECONFIGURATION OF 11 HIGH STREET AND 3-5 HIGH STREET ARCADE	07/10/2022	Permission Granted	Renewals and Variation of Conditions

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22/01523/MNR	18/07/2022	Mr Elhaloul	FUL	2 Colum Place Cathays Park Cardiff CF10 3EP	CONVERSION OF DWELLING INTO THREE SEL CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS	10/10/2022	Permission Granted	Minor - Dwellings (C3)
22/00576/MNR	12/04/2022	Piazza	FUL	67 Cathays Terrace Cathays Cardiff CF24 4HT	CONVERSION TO 3NO. FLATS WITH GROUND FLOOR REAR EXTENSION, REAR DORMER LOFT CONVERSION AND DEMOLITION OF EXISTING REAR STORAGE	11/10/2022	Permission Granted	Minor - Dwellings (C3)
22/02198/CLD	16/09/2022	Mr Scott Harris	CLD	5 Llantwit Street Cathays Cardiff CF24 4AJ	Erection of Rear and Side Dormer Roof Extensions	13/10/2022	CLUPD Issued	Other Consent Types
22/02054/DOC	23/08/2022	Ropemaker Properties Limited	DOC	Landore Court Charles Street Cathays Cardiff	Part Discharge of Conditions 17 (Imported Soils) and 18 (Imported Aggregates) of 21/00138/MJR	13/10/2022	Partial Discharge o Condition (s)	Discharge of Conditions
22/01430/MNR	01/08/2022	Susie Law	FUL	52 Crwys Road Cathays Cardiff CF24 4NN	CHANGE OF USE OF EXISTING GROUND FLOOR A1 UNIT TO A3, ASSOCIATED REFURBISHMENT AND ALTERATIONS WITH REFURBISHMENT TO THE FIRST FLOOR APARTMENT	13/10/2022	Permission Granted	Minor - Retail (A1-A3)
22/01511/DCH	19/07/2022	Mr Faulkes	HSE	78 Flora Street Cathays Cardiff CF24 4EQ	FIRST FLOOR REAR EXTENSION	13/10/2022	Refuse	Householder
22/00672/MNR	06/04/2022	Mr. Mian	FUL	Land At The Rear Of 7-9 Malefant Street Fairoak Road Cathays	CONSTRUCTION OF NEW SINGLE STOREY COFFEE SHOP	13/10/2022	Permission Granted	Minor - Retail (A1-A3)

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22/01046/MNR	19/05/2022	Mr Abraham	FUL	1A And 1B Flora Street Cathays Cardiff CF24 4EP	ALTERATIONS TO EXISTING FLATS INCLUDING CHANGE OF USE TO CLASS C4 FORMING HOUSE IN MULTIPLE OCCUPATION	13/10/2022	Refuse	Minor - Dwellings (C3)
22/01658/MJR	09/08/2022	C/O Agent	NMA	Bradley Court 11 Park Place Cathays Park Cardiff CF10 3DR	REGULARISE CHANGES MADE TO THE VILLA ROOF, RAISE THE HEIGHT OF THE WEST ELEVATION ROOF - PREVIOUSLY APPROVED UNDER 17/01417/MJR	14/10/2022	Permission Granted	Non Material Amendment
LBC/22/00048/MJ	05/08/2022	C/O Agent	LBC	Bradley Court 11 Park Place Cathays Park Cardiff CF10 3DR	INCREASE IN ROOF HEIGHT OF THE WESTERN ELEVATION BY 150MM AS CURRENTLY BUILT OUT, WORKS TO INCLUDE IMPROVEMENT OF WORKMANSHIP TO UPSTAND	14/10/2022	Permission Granted	Listed Buildings
22/01556/MNR	28/07/2022	Mr Aeyman	FUL	31-33 Colum Road Cathays Park Cardiff CF10 3EE	CONVERSION OF 2NO GROUND FLOOR FLATS TO CO-STUDY SPACE AND SINGLE STOREY INFILL EXTENSION	25/10/2022	Refuse	Minor - Retail (A1-A3)
22/01151/MJR	31/05/2022	C/O Agent	DOC	Site Of Former Marland House And NCP Car Park Central Square City Centre Cardiff CF10 1PF	DISCHARGE OF CONDITION 6 (CYCLE PARKING) OF 19/03052/MJR	28/10/2022	Full Discharge of Condition	Discharge of Conditions

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22/02012/VAR	24/08/2022	Miss Caryl Edwards	VAR	Unit 1 Fairoak House Fairoak Road Cathays Cardiff CF24 4YA	VARIATION OF CONDITION 4 OF 21/01107/MNR TO VARY OPENING TIMES FROM 8:30 TO 18:00 TO 8:30 TO 20.30 ON ANY DAY	30/10/2022	Permission Granted	Renewals and Variation of Conditions
22/01148/MJR	31/05/2022	Rightacres Property Company Limited	DOC	Site Of Former Marland House And NCP Car Park Central Square Cardiff	DISCHARGE OF CONDITION 13 (CYCLE PARKING) OF 19/02140/MJR	30/10/2022	Full Discharge of Condition	Discharge of Conditions
22/02086/ADV	06/09/2022	Mr Stephen Bourne	ADV	17 St Davids Way Cathays Cardiff CF10 2DP	4NO. FASCIA SIGNS	31/10/2022	Permission Granted	Advertisements
CREIGIAU AND ST FAGAN! 22/01209/DCH	16/06/2022	Mr S Logan And Professor J Hall	HSE	Is Y Coed Star Lane Creigiau Cardiff CF5 6JH	ERECTION OF DETACHED GARAGE FOR IMPLEMENTS/POTTING SHED WITHIN CURTILAGE	30/10/2022	Refuse	Householder
LBC/22/00013/M/25/02/2022		Mr Price	LBC	The Old Post Office Greenwood Lane St Fagans Cardiff CF5 6EL	INTERNAL ALTERATIONS TO EXTEND KITCHEN FORM RESTAURANT AREA AND ASSOCIATED AUXILIARY ROOMS, AND EXTERNAL DOORWAY TO BE PARTIALLY BLOCKED UP AND MADE GOOD	30/10/2022	Permission be granted	Listed Buildings
CYNCOED 22/02027/DOC	24/08/2022	c/o Agent	DOC	17-41 Clearwater Way Cyncoed Cardiff CF23 6DL	Discharge of Condition 3 (Materials) of 20/00153/MJR	03/10/2022	Full Discharge of Condition	Discharge of Conditions

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22/02179/WTTPF	15/09/2022	Ms Jane Darmanin	WTTPF	9 Sherborne Avenue Cyncoed Cardiff CF23 6SJ	Oak - Rear Left at property - Minor Crown Raise over the clients garden to remove secondary branches no more the 50mm in diameter, to a height of 4.5m, also remove unstable deadwood over 25mm in diameter.	03/10/2022	GRANT - Works to Trees	Other Consent Types
22/01726/DCH	15/08/2022	Mrs Doel	HSE	23 Dan-Yr-Heol Cyncoed Cardiff CF23 6JU	SINGLE STOREY REAR EXTENSION WITH ASSOCIATED ALTERATIONS	10/10/2022	Permission Granted	Householder
22/00901/DCH	05/05/2022	Mr Desrosiers	HSE	185 Cyncoed Road Cyncoed Cardiff CF23 6AH	SINGLE STOREY REAR EXTENSION AND SECONDARY SITE ENTRANCE	10/10/2022	Refuse	Householder
22/00482/MNR	04/03/2022	Mr Sehwat	FUL	21 Llandennis Road Cyncoed Cardiff CF23 6EE	DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF NEW DWELLING	14/10/2022	Permission Granted	Minor - Dwellings (C3)
22/01153/DCH	01/06/2022	Mr Firth	HSE	15 Alltmawr Road Cyncoed Cardiff CF23 6NQ	REMOVAL OF EXISTING EXTENSION AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE AND ASSOCIATED WORKS	14/10/2022	Permission Granted	Householder
22/02245/PRNO	26/09/2022	Justin Cooper	PRNO	All Saints Parish Church Cyncoed Road Cyncoed Cardiff CF23 6RT	Demolition of existing church hall	24/10/2022	Prior Approval Not Required	Other Consent Types

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22/02217/WTTPF		Ms Jane Darmanin	WTTPF	Cardiff Golf Club Sherborne Avenue Cyncoed Cardiff CF23 6SJ	Oak - See Attached plan for location - Reduce Over Extended vulnerable branches by 3-4m (Entire crown) as previous storm damage has left the crown exposed.	24/10/2022	Application Type Not required	Other Consent Types
ELY 22/02024/HSE	25/08/2022	Mr James Lamb	HSE	26 Pendine Road Ely Cardiff CF5 4BP	First floor side extension	28/10/2022	Refuse	Householder
FAIRWATER 22/01275/DCH	12/07/2022	Singh	HSE	15 Llanbedr Road Fairwater Cardiff CF5 3BU	GROUND FLOOR REAR EXTENSION, DETACHE SINGLE STOREY OFFICE AND HIP TO GABLE DORMER LOFT CONVERSION	13/10/2022	Permission Granted	Householder
22/00830/MJR	26/04/2022	Redrow Homes (South Wales)	DOC	Part 1 Of Phase 2A South Of Llantrisant Road North West Cardiff	DISCHARGE OF CONDITION 4 (PLAY AREA DESIGN AND MAINTENANCE) OF 18/01184/MJR	21/10/2022	Full Discharge o Condition	Discharge of Conditions
GABALFA 22/01638/DCH	16/08/2022	Stuart	HSE	38 Edington Avenue Gabalfa Cardiff CF14 3QG	REAR GROUND FLOOR EXTENSION AND ROLLER SHUTTER OFF LANE	10/10/2022	Permission Granted	Householder
22/02273/CLD	05/10/2022	NEWBERRY	CLD	61 Canada Road Gabalfa Cardiff CF14 3BX	REAR DORMER LOFT CONVERSION AND FRONT ROOFLIGHTS	28/10/2022	Permission Granted	Other Consent Types

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GRANGETOWN 22/01728/MNR	23/08/2022	Mr Bevan	FUL	Unit 1 To 2 Stuart Close Leckwith Cardiff CF11 8QF	REMOVAL OF EXISTING ROLLER SHUTTER DOOR ARRANGEMENT AND INSTALLATION OF NEW CURTAIN GLAZING ENTRANCES AND ASSOCIATED WORKS	17/10/2022	Permission Granted	Other Consent Types

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21/01666/MJR	21/07/2021	.	HYB	Land At Channel View Road Grangetown Cardiff	HYBRID APPLICATION FOR MIXED-USE DEVELOPMENT. OUTLINE PERMISSION FOR: THE REDEVELOPMENT AND EXTENSION OF PART OF THE CHANNEL VIEW ESTATE FOR UP TO 319 RESIDENTIAL APARTMENTS AND HOUSES, UP TO 285 SQ.M OF RETAIL FLOORSPACE (USE CLASS A1), COMMUNAL GARDENS INCORPORATING ALLOTMENTS AND PICNIC AREAS, FORMAL AND INFORMAL CHILDREN'S PLAY SPACE, LANDSCAPING, CYCLEPATHS/FOOTPATHS, DRAINAGE INFRASTRUCTURE, ROADS AND PARKING; THE REGENERATION OF THE MARL PUBLIC OPEN SPACE TO INCLUDE NEW/IMPROVED SPORTS PITCHES, CHILDREN'S PLAY SPACE, A NEW 'BEACH', WATER FEATURES, LANDSCAPING, AND CYCLEPATHS/FOOTPATHS; THE PROVISION OF A NEW BUS/CYCLE/PEDESTRIAN LINK BETWEEN CHANNEL VIEW ROAD AND SOUTH CLIVE STREET AND A NEW CYCLE/PEDESTRIAN LINK BETWEEN SOUTH CLIVE STREET AND FERRY ROAD; THE PROVISION OF A NEW PARKING AREA; TOGETHER WITH ASSOCIATED WORKS (ALL MATTERS RESERVED FOR FUTURE CONSIDERATION). FULL PERMISSION IS SOUGHT FOR A FIRST PHASE OF DEVELOPMENT COMPRISING OF NEW TOWER BLOCKS (8-13 STOREYS) PROVIDING 81 OLDER-PERSONS (OVER 55S), COMMUNITY-LIVING ACCOMMODATION UNITS 115SQ.M COMMUNITY CAFE, COMMUNAL GARDENS INCORPORATING ALLOTMENTS AND PICNIC AREAS, LANDSCAPING, DRAINAGE INFRASTRUCTURE, FOOTPATHS, ROADS, PARKING AND ASSOCIATED WORKS.	19/10/2022	Permission Granted	Major - Dwellings (C3)

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22/01164/DCH	13/06/2022	Mr Mohsen Zammani	HSE	332 Caerphilly Road Birchgrove Cardiff CF14 4NT	SINGLE STOREY REAR EXTENSION WITH ATTACHED GRANNY ANNEXE GARAGE CONVERSION AND NEW HIP TO GABLE DORMER LOFT CONVERSION	04/10/2022	Permission Granted	Householder
22/01652/DCH	04/08/2022	Mr Trevor	HSE	20 Cefn Carnau Road Heath Cardiff CF14 4LZ	REAR/SIDE SINGLE EXTENSION	05/10/2022	Permission Granted	Householder
22/01003/DCH	11/05/2022	Ms Seaton	HSE	24 Cefn Carnau Road Heath Cardiff CF14 4LZ	DOUBLE AND SINGLE STOREY REAR EXTENSIONS, HIP TO GABLE ROOF EXTENSION AND ASSOCIATED WORKS	07/10/2022	Permission Granted	Householder
22/01306/DCH	12/07/2022	Ms Seaton	HSE	24 Cefn Carnau Road Heath Cardiff CF14 4LZ	RETENTION OF CONVERSION OF GARAGE TO AN OFFICE/STORE, INCLUDING THE ALTERATION FROM MONO PITCH ROOF TO SHALLOW PITCH HIPPED ROOF, REPLACEMENT OF OVERCLAD CONCRETE PANELS WITH TIMBER CLADDING AND ASSOCIATED WORKS	07/10/2022	Permission Granted	Householder
LISVANE AND THORNHILL								
22/02000/HSE	02/09/2022	Mr Russell Harper	HSE	36 Heol-y-Cadno Thornhill Cardiff CF14 9DY	SINGLE STOREY REAR EXTENSION	28/10/2022	Permission Granted	Householder
22/02236/WTTTPF18/10/2022		Ms Jane Darmanin	WTTTPF	172 Millrace Close Lisvane Cardiff CF14 0UQ	Sycamores - Location- Rear r/h boundary - Reduce sympathetically back to boundary or nearest pruning point	28/10/2022	GRANT - Works to Trees	Other Consent Types

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22/02518/WTTPP	24/10/2022	Mr Nigel Richards	WTTP	8 Orchard Castle Thornhill Cardiff CF14 9BA	T1 Silver Birch - Crown reduce by 1.5 metres, Crown Lift over Bus Stop to approx 3 metres above Ground Level	28/10/2022	GRANT - Works to Trees	Other Consent Types

LLANDAFF								
22/01568/DCH	01/08/2022	Mr & Mrs Abdoolla	HSE	33 Nicholson Webb Close Danescourt Cardiff CF5 2RL	DEMOLITION OF EXISTING REAR CONSERVATORY STRUCTURE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	04/10/2022	Permission Granted	Householder

22/01555/MNR	20/07/2022	Mr Gravett	DOC	Howells School Cardiff Road Llandaff Cardiff CF5 2YD	DISCHARGE OF CONDITION 11 (SCALE SECTION DETAIL BETWEEN INSIDE AND OUTSIDE LEVELS) OF 18/01977/MNR	05/10/2022	Full Discharge o Condition	Discharge of Conditions
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22/01330/DCH	08/08/2022	Mr J & Mrs S Knight	HSE	Hafan Dawel 12 The Chantry Llandaff Cardiff CF5 2NN	CONSTRUCTION OF SINGLE STOREY ANNEXE EXTENSION AND ADDITION OF ON-SITE PARKING	05/10/2022	Permission Granted	Householder
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A/22/00064/MNR	18/08/2022	.	ADV	BBC Wales Broadcasting House Llantrisant Road Llandaff Cardiff CF5 2YQ	3NO. FLAGPOLES WITH FLAGS	05/10/2022	Permission Granted	Advertisem s
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22/01301/DCH	21/06/2022	Mr. & Mrs. Morgan	HSE	11 Jevan Close Danescourt Cardiff CF5 2RF	TWO STOREY SIDE EXTENSION, EXTENDED GARAGE DORMER WITH PITCHED ROOF AND ASSOCIATED ALTERATIONS	10/10/2022	Permission Granted	Householder
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22/01526/MNR	15/07/2022	Mr Gravett	DOC	Howells School Cardiff Road Llandaff Cardiff CF5 2YD	DISCHARGE OF CONDITION 10 (LARGE SCALE WINDOW DETAILS) OF 18/01977/MNR	12/10/2022	Full Discharge of Condition	Discharge of Conditions
22/01504/DCH	19/07/2022	Mr Valli	HSE	49 Nicholson Webb Close Danescourt Cardiff CF5 2RL	SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO FRONT ELEVATION	14/10/2022	Permission Granted	Householder
22/01522/DCH	22/07/2022	Mr Davies	HSE	15 Pritchard Close Danescourt Cardiff CF5 2QS	TWO STOREY SIDE EXTENSION, REAR SINGLE STOREY EXTENSION & LOFT CONVERSION WITH REDTCAR DORMER	25/10/2022	Permission be granted	Householder
22/02243/CLD	06/10/2022	STUART SHEPHERD	CLD	46 Insole Grove East Llandaff Cardiff CF5 2HP	ERECTION OF GROUND FLOOR REAR EXTENSION	30/10/2022	Permission Granted	Other Consent Types
22/02043/DOC	30/08/2022	Taylor Wimpey Plc	DOC	BBC Wales Broadcasting House Llantrisant Road Llandaff Cardiff CF5 2YQ	Discharge of Condition 20 (Remediation) of 15/00799/MJR	31/10/2022	Full Discharge of Condition	Discharge of Conditions
22/01755/MNR	18/08/2022	.	FUL	BBC Wales Broadcasting House Llantrisant Road Llandaff Cardiff CF5 2YQ	ERECTION OF A TEMPORARY SALES CABIN	31/10/2022	Permission be granted	Minor - Other Principal Uses

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LLANISHEN 22/02134/DOC	12/09/2022	c/o Agent	DOC	Former Iorwerth Jones Home For The Elderly Trenchard Drive Llanishen Cardiff CF14 5LJ	Discharge of Condition 11 (Tree Detail) of 20/02068/MJR	03/10/2022	Full Discharge of Condition	Discharge of Conditions
22/02101/DOC	08/09/2022	c/o Agent	DOC	Former Iorwerth Jones Home For The Elderly Trenchard Drive Llanishen Cardiff CF14 5LJ	Discharge of Condition 13 (Soft Landscaping) of 20/02068/MJR	03/10/2022	Full Discharge of Condition	Discharge of Conditions
22/01534/DCH	22/07/2022	Mrs Tuhami	HSE	7 Everest Avenue Llanishen Cardiff CF14 5AP	CONVERSION OF GARAGE TO HABITABLE LIVING SPACE AND REPLACEMENT REAR SINGLE STOREY EXTENSION WITH ASSOCIATED WORKS	04/10/2022	Permission Granted	Householder
22/01396/MNR	30/06/2022	Mr Watts	FUL	Units 2 And 3 Cardiff Industrial Park Malvern Drive Llanishen Cardiff CF14 5DR	REPLACEMENT SHOP FRONTS	05/10/2022	Permission Granted	Other Consent Types
21/00422/MNR	24/02/2021	Mr Griffiths	FUL	Llanishen High School Heol Hir Llanishen Cardiff CF14 5YL	PROVISION OF AUTOMATIC POWERED GATES TO MAIN VEHICULAR ENTRANCE AND CONTROLLED ACCESS PEDESTRIAN GATE	13/10/2022	Permission Granted	General Regulations

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22/01173/DCH	09/06/2022	Mr Mazaheri	HSE	24A Newborough Avenue Llanishen Cardiff CF14 5BZ	EXTENSION TO FRONT ELEVATION, REAR DORMER ROOF EXTENSION AND EXTERNAL ALTERATIONS	14/10/2022	Permission Granted	Householder
22/01059/DCH	17/05/2022	Mr Alan Clarke	HSE	139 Oakridge Thornhill Cardiff CF14 9BW	TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY REAR EXTENSION	14/10/2022	Permission Granted	Householder
22/02369/WTTPF03/10/2022		Phyllis Saulick	WTTP	21 Old Vicarage Close Llanishen Cardiff CF14 5UZ	Lawsons Cypress - Fell and replant	21/10/2022	GRANT - Works to Trees	Other Consent Types
22/01272/DCH	29/06/2022	Mr Burgess	HSE	24 Cornfield Close Llanishen Cardiff CF14 5HS	FIRST FLOOR SIDE EXTENSION & CONVERSION OF GARAGE INTO SELF CONTAINED GUEST ROOM	28/10/2022	Permission Granted	Householder
22/01027/MJR	25/05/2022	C/O Agent	DOC	Iorwerth Jones Home For The Elderly Trenchard Drive Llanishen Cardiff CF14 5LJ	DISCHARGE OF CONDITION 10 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 20/02068/MJR	28/10/2022	Full Discharge of Condition	Discharge of Conditions
22/01742/DCH	08/09/2022	Mr Peter Bolton	HSE	1 Everest Avenue Llanishen Cardiff CF14 5AP	DOUBLE STOREY SIDE EXTENSION	30/10/2022	Refuse	Householder

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22/01028/MJR	25/05/2022	C/O Agent	DOC	Iorwerth Jones Home For The Elderly Trenchard Drive Llanishen Cardiff CF14 5LJ	DISCHARGE OF CONDITIONS 15 (CYCLE PARKING DETAILS) AND 16 (CAR PARKING STRATEGY) OF 20/02068/MJR	31/10/2022	Full Discharge o Condition	Discharge of Conditions

LLANRUMNEY

22/01743/DCH	16/08/2022	Mr Brown	HSE	6 Bideford Road Llanrumney Cardiff CF3 4EE	SINGLE STOREY EXTENSION TO REAR	03/10/2022	Permission Granted	Householder
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22/01524/DCH	22/07/2022	Mr Hillier	HSE	11 Milverton Road Llanrumney Cardiff CF3 5SB	PROPOSED FRONT PORCH	07/10/2022	Permission Granted	Householder
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PENTWYN

22/01614/DCH	02/08/2022	Mr Blake	HSE	5 Bryncyn Pentwyn Cardiff CF23 7BH	SINGLE STOREY REAR EXTENSION	10/10/2022	Permission Granted	Householder
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22/01376/MNR	16/08/2022	Britton	FUL	Units 3 To 4 And 5 To 6 Pentwyn Business Centre Wharfedale Road Pentwyn Cardiff CF23 7HB	CHANGE OF USE OF UNITS FROM GARAGE AND SIGN COMPANY TO A TIMBER SUPPLIER AND MERCHANTS	10/10/2022	Permission Granted	Minor - Other Principal Uses
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21/02766/DCH	24/11/2021	Mr Almotawaa	HSE	1 Robin Close Pentwyn Cardiff CF23 7HN	SINGLE STOREY REAR AND SIDE EXTENSION WITH EXTERNAL ALTERATIONS	13/10/2022	Permission Granted	Householder
22/01635/DCH	03/08/2022	Mr Spyridion Gauci	HSE	5 Hillrise Llanedeyrn Cardiff CF23 6UH	SINGLE STOREY SIDE EXTENSION	14/10/2022	Permission Granted	Householder
PENTYRCH AND ST FAGAN								
22/02223/WTPP	22/09/2022	Mrs Karen	WTTP	27 Deepwood Close St Fagans Cardiff CF5 4SJ	We are looking to reduce the hornbeam (T1) at the bottom of the garden by 3 - 3.5 metersThin the dense crown by 15% and raise the canopy where sucker growth and branches have drooped down to 3 meters.	03/10/2022	GRANT - Works to Trees	Other Consent Types
22/02224/WTCA	22/09/2022	Mr John Mitchell	WTCA	Brearccliffe Greenwood Lane St Fagans Cardiff CF5 6EL	T1 - Magnolia - Fell to Ground / T2 - Acer - Fell to Ground / T3 p- Monterey Pine - Start Trimming Reigeime / T4 - Monterey Pine - Remove x 1 low secondary branch	03/10/2022	GRANT - Works to Trees	Other Consent Types
22/02368/WTPPF	28/09/2022	Mr Patrick Rankin	WTTP	Dan Y Graig Holdings Lane Creigiau Cardiff CF5 6JA	W02 - Beech located in forestry to south of property on boundary with neighbouring property - Fell Tree	21/10/2022	GRANT - Works to Trees	Other Consent Types
22/02020/HSE	31/08/2022	Mr Mark Hartley	HSE	93 Trem Y Coed St Fagans Cardiff CF5 6FA	Single storey rear extension	27/10/2022	Permission Granted	Householder

PENYLAN

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22/01418/DCH	17/08/2022	Mr Simpson	HSE	8 Deri Close Penylan Cardiff CF23 5EA	CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION	10/10/2022	Permission Granted	Householder
22/01756/DCH	23/08/2022	Mr Dickel	HSE	93 Melrose Avenue Penylan Cardiff CF23 9AT	LOFT CONVERSION WITH INVERTED DORMER EXTENSION	13/10/2022	Permission Granted	Householder
22/01714/DCH	19/08/2022	Mrs Hulin	HSE	36 Stallcourt Avenue Penylan Cardiff CF23 5AN	SINGLE STOREY EXTENSION WITH RAISED TERRACE GARDEN ACCESS AND LOFT CONVERSION WITH DORMER	17/10/2022	Permission Granted	Householder
22/01520/DCH	18/07/2022	Mrs James	HSE	78 Waterloo Road Penylan Cardiff CF23 9BH	DEMOLITION OF EXISTING LEAN-TO AND NEW FLAT ROOF REAR EXTENSION. HIP TO GABLE LOFT CONVERSION AND DORMER AT UPPER LEVEL.	17/10/2022	Permission Granted	Householder
22/02163/WTPP	26/09/2022	Ms Jane Darmanin	WTTP	30 Lady Mary Road Penylan Cardiff CF23 5NT	Oak T1 Remove Lowest Limb to the south. Remove all unstable Deadwood over 20mm in diameter	21/10/2022	GRANT - Works to Trees	Other Consent Types
22/01443/MNR	14/07/2022	Dudden	FUL	St Peters RFC Minster Road Roath Cardiff CF23 5AS	ERECTION OF 8 NO. DIRECTIONAL FLOODLIGHTS TO PERIMETER OF FIRST TEAM PITCH	30/10/2022	Permission Granted	Other Consent Types
PLASNEWYDD 22/02225/WTCA	22/09/2022	Mr Steve Glascoe	WTCA	31 Oakfield Street Roath Cardiff CF24 3RE	Mulberry rear left reduced and shape to previous points or to tidy and shape, approximately 1 - 1.5m off all round	03/10/2022	GRANT - Works to Trees	Other Consent Types

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22/01691/MNR	10/08/2022	Mrs Saki	FUL	22 The Parade Roath Cardiff CF24 3AB	CHANGE OF USE OF GROUND FLOOR, LOWER GROUND AND PART FIRST FLOOR FROM COMMUNITY CENTRE TO SELF-CONTAINED APARTMENT TO BE USED AS SUI GENERIS 6 BEDROOM 8 PERSON HOUSE IN MULTIPLE OCCUPATION; WITH ASSOCIATED EXTERNAL WORKS	10/10/2022	Permission Granted	Minor - Dwellings (C3)
22/01606/DCH	10/08/2022	Mr Manning	HSE	48 Partridge Road Roath Cardiff CF24 3QX	SINGLE STOREY GLAZED ORANGERY EXTENSION TO THE REAR IN PLACE OF AN EXISTING CONSERVATORY EXTENSION	10/10/2022	Permission Granted	Householder
22/00610/DCH	16/08/2022	Mr Jefferies	HSE	35 Morlais Street Roath Cardiff CF23 5HQ	REPLACE ORIGINAL SASH WINDOWS TO FRONT OF HOUSE WITH EXACT REPLICAS TO INCLUDE DOUBLE GLAZED GLASS	14/10/2022	Permission Granted	Householder
22/01276/MNR	31/08/2022	Chegounchei	FUL	27 Ninian Road Roath Cardiff CF23 5EF	2 STOREY SIDE EXTENSION AND 2ND FLOOR ROOF EXTENSION TO REAR ANNEXE INCORPORATING DORMERS AND ALTERATION TO RECONFIGURE AND ENLARGE EXISTING 5 FLATS	30/10/2022	Refuse	Minor - Dwellings (C3)
PONTPRENAU AND OLD								
22/00665/MJR	31/03/2022	Mr Weymouth	RES	Land Adjacent To St Julians House Bridge Road Old St Mellons Cardiff CF3 6YJ	APPROVAL OF RESERVED MATTERS (ACCESS APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOR 143 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND DISCHARGE CONDITIONS 4 (DESIGN CODE),7 (ENERGY) & 8 (NOISE) PURSUANT TO OUTLINE PERMISSION 20/02078/MJR	03/10/2022	Permission Granted	Major - Dwellings (C3)

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22/01740/MNR	16/08/2022	Mr Johnson	FUL	Suite 1B Building 3 Eastern Business Park Wern Fawr Lane Old St Mellons Cardiff CF3 5XW	CHANGE OF USE FROM B1 (OFFICE) TO D1 (NON-RESIDENTIAL EDUCATION)	04/10/2022	Permission Granted	Minor - Other Principal Uses
22/02177/DOC	16/09/2022	Miss Hana Rowlands	DOC	Land North Of Ty-Draw Road Pontpennau Cardiff CF14 0PF	Discharge of Condition 16 (Tree Protection) of 19/02648/MJR	31/10/2022	Full Discharge o Condition	Discharge of Conditions
RADYR AND MORGANSTO 22/01599/DCH	02/08/2022	Mr And Mrs Tribe	HSE	25 Meadowfield Way Morganstown Cardiff CF15 8FL	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	17/10/2022	Permission Granted	Householder
22/02398/WTTPP26/09/2022		Mr Cooper	WTTPH	1 Pantawel Cottage Pant Tawel Lane Morganstown Cardiff CF15 8EN	Large Oak Tree Due to the phototropic habit of the tree, its asymmetrical crown and the raised ground to thewest which suggests that there has been movement in the root plate, it is recommended that the crown is reduced by up to three meters, the unstable deadwood with a diameter greater than 45mm is removed and the Ivy including climbing Rose are severed at ground level andstripped from the tree.	21/10/2022	GRANT - Works to Trees	Other Consent Types
18/00634/MJR	19/03/2018	-	DOC	North West Cardiff	DISCHARGE OF CONDITION 39 (RADYR GOLF COURSE INTERFACE STRATEGY) OF OUTLINE PP 14/02733/MJR	24/10/2022	Full Discharge o Condition	Discharge of Conditions

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RHIWBINA LBC/22/00021/DC02/08/2022		Mr Houdmont	LBC	14 Lon-Y-Dail Rhiwbina Cardiff CF14 6DZ	REPLACE REAR DOOR WITH NEW HARDWOOD DOOR OF SIMILAR STYLE	06/10/2022	Permission Granted	Listed Buildings
22/01724/DCH	18/08/2022	Miss Ashley	HSE	2 Ty-Gwyn Road Rhiwbina Cardiff CF14 6NF	REAR AND SIDE EXTENSIONS AND ALTERATIONS TO ROOF INCLUDING DORMER ROOF ADDITIONS	07/10/2022	Permission Granted	Householder
22/01723/DCH	15/08/2022	Mr Davies	HSE	2 Erw Wen Rhiwbina Cardiff CF14 6JW	SINGLE STOREY EXTENSION TO THE SIDE AND REAR	11/10/2022	Permission Granted	Householder
22/02093/CLD	07/09/2022	Mr J Wilton	CLD	19 Waun-fawr Road Rhiwbina Cardiff CF14 4SJ	Remove existing rear lean-to and construction of single storey rear extension	20/10/2022	CLUPD Issued	Other Consent Types
22/02406/WTPP03/10/2022		Mrs Alison Graham	WTTP	12 Coed Y Wenallt Rhiwbina Cardiff CF14 6TN	T1 - Field Maple - Reduce overhanging branches to 1.5m T2 - Ash - Reduce overhanging branches by 2m	21/10/2022	GRANT - Works to Trees	Other Consent Types
22/02400/WTCA	27/09/2022	Lynda Anne James	WTCA	10 Y Groes Rhiwbina Cardiff CF14 6DX	Japanese Maple - Reduce and shape by approximately 1m to suitable alternative pruning points Birch - Supply plant and platform. Sympathetically reduce height by approximately 2-3m and sides to suitable alternative pruning points	21/10/2022	GRANT - Works to Trees	Other Consent Types

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22/02514/WTPP	10/10/2022	Mr Mark Pearce	WTTP	Langdale Rhiwbina Hill Rhiwbina Cardiff CF14 6UP	Macrocarpa - Rear Right (Neighbours) - Romve 3xLowest Limbs Growing over clients garden and tidy lower parts of the branches above, take Hazel back to fence underneath. Macrocarpa - Rear Boundary- Crown Raise to 8m above ground level without removing any branches over 120mm in Diameter	28/10/2022	GRANT - Works to Trees	Other Consent Types

RIVERSIDE

22/00927/DCH	29/04/2022	Mr Williams	FUL	97 Romilly Crescent And 106 Llandaff Road Pontcanna Cardiff CF11 9NN	PROPOSED REFORMATION OF 97 ROMILLY CRESCENT AND 106 LLANDAFF ROAD TO FORM A SINGLE DWELLING, SINGLE STOREY SIDE EXTENSION, ALTERATIONS TO EXTERNA AMENITY AREAS INCLUDING LANDSCAPE PLANTING AND ASSOCIATED WORKS	11/10/2022	Permission Granted	Householder
22/01630/DCH	23/08/2022	Dr Manstead	HSE	94A Cathedral Road Pontcanna Cardiff CF11 9LN	REPLACEMENT OF FIRST FLOOR VERTICAL SLIDING SASH WINDOWS FOLLOWING STORM DAMAGE	20/10/2022	Permission Granted	Householder
22/02407/WTCA	04/10/2022	Mr Alan Coombs	WTCA	62 Cathedral Road Pontcanna Cardiff CF11 9LL	T1 - Holly Rear Left - Hard Trim and shape neatly T2 - Beech rear of 64 - Reduce and shape by removing up to 1.5m off the entire crown to manag the shape and size T3 - Crap Apple rear of 64 - Fell to ground level	21/10/2022	GRANT - Works to Trees	Other Consent Types

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22/02155/NMA	20/09/2022	Ms Marina Lois	NMA	4 Tudor Lane Riverside Cardiff CF11 6AZ	<p>Amendments to include:</p> <ul style="list-style-type: none"> - Front facade windows to have 'crittall' effect - to enhance the street scene with a warehouse aesthetic. - Main entrance door & signage - new recess to the entrance door and sliding entrance door. - Feature vertical brick banding to the front facade to enhance the street scene with a change in brick pattern, adding a soldier (vertical) brick course to the front facade. - Internal reconfiguration to add additional storage on the third (loft) floor - operational requirement to maintain the office spaces. - Internal reconfiguration to add an additional toilet on the second floor - toilet calculations required an additional toilet, through adding the toilet on this floor they are equally distributed throughout the building. - Internal reconfiguration to change DDA WC to Accessible Shower & Toilet. Introduction of a tea point. With cycle facilities shown at the back of the building, the shower on ground floor provides changing facilities for cyclists, the tea station provides a water point serving cyclists and the users of the ground floor. - Previously approved under 20/01160/MNR 	25/10/2022	Permission Granted	Non Material Amendment
22/01069/DCH	06/06/2022	Ryan	HSE	8 Severn Grove Pontcanna Cardiff CF11 9EN	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH TWO PITCH ROOF REAR DORMERS	27/10/2022	Permission Granted	Householder
22/02520/WTCA	24/10/2022	Wales & West Housing	WTCA	Pendryrs House Mortimer Road Pontcanna Cardiff CF11 9LA	<p>Tree 4 = Remove crossing, dead and rotten branches; Reduce the size of the crown to the north in order to improve natural light into nearby windows and reduce the overhang over the roof of the residential block.</p> <p>Tree 5 = Remove crossing branches and reduce th crown where it overhangs to roof. Remove Ivy from the trunk.</p>	28/10/2022	GRANT - Works to Trees	Other Consent Types

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22/02525/WTCA	24/10/2022	Mrs Helen Davies	WTCA	22 Teilo Street Pontcanna Cardiff CF11 9JN	T1 Box Elder - Targeted Reduction Work, Reducing Sections of Crown Overhanging 22 & 24 of Approx 1.5 to 2 metres.	28/10/2022	GRANT - Works to Trees	Other Consent Types
22/02256/DOC	14/10/2022	Mr R Roberts	DOC	72 Cathedral Road Pontcanna Cardiff CF11 9LL	Discharge of Conditions 4 (Large Scale Details for Proposed Doors), 5 (Material Samples) and 6 (Stone Boundary Walls) of 22/00863/DCH	30/10/2022	Full Discharge of Condition	Discharge of Conditions
RUMNEY								
22/00423/DCH	09/08/2022	Mr Amrik Singh	FUL	102A Wentloog Road Rumney Cardiff CF3 3EA	DORMER ROOF EXTENSION TO FLAT OVER SHOP	10/10/2022	Refuse	Householder
PRAP/22/00047/124/08/2022		Mr Wilson	PAT	Land On Greenway Road Adjacent To Letterston Road Trowbridge	PROPOSED 5G TELECOMS INSTALLATION: H3C STREET POLE AND ADDITIONAL EQUIPMENT CABINETS	10/10/2022	No Prior Approval required	Other Consent Types
22/00891/DCH	28/04/2022	Mrs Rana	HSE	75 Ty-Fry Road Rumney Cardiff CF3 3JL	SINGLE STOREY SIDE EXTENSION AND ASSOCIATED WORKS	14/10/2022	Permission Granted	Householder
22/02095/HSE	06/09/2022	Housing & Communities	HSE	19 Letterston Road Rumney Cardiff CF3 3PT	ACCESSIBLE EXTERNAL LIFT LOCATED IN FRONT GARDEN AND ALTERATION TO EXISTING STEPS	28/10/2022	Permission Granted	Householder

SPLOTT

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22/02025/HSE	25/08/2022	Mrs Viv Kirby	HSE	90 Habershon Street Splott Cardiff CF24 2LB	Single storey rear extension	31/10/2022	Permission Granted	Householder

TROWBRIDGE

22/01257/DCH	24/06/2022	Herbert	HSE	38 Jasmine Drive St Mellons Cardiff CF3 0JD	SINGLE STOREY REAR AND SIDE EXTENSION	20/10/2022	Permission Granted	Householder
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21/01856/MJR	25/11/2021	Mr Richardson	OUT	Melrose Hall Cypress Drive St Mellons Cardiff CF3 0YZ	OUTLINE PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING BUILDINGS AN THE ERECTION OF AN 85 BED CARE HOME WITH ASSOCIATED CAR PARKING, BIN STORE AND LANDSCAPING. (ALL MATTERS ACCEPT ACCESS RESERVED)	21/10/2022	Permission Granted	Major - Other Principal Uses
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22/02001/HSE	05/09/2022	MR David Watkins	HSE	15 Glandovey Grove Trowbridge Cardiff CF3 1RL	REAR DORMER ROOF EXTENSION	28/10/2022	Permission Granted	Householder
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WHITCHURCH AND TONGV

22/01269/DCH	30/06/2022	Mr Thomas	HSE	1 Maelog Road Whitchurch Cardiff CF14 1HP	SINGLE STOREY EXTENSION TO THE REAR AND SIDE	04/10/2022	Permission Granted	Householder
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22/01541/DCH	25/07/2022	Mr Davies	HSE	3 Woodland Road Whitchurch Cardiff CF14 2BU	SINGLE STORY EXTENSION TO REAR AND NEV FIRST FLOOR TO CREATE TWO STOREY DWELLING	05/10/2022	Permission Granted	Householder
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22/01521/DCH	15/07/2022	Jones	HSE	82 Park Road Whitchurch Cardiff CF14 7BR	REAR EXTENSION AND NEW GARAGE	07/10/2022	Permission Granted	Householder
22/01648/DCH	11/08/2022	Mr Lewis	HSE	21 Plas-Y-Llan Whitchurch Cardiff CF14 2AF	SINGLE STOREY REAR EXTENSION	07/10/2022	Permission Granted	Householder
22/01657/DCH	11/08/2022	Preece	HSE	32 Court Road Whitchurch Cardiff CF14 1HN	SINGLE STOREY REAR EXTENSION TO ALIGN WITH EXISTING EXTENSION, NEW PORCH AND NEW HIPPED ROOF TO WRAP AROUND AT FRONT, SIDE AND REAR AT SINGLE STOREY LEVEL. NEW HIP TO GABLE EXTENSION WITH REAR DORMER AND VELUX WINDOWS TO EXISTING ATTIC	07/10/2022	Permission Granted	Householder
22/01705/DCH	12/08/2022	Mr Norris	HSE	33 St Margaret's Road Whitchurch Cardiff CF14 7AB	SINGLE STOREY WRAP AROUND EXTENSION	07/10/2022	Permission Granted	Householder
22/01401/DCH	30/06/2022	Mr Ponsford	HSE	3 Wingfield Road Whitchurch Cardiff CF14 1NJ	SIDE DORMER ROOF EXTENSION TO FORM A LOFT CONVERSION WITH ROOFLIGHTS TO TH REAR ELEVATION	11/10/2022	Permission Granted	Householder
22/00006/DCH	21/01/2022	McMenemy	HSE	25 Yorath Road Whitchurch Cardiff CF14 1QB	REAR SINGLE STOREY EXTENSION, CONVERSION OF GARAGE, HIP TO GABLE ROOF EXTENSION WITH REAR DORMER, AND CONSTRUCTION OF GARDEN ROOM	14/10/2022	Permission Granted	Householder

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22/01601/DCH	05/09/2022	Dr Jeremy Davies	HSE	11 Heol Don Whitchurch Cardiff CF14 2AR	REPLACE ORIGINAL SINGLE GLAZED SASH WINDOWS AT THE FRONT OF THE PROPERTY WITH DOUBLE GLAZED SASHES INTO THE EXISTING FRAME, NEW TO MATCH OLD AS CLOSE AS POSSIBLE.	25/10/2022	Permission Granted	Householder
22/02005/FUL	20/09/2022	Steve Williams	FUL	Whitchurch High Lower School Glan-y-nant Terrace Whitchurch Cardiff CF14 1WL	Replacement Walkway Canopy	28/10/2022	Permission Granted	Minor - Other Principal Uses
22/02532/WTPP	19/10/2022	Mr Wayne Smsith	WTTP	11 St Michael's Close Tongwynlais Cardiff CF15 7LB	Sycamore T2 Reduce 2x limbed over extending into tenants garden back by approx 2m to nearest growth point.	28/10/2022	GRANT - Works to Trees	Other Consent Types
22/01488/DCH	19/07/2022	Mrs Lloyd	HSE	44 Lon-Y-Celyn Whitchurch Cardiff CF14 7BW	DEMOLITION OF CONSERVATORY AND SINGLE STOREY REAR / SIDE EXTENSION	30/10/2022	Permission Granted	Householder
22/01044/DCH	15/06/2022	Mr Roberts	HSE	50 Bishop's Road Whitchurch Cardiff CF14 1LU	SINGLE STOREY REAR EXTENSION, LOFT CONVERSION INCLUDING REAR DORMER AND ASSOCIATED ALTERATIONS	30/10/2022	Permission Granted	Householder

Cardiff Council : Development Control : Applications Decided between 01/11/2022 and 30/11/2022

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ADAMSDOWN 22/02161/FUL	13/09/2022	Mr Qaiser Ali	FUL	136 Broadway Adamsdown Cardiff CF24 1NL	CHANGE OF USE OF GROUND FLOOR FROM RETAIL TO A3 RESTAURANT AND TAKE AWAY WITH INSTALLATION OF EXTRACTION SYSTEM	11/11/2022	Permission Granted	Minor - Retail (A1-A3)
22/02063/CLD	13/09/2022	Mr Phillip Collings	CLD	14 Sapphire Street Adamsdown Cardiff CF24 1PZ	Loft Conversion with Dormer	16/11/2022	Permission Granted	Other Consent Types
22/00452/MNR	07/04/2022	Ghaffar	FUL	107A Clifton Street Adamsdown Cardiff CF24 1LU	ERECTION OF REAR DORMER ROOF EXTENSION AND CONVERSION OF FIRST AND SECOND FLOOR FLAT TO FORM 3NO. STUDIO FLATS	24/11/2022	Permission Granted	Minor - Dwellings (C3)
22/01091/MNR	09/06/2022	Akhtar	FUL	5 Clifton Street Adamsdown Cardiff CF24 1PW	REAR GROUND AND FIRST FLOOR EXTENSIONS PLUS DORMER LOFT CONVERSION FORMING 2NO. FLATS AND ALTERATIONS WITH NEW SHOP-FRONT AND SIGN BOARD	24/11/2022	Permission Granted	Minor - Dwellings (C3)
BUTETOWN 22/01469/MJR	18/07/2022	Mr Kingston	DOC	Central Quay Crawshay Street Butetown Cardiff	PARTIAL DISCHARGE OF CONDITIONS 5 (DRAINAGE PLAN) AND 10 (CYCLE PARKING) IN RELATION TO ONE CENTRAL QUAY AND FULL DISCHARGE OF CONDITION 15 (ECOLOGICAL CONSTRUCTION METHOD STATEMENT) OF 19/03171/MJR	01/11/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/02021/FUL	03/10/2022		FUL	Atlantic House Tyndall Street Butetown Cardiff CF10 4PS	Part Retrospective Change of Use from Education (Use Class D1) to Office (Use Class B1)	14/11/2022	Permission Granted	Minor - Offices (B1(a))

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A/22/00055/MNR	05/09/2022	Mr Lonsdale	ADV	Former Browning Jones And Morris Dumballs Road Butetown Cardiff CF10 5FE	1 X WALL MOUNTED TYPE (PERPENDICULAR) X CURTAIN WALL/SOFFIT MOUNTED TYPE 1 X FLOOR MOUNTED TYPE 1 X WALL MOUNTED TYPE (PARALLEL) 1 X WALL MOUNTED LETTERING TYPE (PARALLEL)	14/11/2022	Permission Granted	Advertisements
22/02549/PRAP	17/10/2022	Mr Davies	PRAP	Prax House Queens Road South Butetown 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	18/11/2022	Prior Approval Granted	Other Consent Types
22/00556/MJR	15/03/2022	Mr Lonsdale	NMA	Former Browning Jones And Morris Dumballs Road Butetown Cardiff CF10 5FE	MINOR AMENDMENTS TO ELEVATIONS, CONFIGURATION OF FLATS, LANDSCAPING, ROOFTOP LAYOUT, CYCLE AND REFUSE STORAGE, SUBSTATION PROPORTIONS AND SERVICING INFRASTRUCTURE - PREVIOUSLY APPROVED UNDER 18/02383/MJR	25/11/2022	Permission Granted	Non Material Amendment
21/01482/MJR	14/06/2021	N/A	RES	Land Adjacent To Longships Road And Compass Road Cardiff Bay	Application for the approval of reserved matters for the erection of a warehouse (use class b8) with ancillary vehicle storage, office accommodation, landscaping and associated works pursuant to outline planning permission 19/01438/MJR	25/11/2022	Permission Granted	Major - Industry/Storage/Distribution
CAERAU 22/02142/FUL	29/09/2022	Mr John Matthews	FUL	Ground Floor 36 Caerau Lane Caerau Cardiff CF5 5HQ	CHANGE OF USE FROM A1 (SHOP) TO A3 (FOOD AND DRINK)	11/11/2022	Permission Granted	Minor - Retail (A1-A3)

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21/02489/MNR	20/10/2021	Mr Shikdar	FUL	103 Cowbridge Road West Caerau Cardiff CF5 5TA	GROUND FLOOR EXTENSION OF EXISTING BUSINESS PREMISES AND FIRST FLOOR EXTENSION TO PROVIDE AN ADDITIONAL ONE BEDROOM FLAT	18/11/2022	Permission Granted	Minor - Dwellings (C3)
22/02628/NMA	17/11/2022		NMA	Land Adjacent To Cwrt-Yr-Ala Road Caerau	To amend the location of the approved equipment cabinets - previously approved under 21/02129/MNR	25/11/2022	Permission Granted	Non Material Amendment
22/02298/NMA	06/10/2022	Mr Paul Sampson	NMA	Land Adjacent To 96 Heol-yr-odyn Caerau Cardiff CF5 5QX	Alter the integral layout of the dwelling, altering the position of external apertures - previously approved under 17/02905/MNR	29/11/2022	Permission Granted	Non Material Amendment
22/02679/CLD	21/11/2022	Mr Nazir Ahmed	CLD	42 Thorne Way Caerau Cardiff CF5 5DL	Single Storey Rear Extension	30/11/2022	Permission Granted	Other Consent Types
CANTON 22/01687/MJR	15/08/2022	Mr Kennedy	DOC	Former Cardiff And Vale NHS Offices Sanatorium Road Canton Cardiff CF11 8PL	DISCHARGE OF CONDITIONS 7 (CAR PARKING STRATEGY AND MANAGEMENT PLAN), 8 (TRAVEL PLAN), 11 (GROUND GAS PROTECTION), 12 (CONTAMINATED LAND MEASURES), 13 (CONTAMINATED LAND MEASURES - REMEDIATION AND VERIFICATION PLAN), AND 19 (LANDSCAPE ECOLOGICAL MANAGEMENT PLAN - LEMP) OF 21/02054/MJR	09/11/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/02069/VAR	22/09/2022	Mr Huw Jones	VAR	121 Pencisely Road Canton Cardiff CF5 1DL	Variation of Condition 2 of 21/01694/DCH to alter the design of the front porch and location of proposed vehicle crossover	17/11/2022	Permission Granted	Renewals and Variation of Conditions

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22/00953/MNR	13/05/2022	Mr Martin	FUL	216 Cowbridge Road East Canton Cardiff CF5 1GX	3 STOREY REAR EXTENSION TO EXISTING SHOP AND FLAT CREATING EXTRA INTERNAL SHOP FLOORSPACE AND 2 ADDITIONAL SELF-CONTAINED FLATS	18/11/2022	Permission Granted	Minor - Dwellings (C3)
22/02080/DOC	20/09/2022	Mr John Pinn	DOC	Canton Family Centre Suffolk House Romilly Road Canton Cardiff	Discharge of Condition 4 (Imported Soil) of 18/01064/MJR	25/11/2022	Full Discharge of Condition	Discharge of Conditions
22/02321/HSE	05/10/2022	Mr & Mrs Gittens	HSE	52 Windway Road Canton Cardiff CF5 1AF	Single storey rear extension	28/11/2022	Permission Granted	Householder
22/02082/HSE	09/09/2022	Mr & Mrs Price	HSE	34 Leckwith Avenue Canton Cardiff CF11 8HQ	DEMOLITION OF EXISTING REAR LEAN-TO STORE STRUCTURE AND ERECTION OF SINGLE STOREY REAR EXTENSION; ALL WITH ASSOCIATED EXTERNAL WORKS	28/11/2022	Permission Granted	Householder
22/01034/DCH	18/05/2022	Mrs Williams	HSE	24 Chargot Road Canton Cardiff CF5 1EW	ERECTION OF SINGLE STOREY ANNEXE IN REAR GARDEN	28/11/2022	Permission Granted	Householder
22/02469/CLD	25/10/2022	Merriott	CLD	5 Grosvenor Street Canton Cardiff CF5 1NH	loft conversion with rear dormer extension and front rooflights	28/11/2022	Permission Granted	Other Consent Types

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22/01374/MNR	08/07/2022	Ms Lukins	FUL	Thompson's Park Rangers Hut Thompson's Park Romilly Road Canton Cardiff CF5 1FH	RETENTION OF PARTIALLY COVERED TEMPORARY EXTERNAL SEATING AREA FOR EXISTING COFFEE SHOP	29/11/2022	Permission Granted	Minor - Retail (A1-A3)
22/02370/HSE	14/10/2022	Craig Thomas	HSE	6 Halsbury Road Canton Cardiff CF5 1FY	Rear dormer and ground floor rear extension	30/11/2022	Permission Granted	Householder
22/02154/HSE	23/09/2022	Mr Oscar Thuvesholmen	HSE	5 Lionel Road Canton Cardiff CF5 1HN	ADDITIONAL REAR DORMER TO EXISTING LOF CONVERSION	30/11/2022	Permission Granted	Householder
CATHAYS 22/01461/MNR	20/07/2022	Mr Ferriday	FUL	Nickel Yard Bakers Row Rear Of 26 & 27 St Mary Street City Centre Cardiff CF10 1AL	DEMOLISH EXISTING STEEL FIRE ESCAPE STAIR AND ERECT NEW STEEL FIRE ESCAPE STAIR	09/11/2022	Permission Granted	Other Consent Types
LBC/22/00042/M/20/07/2022		Mr Ferriday	LBC	Nickel Yard Bakers Row Rear Of 26 & 27 St Mary Street City Centre Cardiff CF10 1AL	DEMOLISH EXISTING STEEL FIRE ESCAPE STAIR AND ERECT NEW STEEL FIRE ESCAPE STAIR	09/11/2022	Permission Granted	Listed Buildings

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22/02045/LBC	01/09/2022	Mr Jamie Yeoman	LBC	29 Charles Street Cathays Cardiff CF10 2GA	Installation of 4 No internal surface mounted air conditioning units, including all associated pipework and 2 No external condenser units in visually isolated locations, and replacement of 2 No ground floor windows, in a style to match existing	10/11/2022	Permission Granted	Listed Buildings
22/02173/ADV	21/09/2022	Big Fang Collective	ADV	Double Diamond Gaming Ltd T/a Rainbow Casino Mary Ann Street Cathays Cardiff CF10 2EN	Replace all current signage and window manifestation of the existing venue and replace with new branded signage	10/11/2022	Permission be granted	Advertisements
22/02242/CLD	06/10/2022	RICHARD BARTROP	CLD	9 Cranbrook Street Cathays Cardiff CF24 4AL	ERECTION OF DORMER LOFT EXTENSION, FRONT ROOFLIGHT AND GROUND FLOOR REAR EXTENSION	16/11/2022	Permission Granted	Other Consent Types
22/01767/DCH	30/08/2022	Mr Colucci	HSE	72 Tewkesbury Street Cathays Cardiff CF24 4QT	GROUND AND FIRST FLOOR REAR EXTENSIONS AND REAR DORMER ROOF EXTENSION WITH ASSOCIATED ALTERATIONS	18/11/2022	Permission Granted	Householder
22/02373/ADV	11/10/2022	Office Shoes	ADV	15 St David's Dewi Sant Grand Arcade Cathays Cardiff CF10 2ER	INSTALLATION OF 1NO. INTERNALLY ILLUMINATED FASCIA SIGN	22/11/2022	Permission Granted	Advertisements
22/02182/PRAP	29/09/2022	CK Hutchinson Networks (UK) Ltd.	PRAP	Land On Churchill Way Cathays Cardiff	20m monopole style telecommunications mast (galvanised steel), antennas, ground based equipment cabinets and associated ancillary development	23/11/2022	Telecom PA NOT Required	Other Consent Types

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22/02377/CLU	12/10/2022	Mr Zaid Akbar	CLU	Flats 2, 3 And 4 4-6 Miskin Street Cathays Cardiff CF24 4AQ	Establish use of Flat 2 (first floor), Flat 3 (second floor) and Flat 4 (top floor) as Houses in Multiple Occupation	24/11/2022	Permission Granted	Other Consent Types

CREIGIAU AND ST FAGAN:								
22/01318/DCH	26/09/2022	Windson-Clive	HSE	3 And 4 Parkview Cottages Crofft-Y-Genau Road St Fagans Cardiff CF5 6ED	DEMOLITION AND REBUILDING OF THE CHIMNEY	25/11/2022	Permission Granted	Householder

CYNCOED								
22/02613/WTTPP14/10/2022	Jac Webb	WTTPP14/10/2022	26 / 28 Westminster Crescent Cyncoed Cardiff CF23 6SE	T1 Oak - front garden of property - 1/1.5m crown reduction, crown lift to give adequate clearance above road. T2 and T4 Oaks - Rear north boundary in back garden on property of Golf Course - reduction of 1/1/54m of lateral branches to suitable grownign points. T3 Oak - in rear gardedn of number 26 - 1/1.5m crown reduction, 2.5m reduction of lower northern lateral branches to growing point.	03/11/2022	GRANT - Works to Trees	Other Consent Types	

22/01462/MNR	08/07/2022	.	FUL	Cardiff Metropolitan University Cyncoed Campus Cyncoed Road Cyncoed Cardiff CF23 6XD	SINGLE STOREY EXTENSION TO BENCH CAFE	09/11/2022	Permission Granted	Minor - Retail (A1-A3)
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22/01528/MJR	19/07/2022	C/O Agent	DOC	17-41 Clearwater Way Lakeside Cardiff CF23 6DL	DISCHARGE OF CONDITIONS 4 (ARCHITECTURAL DETAILING - WINDOW REVEALS) AND 24 (ROOFTOP TERRACE LANDSCAPING) OF 20/00153/MJR	11/11/2022	Full Discharge of Condition	Discharge of Conditions
22/02040/HSE	30/08/2022	Badie Altimimi	HSE	56 Llandennis Avenue Cyncoed Cardiff CF23 6JJ	Ground and First Floor Rear Extensions with Modification to the Side and Roof	14/11/2022	Permission Granted	Householder
22/01769/DCH	26/08/2022	Burns	HSE	57 Lake Road West Roath Park Cardiff CF23 5PH	REMOVAL OF CHIMNEY STACK TO ROOF LEVEL AND SLATE OVER	15/11/2022	Refuse	Householder
22/01751/DCH	24/08/2022	Mr And Mrs Byrne	HSE	251 Cyncoed Road Cyncoed Cardiff CF23 6NZ	EXTENSION AND ALTERATIONS TO EXISTING BUNGALOW INCLUDING LOFT CONVERSION, GABLE END ROOF EXTENSIONS WITH DORMER ROOF EXTENSION, PROVISION OF DRIVEWAY AND ASSOCIATED WORKS	18/11/2022	Permission Granted	Householder
22/02246/HSE	26/09/2022	Naveeda & Gavin Morgan	HSE	40 Lakeside Drive Cyncoed Cardiff CF23 6DG	Ground and first floor side/rear extension, with associated alteration works	21/11/2022	Permission Granted	Householder
22/02287/CLD	04/10/2022	Dr Andrew Pickersgill	CLD	38 Windermere Avenue Cyncoed Cardiff CF23 5PR	Hip to gable plus flat roof rear dormer extension and front rooflights	22/11/2022	Permission Granted	Other Consent Types
22/02541/DOC	27/10/2022	Alak Child	DOC	21 Berrymead Road Cyncoed Cardiff CF23 6QA	Discharge of Condition 6 (Soft Landscaping) of 21/02839/DCH	25/11/2022	Full Discharge of Condition	Discharge of Conditions

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22/01519/DCH	03/08/2022	Watts	HSE	191 Lake Road West Roath Park Cardiff CF23 5PN	SINGLE STOREY REAR EXTENSION, DEMOLITION OF GARAGE AND DORMER ADDITIONS TO FRONT AND REAR	28/11/2022	Permission Granted	Householder
22/02601/CLD	02/11/2022	Mr & Mrs M & L Wilson	CLD	8 Tyrwhitt Crescent Cyncoed Cardiff CF23 5QP	Single storey rear extension	30/11/2022	Permission Granted	Other Consent Types
FAIRWATER 22/01719/MJR	22/08/2022	Saleem	FUL	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	ERECTION OF TEMPORARY REPLACEMENT SCHOOL BUILDINGS (BETWEEN ONE AND THREE STOREY IN HEIGHT), INCLUDING ADMINISTRATION, KITCHEN/CANTEEN AND SCHOOL HALL BUILDINGS; TEMPORARY SCHOOL CAR PARK; AND FOOTPATH FROM FAIRWATER ROAD TO DOYLE AVENUE (ALL TEMPORARY WORKS) TOGETHER WITH PERMANENT ENABLING WORKS TO FACILITAT THE REDEVELOPMENT OF CANTONIAN HIGH SCHOOL COMPRISING: BOUNDARY FENCING; SPECTATOR STAND; INSTALLATION OF SPORT PITCHES, MULTI USE GAMES AREAS AND ASSOCIATED FLOODLIGHTING AND FENCING; AND ASSOCIATED LANDSCAPING, DRAINAGE AND ENGINEERING WORKS	04/11/2022	Permission Granted	General Regulations
22/02787/CLU	18/11/2022	Mr Remo Rabaiotti	CLU	58 Plas Mawr Road Fairwater Cardiff CF5 3JX	CLASS A3 USE FOR THE SALE OF HOT AND / OR COLD FOOD FOR CONSUMPTION OFF THE PREMISES	28/11/2022	Permission Granted	Other Consent Types

GABALFA

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22/02010/HSE	09/09/2022	Ms Sian Jones	HSE	44 Talygarn Street Gabalfa Cardiff CF14 3PT	Erection of a single storey rear extension	03/11/2022	Permission Granted	Householder
22/02176/FUL	21/09/2022	Mr David Jones	FUL	23 Whitchurch Road Gabalfa Cardiff CF14 3JN	CHANGE OF USE FROM CLASS A2 TO A3 (BISTRO)	14/11/2022	Permission Granted	Minor - Retail (A1-A3)
22/02055/HSE	20/09/2022	SHAKIR ALI	HSE	209 North Road Mynachdy Cardiff CF14 3AG	TWO STOREY SIDE EXTENSION, GROUND FLOOR REAR EXTENSION AND ALTERATIONS	14/11/2022	Refuse	Householder
22/02260/FUL	29/09/2022	Mr Brian Fraser	FUL	Club 3000 Excelsior Industrial Estate Batchelor Road Gabalfa Cardiff CF14 3AX	CONSTRUCTION OF NEW SMOKING SHELTER BUILDING LOCATED TO REAR OF MAIN BUILDING	14/11/2022	Permission Granted	Minor - Other Principal Uses
22/02394/CLD	12/10/2022	Mr P Cousins	CLD	60 Mynachdy Road Mynachdy Cardiff CF14 3EA	Rear two storey and single storey rear extensions, rear dormer	30/11/2022	Permission Granted	Other Consent Types
GRANGETOWN 22/01471/MNR	18/07/2022	Mr Roach	FUL	233-235 Penarth Road Grangetown Cardiff CF11 6FS	REMODELLING, REFURBISHMENT AND EXTENSION OF 233 AND 235 PENARTH ROAD TO PROVIDE 8 NO. FLATS AND RETAIN COMMERCIAL UNIT IN PART GROUND FLOOR OF 233 PENARTH ROAD.	14/11/2022	Permission Granted	Minor - Dwellings (C3)

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22/02039/HSE	31/08/2022	Mr Sura	HSE	2 Blaise Place Leckwith Cardiff CF11 6JR	Single storey rear and side extensions, rear facing roof dormer and rear garden landscaping alteration	16/11/2022	Refuse	Householder
22/02074/HSE	29/09/2022	Albert + Sally Wheeler / Bethnell	HSE	5 Cambridge Street Grangetown Cardiff CF11 7DH	Single Storey Rear Extension	16/11/2022	Permission Granted	Householder
22/01582/DCH	26/07/2022	Mr Albayaty	HSE	75 South Clive Street Grangetown Cardiff CF11 7EH	CONSTRUCTION OF NEW SINGLE STOREY OUTBUILDING/GYM IN REAR GARDEN	16/11/2022	Permission Granted	Householder
22/02417/PRNO	18/11/2022	N/A	PRNO	Grangetown Gas Works Ferry Road Grangetown Cardiff CF11 0XR	Demolition of Single Storey Masonry Constructed Building known as building 14	18/11/2022	Prior Approval Not Required	Other Consent Types
22/02652/WTPPF		Royal Mail	WTTPF	220-228 Penarth Road Leckwith Cardiff CF11 8TA	All Leylandii trees along rear fencing and entrance road face to 5.2m back to boundary fencing.	18/11/2022	Application Type Not required	Other Consent Types
22/02160/HSE	15/09/2022	Mr Luis Pereira	HSE	48 Cornwall Street Grangetown Cardiff CF11 6SR	First-floor rear extension above existing ground flo	23/11/2022	Refuse	Householder

HEATH

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22/02253/HSE	26/09/2022	Mr Mike Kelly	HSE	22 Homelands Road Heath Cardiff CF14 1UJ	Demolition of existing garage and the construction of a two storey side extension with loft conversion including rear dormers	10/11/2022	Permission Granted	Householder
22/01409/DCH	18/07/2022	Mr Kelly	HSE	67 Heath Park Avenue Heath Cardiff CF14 3RG	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A SINGLE STOREY REAR/SIDE EXTENSION	16/11/2022	Permission Granted	Householder
22/01706/MNR	20/09/2022	Mr Dunleavy	FUL	123 Maes-Y-Coed Road Heath Cardiff CF14 4HE	CHANGE OF USE OF COMMERCIAL SHOP UNIT TO DWELLING.	18/11/2022	Permission Granted	Minor - Dwellings (C3)
22/02292/NMH	30/09/2022	Mr Jon Watson	NMH	59 Heath Park Avenue Heath Cardiff CF14 3RG	Alterations to rear wall of side extension, scale of side extension, existing stone garden wall and lantern roof light - previously approved under 22/00512/DCH	24/11/2022	Permission Granted	Non Material Householder
22/02399/HSE	13/10/2022	Mrs Quartermain	HSE	2 Nant Y Fedw Heath Cardiff CF14 1SD	Second storey rear extension over existing ground floor extension	24/11/2022	Refuse	Householder
22/02189/HSE	20/09/2022	Mr Simon Barker	HSE	2 Manor Close Heath Cardiff CF14 1RQ	Hip to gable roof extension and alterations to existing front and rear dormers	28/11/2022	Refuse	Householder
22/01685/DCH	03/10/2022	Mr + Mrs Coopey	HSE	25 Maes-Y-Coed Road Heath Cardiff CF14 4HA	NEW SINGLE STOREY EXTENSION	28/11/2022	Permission Granted	Householder

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22/02695/CLD	10/11/2022	Mr <input type="checkbox"/> Mrs Mike Davies	CLD	29 St Cadoc Road Heath Cardiff CF14 4ND	Loft conversion with hip to gable and rear dormer	28/11/2022	Permission Granted	Householder
LISVANE AND THORNHILL								
22/02616/WTTPP26/10/2022		Mr Martin Bye	WTTPP10	The Paddock Lisvane Cardiff CF14 0AY	T1 - Beech - Minor crown lifting and targeted pruning of end weighted limb. Removal of lower eipcormic growth	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/02529/WTTPF25/10/2022		Sainsburys	WTTPP	Petrol Filling Station Sainsbury's Excalibur Drive Thornhill Cardiff CF14 9BB	Tree branches of Alder and Ash need pruning back and crown lifting at petrol station entrance. Giving clear access for petrol tanker to entre petrol forecourt. The trees are low and the Tanker is hitting them as they pull in to the forecourt to supply the fuel. They will cut the Trees giving a 5.2m clearance from ground level . to give the clearance for the tanker .	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/02048/HSE	05/09/2022	MRS SUE MANSON	HSE	16 Blossom Drive Lisvane Cardiff CF14 0BE	First floor extension	16/11/2022	Permission Granted	Householder
22/02437/NMH	20/10/2022	Andrew Beckley	NMH	Avondale St Mellons Road Lisvane Cardiff CF14 0SH	To amend to a flat roof wrap around instead of the pitched roof previously approved under 21/00493/DCH	16/11/2022	Permission Granted	Non Material Householder

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22/02482/CLD	24/10/2022	Joanna and Chris Burdett	CLD	38 Llwyn Y Pia Road Lisvane Cardiff CF14 0SY	Rear and side ground floor extension and part garage conversion	28/11/2022	Permission Granted	Other Consent Types
LLANDAFF								
22/02139/HSE	12/09/2022	Mr & Mrs Connors	HSE	35 Insole Gardens Llandaff Cardiff CF5 2HW	Single Storey Side Extension, Ground and First Floor Rear Extensions, Hip to Gable Loft Conversion with Rear Dormer	03/11/2022	Permission Granted	Householder
22/02615/WTTPP	26/10/2022	Mr Daniel McNulty	WTTP	110 St Michael's Road Llandaff Cardiff CF5 2AP	T10 : Horsechestnut - Sever ivy from base of trunk Sever eiocormic growth from trunk and main stems up to secondary forks (5m agl). Sever torn branch stub on central stem SW at 7m agl. Lateral reduction of secondary and higher order branching by 2-3m to suitable live growth points in order to rebalance the crown. Crown lift to suitable live growth points in order to achieve an overall crown height of around 5m agl.	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/02617/WTTPF	27/10/2022	Mrs Shelagh Darbyshire	WTTP	47 Palace Road Llandaf Caerdydd CF5 2AG	T1 - Cedar - deadwood, remove gailed branch stub minor reduction T2 - Lawson Cyhpress - reduce by 2 metres T3 - Lawson Cypress - fell to ground level	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/00285/DCH	17/06/2022	Yeung	HSE	Trewen 13 The Avenue Llandaff Cardiff CF5 2LP	NEW WINDOWS	11/11/2022	Permission Granted	Householder

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22/02723/WTT	14/11/2022	Mr Richard Beech	WTTP	Admin Block Plas Gwyn Hall Of Residence Cardiff Metropolitan University Plas Gwyn Llantrisant Road Llandaff Cardiff CF5 2XJ	A1 : Common Beech X 1, Sycamore X 2, Yew X 1 : high prune 2.5m clearance along steps and pathway any overhanging branches and remove overhanging sycamore branches (within Yew) on road edge. G12 : Common Cherry X 4 : Fell. G13 : Acacia X 2 : Fell G14 : English Oak : crown reduce crown spread or road side by 39 per cent. G15 : Black Pine : remove overhanging branches, cut off ivy to allow visual inspection of tree base.	25/11/2022	GRANT - Works to Trees	Other Consent Types

22/02743/WTT	08/11/2022	Ms Diana Wallace	WTTP	Crossways 2 Bruton Place Llandaff Cardiff CF5 2ER	Magnolia - Front - Fell & Grind Stump out to 12-18' below ground level	25/11/2022	GRANT - Works to Trees	Other Consent Types
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22/02044/HSE	30/08/2022	MR RHYS WILLIAMS	HSE	37 Highfields Llandaff Cardiff CF5 2QB	SINGLE STOREY REAR EXTENSION AND DORMER LOFT CONVERSION WITH NEW GABLE END	28/11/2022	Permission Granted	Householder
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22/02053/CLD	14/09/2022	Miss Laura Harthill	CLD	190 Aberporth Road Llandaff North Cardiff CF14 2PS	Construction of dormer window to the rear elevation and the installation of velux rooflights to the front elevation	16/11/2022	Permission Granted	Other Consent Types
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22/02388/NMA	13/10/2022	Dwr Cymru Water	NMA	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Removal of condition 17 (Non-Reflective Glazing) c 20/02175/MJR to meet ecological requirements, whilst maintaining thermal / solar control specification.	02/11/2022	Permission Granted	Non Material Amendment
22/01021/DCH	17/05/2022	Mr & Mrs Payne	HSE	29 Amberheart Drive Thornhill Cardiff CF14 9HA	DOUBLE STOREY AND SINGLE STOREY SIDE/REAR EXTENSIONS	03/11/2022	Refuse	Householder
22/02610/WTPPF14/10/2022		Mr Patrick Riordan	WTTPH	1 Millgate Llanishen Cardiff CF14 0TY	Fir; (Norway Spruce Picea abies) 20m Tall Group c 3 : Fell	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/01683/DOC	10/08/2022	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 14 (EXTERNAL FINISHES) OF 20/02175/MJR	08/11/2022	Full Discharge of Condition	Discharge of Conditions
22/02137/FUL	13/09/2022	.	FUL	Land At Llanishen Leisure Centre Ty Glas Avenue Llanishen Cardiff CF14 5DW	Continued retention of the existing temporary installation for a further 12 months, consisting of a trailer mounted cabin with integral 25 metre high mast (27 metres to top of antennas) supporting 3no. antennas and a 600mm diameter dish antenna, a temporary Heras fenced enclosure and development ancillary thereto	11/11/2022	Permission Granted	Other Consent Types
22/02129/FUL	13/09/2022	Mr Neil Dennison	FUL	Suite 116 S4C Media Centre Parc Ty Glas Llanishen Cardiff CF14 5DU	Change of Use from B1 (Offices) to D1 (Non-Residential Education)	11/11/2022	Permission Granted	Minor - Other Principal Uses

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22/02393/NMA	13/10/2022	Mr Andrew Collins	NMA	Former Iorwerth Jones Home For The Elderly Trenchard Drive Llanishen Cardiff CF14 5LJ	Siting of Air Source Heat Pumps in the rear gardens of each plot, Plots 12&13 repositioned to create 1200mm access path between adjacent property, parking spaces to Plot 06&11 increased in width, and footpath along brook revised to Tarmac - Previously approved under 20/02068/MJF	14/11/2022	Permission Granted	Non Material Amendment
22/00265/DCH	08/02/2022	Mr Huw Williams	HSE	8 Glenmount Way Thornhill Cardiff CF14 9HS	EXTENSION TO EXISTING GARAGE TO FORM FIRST FLOOR HOME OFFICE	18/11/2022	Permission Granted	Householder
22/02200/PRAP	30/09/2022	Bobby Clayton	PRAP	Llanishen Station Road Bridge Station Road Llanishen Cardiff	Alteration of the existing Llanishen Station Road Overbridge	21/11/2022	Prior Approval Granted	Other Consent Types
22/01625/MNR	15/08/2022	Mr Jones	FUL	4 Mill Close Llanishen Cardiff CF14 0XQ	EXTENSION OF DWELLING TO FORM A SEPARATE DWELLING UNIT ON ADJACENT LAND	21/11/2022	Permission Granted	Minor - Dwellings (C3)
22/02317/CLD	11/10/2022	Mr Malik Iqbal	CLD	105 Fishguard Road Llanishen Cardiff CF14 5PR	Hip to Gable Loft Conversion with Rear Dormer and front rooflights	22/11/2022	Permission Granted	Other Consent Types
22/02211/HSE	23/09/2022	MRS ANNE RUSSELL	HSE	9 Wyndham Terrace Llanishen Cardiff CF14 5NL	Proposed first floor front extension, single storey rear extension and 1st floor balcony extension	22/11/2022	Permission Granted	Householder

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21/02545/MJR	28/10/2021	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 23 (LANDSCAPING OF 20/02175/MJR	25/11/2022	Full Discharge of Condition	Discharge of Conditions
22/02521/DOC	26/10/2022	Dwr Cymru Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Partial Discharge of Condition 20 (Site Furniture) o 20/02175/MJR	25/11/2022	Partial Discharge of Condition (s)	Discharge of Conditions
22/02118/HSE	23/09/2022	Mr Nick Walsh	HSE	27 Newborough Avenue Llanishen Cardiff CF14 5BZ	Single Storey Side and Rear Extension and Widening of Driveway	28/11/2022	Permission Granted	Householder
22/02244/HSE	10/10/2022	Mr Ian Rees	HSE	38 North Rise Llanishen Cardiff CF14 0RN	Link and extend existing dormers to the front elevation	28/11/2022	Permission Granted	Householder
22/02275/HSE	30/09/2022	Turton	HSE	2 Everest Avenue Llanishen Cardiff CF14 5AS	Single storey rear extension; rear dormer loft conversion and new front porch.	29/11/2022	Permission Granted	Householder
LLANRUMNEY 22/00988/MJR	13/05/2022	Cardiff City House Of Sport	DOC	University Sport Pavilion And Field Mendip Road Llanrumney Cardiff CF3 4JN	DISCHARGE OF CONDITIONS 8 (JUNCTION DETAILS) AND 9 (SCHEME OF CONSTRUCTION MANAGEMENT) OF 20/02690/MJR	09/11/2022	Full Discharge of Condition	Discharge of Conditions

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22/02238/HSE	26/09/2022	Mr Lee Smith	HSE	52 Braunton Avenue Llanrumney Cardiff CF3 5HW	Dormer to rear with attic conversion and roof windows to front elevation	24/11/2022	Permission Granted	Householder
22/02564/NMH	31/10/2022	Mr Kevin Brown	NMH	6 Bideford Road Llanrumney Cardiff CF3 4EE	Amend roof from apex to lean to previously approved under reference 22/01743/DCH	28/11/2022	Permission Granted	Householder
PENTWYN 22/01738/DCH	22/08/2022	Mr Bryant	HSE	64 Bryn Haidd Pentwyn Cardiff CF23 7JP	PROPOSED SINGLE STOREY FRONT EXTENSION	01/11/2022	Refuse	Householder
22/01413/DCH	04/07/2022	Mr Alwadi	HSE	168 Waun Fach Pentwyn Cardiff CF23 7BG	SINGLE STOREY REAR AND FRONT EXTENSIONS	09/11/2022	Permission Granted	Householder
22/01618/DCH	04/08/2022	Dr. Aran	HSE	214 Hillrise Llanedeyrn Cardiff CF23 6UQ	DEMOLITION AND RECONSTRUCTION OF OUTBUILDING IN REAR GARDEN AND CONSTRUCTION OF REAR CONSERVATORY	21/11/2022	Permission Granted	Householder
PENTYRCH AND ST FAGAI 22/02609/WTCA	18/10/2022	Ms Susan Phillips	WTCA	27 St Fagans Drive St Fagans Cardiff CF5 6EF	1 x Quercus Rubra - reduce the branches voerhanging neighbouring field by 3.5m to a suitab growing point and reduce weight on southern side	03/11/2022	GRANT - Works to Trees	Other Consent Types

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22/02042/HSE	13/09/2022	Mr Kanji Kerai	HSE	Efail Newydd Church Road Pentyrch Cardiff CF15 9QF	Proposed installation of in-line integrated roof solar panels on rear south elevation	16/11/2022	Permission Granted	Householder
22/02065/HSE	20/09/2022	Ceri Pell	HSE	13 Heol-Y-Pentre Pentyrch Cardiff CF15 9QD	Demolition of existing single storey annexe and replacement with single storey Lean-To extension with rooflights to rear	25/11/2022	Permission Granted	Householder
22/02349/HSE	10/10/2022	Mr John Williams	HSE	2 Ffordd Yr Afon Gwaelod-y-garth Cardiff CF15 9TT	Single storey rear extension	28/11/2022	Permission Granted	Householder
22/02312/DOC	17/10/2022	Katherine Simmons	DOC	Land At Mountain Road Pentyrch	Discharge of Condition 9 (Materials) of 21/02712/MNR	29/11/2022	Full Discharge of Condition	Discharge of Conditions
PENYLAN 22/02250/WTTPF	19/10/2022	Ms Jane Darmanin	WTTP	48 Llwyn-y-grant Road Penylan Cardiff CF23 9HL	Sugar Maple - Rear Garden - Remove lower limb growing towards purple plum, reduce height by up to 4m back to previous pruning points and bring crown into shape Scots Pine x2 cyclically trim back stems to maintain approximately 2m clearance from the building line.	11/11/2022	GRANT - Works to Trees	Other Consent Types
22/02162/HSE	14/09/2022	Mr Andy Johnson	HSE	8 Grisedale Close Penylan Cardiff CF23 5NX	Ground Floor single storey extensions to rear of property and to the rear of existing garage and First Floor extension over existing garage	14/11/2022	Permission Granted	Householder

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22/02102/HSE	16/09/2022	Mr Alex Ryce	HSE	163 Llanedeyrn Road Penylan Cardiff CF23 9DW	Proposed Double Storey Side Extension	14/11/2022	Permission Granted	Householder
22/01702/MNR	06/09/2022	N/A	DOC	St Davids Roman Catholic Sixth Form College Ty-Gwyn Road Penylan Cardiff CF23 5QD	DISCHARGE OF CONDITIONS 4 (SOFT LANDSCAPING) AND 7 (CONSTRUCTION METHOD STATEMENT) OF 21/02348/MNR	14/11/2022	Full Discharge o Condition	Discharge of Conditions
22/02299/HSE	03/10/2022	Mr Colin Simpson	HSE	89 Melrose Avenue Penylan Cardiff CF23 9AT	Single Storey Rear Extension	21/11/2022	Permission Granted	Householder
22/02193/HSE	20/09/2022	MR DAVID Spiteri	HSE	14 Grisedale Close Penylan Cardiff CF23 5NX	Garage alteration to raise existing roof	22/11/2022	Permission Granted	Householder
22/02339/PRAP	06/10/2022	Thomas Gallivan	PRAP	Land At Circle Way West Opposite Springwood Primary School Pentwyn Cardiff	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.	23/11/2022	Prior Approval Required	Other Consent Types
22/02413/PRNO	02/11/2022	Bethan Sadler	PRNO	112 Cyncoed Road Penylan Cardiff CF23 6BL	Demolition of ancillary garden outbuilding (pool house)	24/11/2022	Prior Approval Not Required	Other Consent Types

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22/02216/FUL	04/10/2022	Ms Grace Shackell	FUL	Unit J5 Colchester Avenue Industrial Estate Colchester Avenue Penylan Cardiff CF23 9AP	Change of Use from Class D2 (Gym) to Class B1, B2 and B8 (Business, Industrial, Storage and Distribution)	25/11/2022	Permission Granted	Minor - Offices (B1(a))
22/02277/HSE	04/10/2022	MR KAUSER Chaudhry	HSE	1 Arnside Road Penylan Cardiff CF23 5LL	First floor front extension, conversion of roof space including hip to gable extension and rear dormer and erection of detached Garden room	28/11/2022	Permission Granted	Householder
21/02856/DCH	05/01/2022	Mr Harry	HSE	19 Llwyn-Y-Grant Road Penylan Cardiff CF23 9ET	SINGLE STOREY REAR/SIDE EXTENSION AND POOL HOUSE/GYMNASIUM EXTENSION	28/11/2022	Permission Granted	Householder
22/01548/DCH	26/07/2022	Ms Balcombe	HSE	15 Llwyn-Y-Grant Place Penylan Cardiff CF23 9EX	GABLE END ROOF EXTENSION WITH SIDE DORMER EXTENSION	28/11/2022	Permission Granted	Householder
PLASNEWYDD 22/02165/PRAP	08/09/2022	.	PRAP	City Heights Apartments 199-209 City Road Roath Cardiff CF24 3JR	The installation of 12no. new antennas and 4no. microwave dishes on 3no. new 4 metre support poles, the installation of 6no. equipment cabinets on a steel grillage, along with ancillary works	03/11/2022	Prior Approval Not Required	Other Consent Types
22/02614/WTCA	14/10/2022	Mr Paul Brown	WTCA4	East Grove Roath Cardiff CF24 3AE	Dismantle conifer at front of property (damaging wall), sawing trunk to just above ground level, then grind out roof ball	03/11/2022	GRANT - Works to Trees	Other Consent Types

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22/00958/MNR	04/05/2022		REN	158 Richmond Road Roath Cardiff CF24 3BX	RENEWAL OF 17/00100/MNR FOR TWO AND SINGLE STOREY SIDE EXTENSION TO CREATE TWO SELF CONTAINED FLATS. DEMOLITION OF EXISTING UN-USED GARAGE AND ASSOCIATED WORKS TO THE PROPERTY AT NO. 158 TO INCREASE THE PROPERTY FROM A 5-BED TO 6-BED HOUSE IN MULTIPLE OCCUPATION	10/11/2022	Permission Granted	Renewals and Variation of Conditions
22/00823/MNR	14/04/2022	Mr Sheikh	DOC	158 Richmond Road Roath Cardiff CF24 3BX	DISCHARGE OF CONDITIONS 3 (SOUND LEVELS), 4 (GROUND PERMEABILITY), 8 (BIN STORAGE) AND 9 (CYCLE PARKING) OF 17/0100/MNR	11/11/2022	Full Discharge of Condition	Discharge of Conditions
22/02061/FUL	20/09/2022	EMMA VIDLER	FUL	166 Strathnairn Street Roath Cardiff CF24 3JQ	CHANGE OF USE TO LARGE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION AND CHANGE OF USE OF COACH HOUSE TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION, WITH EXTERNAL ALTERATIONS PLUS DEMOLITION OF EXISTING LEAN-TO	14/11/2022	Permission Granted	Minor - Dwellings (C3)
22/02315/CLD	04/10/2022	Katherine Adams	CLD	219 Inverness Place Roath Cardiff CF24 4RY	Building works associated with a loft conversion and rear dormer extension	22/11/2022	Permission Granted	Other Consent Types
22/02168/DOC	15/09/2022	Mr Lee Dunsford	DOC	Former Blue Dragon Hotel 179-185 Newport Road Roath Cardiff CF24 1AL	Discharge of Conditions 6 (Contamination), 7 (Imported Soil), 8 (Imported Aggregate) and 9 (Site Won Material) of 19/03022/MJR	25/11/2022	Full Discharge of Condition	Discharge of Conditions

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22/01372/MJR	27/06/2022	Mr Parish	DOC	5-7 Oakfield Street Roath Cardiff CF24 3RD	DISCHARGE OF CONDITIONS 3) FENESTRATION IN THE NE FACING ELEVATIONS OF THE STUDIO/OFFICE BUILDIN 4) STAIRWELL WINDOWS 8) DRAINAGE DETAILS 9) CYCLE PARKING DETAILS 10) LANDSCAPING DETAILS 14) THE SUBMISSION OF A CONSTRUCTION MANAGEMENT PLAN 15) THE REAR LANE SHOULD HAVE BEEN RESURFACED PRIOR TO BENEFICIAL OCCUPATION OF THE OFFICE STUDIO OR APARTMENTS 20) FULL DETAILS OF WASTE STORAGE FACILITIES 25) THE SUBMISSION OF SECURITY DETAILS FOR THE ACCESS TO THE PROPERTY OF 15/00306/MJR	25/11/2022	Full Discharge o Condition	Discharge of Conditions

PONTRENNAU AND OLD 22/01759/MJR	05/09/2022	Miss Rowlands	DOC	Land North Of Ty-Draw Road Pontprennau Cardiff CF14 0PF	DISCHARGE OF CONDITION 23 (BAT SURVEY) OF 19/02648/MJR	03/11/2022	Full Discharge o Condition	Discharge of Conditions
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22/02746/WTPP16/11/2022	Mr John Mahoney	WTTP16	22 Amberley Close Pontprennau Cardiff CF23 8AY	Oak tree - Reduce crown by up to 1.5m	25/11/2022	GRANT - Works to Trees	Other Consent Types
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RADYR AND MORGANSTO 22/01411/DCH	01/07/2022	Mr Coles	HSE	43 Pentwyn Radyr Cardiff CF15 8RE	PROPOSED GROUND FLOOR AND FIRST FLOOR EXTENSION WITH NEW CROSSOVER AND CARPORT	04/11/2022	Permission Granted	Householder
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22/02038/HSE	30/08/2022	Mr James Joseph	HSE	23 Cefn Coch Radyr Cardiff CF15 8BJ	Two storey side and single storey rear extension	16/11/2022	Permission Granted	Householder
22/01772/DCH	23/08/2022	Mr Binding	NMH	14 Maple Tree Close Radyr Cardiff CF15 8RU	TO EXTEND PROPOSED KITCHEN BY 575MM T THE SIDE - PREVIOUSLY APPROVED UNDER 22/00968/DCH	16/11/2022	Permission Granted	Non Material Householder
22/02105/CLD	13/09/2022	scott griffiths	CLD	15 Taff Terrace Radyr Cardiff CF15 8EE	Rear Single Storey Extension and Garden Office	21/11/2022	Permission Granted	Other Consent Types
22/02747/WTPP	16/11/2022	Mrs Helen Crotty	WTTP	175 Dan-y-bryn Avenue Radyr Cardiff CF15 8DQ	T1 Oak - Prune back lower crown overhanging pati area of 75 by 1.5 metres. T2 Oak - Prune back x 1 primary branch extending over garden area by 1.5 metres.	25/11/2022	GRANT - Works to Trees	Other Consent Types
22/02136/HSE	13/09/2022	Mr David Bailey	HSE	7 Maes Y Briallu Morganstown Cardiff CF15 8FA	Two Storey Rear Extension	28/11/2022	Refuse	Householder
RHIWBINA 22/01463/DCH	18/07/2022	Fitzpatrick	HSE	9 Bassetts Field Rhiwbina	WRAP AROUND REAR/SIDE SINGLE STOREY EXTENSION	01/11/2022	Permission Granted	Householder
22/02202/PRAP	30/09/2022	Bobby Clayton	PRAP	Rhiwbina Station Pantbach Road Rhiwbina Cardiff	Alteration of the existing Rhiwbina Footbridge	09/11/2022	Prior Approval Granted	Other Consent Types

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22/02016/HSE	26/08/2022	Mr and Mrs Coleman	HSE	61 Heol-y-deri Rhiwbina Cardiff CF14 6HD	Single storey rear extension, first floor front extension and addition of Juliet balcony to rear elevation	14/11/2022	Permission Granted	Householder
22/02218/HSE	22/09/2022	Mr Dylan Tunley	HSE	18 Coed Yr Ynn Rhiwbina Cardiff CF14 6PH	Single storey side extension	14/11/2022	Permission Granted	Householder
22/02037/HSE	30/08/2022	Mr Chris Phelps	HSE	28 Heol Ty'n Y Coed Rhiwbina Cardiff CF14 6RB	Removal of existing rear conservatory and replaced with single storey flat roof extension with first floor terrace and associated alterations	16/11/2022	Permission Granted	Householder
22/00700/DCH	05/04/2022	Miss Osman	HSE	125 Pantmawr Road Pantmawr Cardiff CF14 7TE	PART SINGLE AND PART DOUBLE STOREY EXTENSIONS TO FRONT AND REAR ELEVATIONS, DORMER ROOF EXTENSIONS WITH INCREASE TO RIDGE HEIGHT, FRONT PORCH EXTENSION AND CONVERSION OF GARAGE INTO HABITABLE ROOM	16/11/2022	Permission Granted	Householder
22/00890/DCH	27/04/2022	Mr & Mrs Hawoldar	HSE	56 Brynteg Rhiwbina Cardiff CF14 6TT	REPLACEMENT OF EXISTING SINGLE STOREY REAR EXTENSION AND NEW TWO STOREY SIDE EXTENSION	16/11/2022	Permission Granted	Householder
22/02212/HSE	21/09/2022	mrs Rachel Hughes	HSE	71 Coed Y Wenallt Rhiwbina Cardiff CF14 6TN	Removal of rear conservatory and construction of single storey extension/orangery	17/11/2022	Permission Granted	Householder
22/02288/CLD	04/10/2022	Mrs Davies-Cox	CLD	7 Lon-ysgubor Rhiwbina Cardiff CF14 6SF	Hip to gable extension with full width rear dormer and front rooflights	18/11/2022	Permission Granted	Other Consent Types

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22/02029/HSE	07/09/2022	Ms. Freeman & Mr. Al-Kaabi	HSE	123 Heol Lewis Rhiwbina Cardiff CF14 6QE	Removal of existing conservatory and construction of new single storey rear extension	22/11/2022	Permission Granted	Householder
22/02023/HSE	03/10/2022	Mr Graham Middleton	HSE	83 Heol-y-coed Rhiwbina Cardiff CF14 6HR	Two storey rear extension.	24/11/2022	Permission Granted	Householder
22/02114/HSE	09/09/2022	Mr & Dr Palmer	HSE	12 Rhiwbina Hill Rhiwbina Cardiff CF14 6UN	Single storey rear extension and associated internal alterations	28/11/2022	Permission Granted	Householder
22/02333/CLD	03/11/2022	Khal Salim	CLD	77 Tyn-y-parc Road Rhiwbina Cardiff CF14 6BJ	Construction of home office/gym at rear of property	28/11/2022	Permission Granted	Other Consent Types
22/01252/DCH	28/06/2022	Mr & Mrs Wells	HSE	4 Lon-Y-Dail Rhiwbina Cardiff CF14 6DZ	PART SINGLE AND PART TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION WITH ALTERATIONS TO FIRST FLOOR BEDROOM PARTITIONS REMOVAL OF INTERNAL PARTITIONS IN EXISTING REAR DOORWAY LOBBY. OPENING UP WALL FROM KITCHEN TO PROPOSED DINING ROOM	28/11/2022	Permission Granted	Householder
22/02535/CLD	31/10/2022	Mr & Mrs Coleman	CLD	1 Heol-yr-efail Rhiwbina Cardiff CF14 4SR	Roof extension to include rear dormer, gable build-up and insertion of rooflights to the front elevation	28/11/2022	Permission Granted	Other Consent Types

RIVERSIDE

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22/01496/DCH	28/07/2022	Ullah	HSE	23 Beauchamp Street Riverside Cardiff CF11 6AW	FIRST FLOOR REAR EXTENSION	03/11/2022	Refuse	Householder
22/02618/WTCA	27/10/2022	Mr Wayne Jenkins	WTCA	Sport Wales National Centre Sophia Close Pontcanna Cardiff CF11 9SW	Lime - T3 tag 1006 - Remove deadwood over 25m in diameter on North Side, Lime - T5 tag 1003 - Remove deadwood over 25m in diameter on west side over neighbouring properl Lime - T7 tag 1002 - Remove deadwood over 25m in diameter on Nortside, reduce back over extende limb on NNE corner by up 2m to suitable growth point Beech - T4 tag 1005 - Reduce upper crown on NE side by removinh up to 1.5m back to suitable growth point Beech - T8 - Reduce upper crown on east side by removing up to 1.5m to suitable growth point Lime - T9 - Reduce upper crown on NE side by removing up to 2m back to suitable growth point Lime - T10 - Reduce small section of upper crown on NE side by removing up to 1.5m back to suitable growth point	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/02620/WTCA	28/10/2022	Mr Charles Williams	WTCA	97 Romilly Crescent Pontcanna Cardiff CF11 9NQ	T1 to T10 - All Sycamore - Fell to Ground T11 - Lime - REMove basal epicormic growth and crown lift to 4.5m G1 - x 2 Hollies, x 1 Elm - Fell to ground G2 - Sycmore saplings, Hawthorn and low lying shrubbery - fell	03/11/2022	GRANT - Works to Trees	Other Consent Types
22/01002/MJR	18/05/2022	C/O Agent	DOC	251-253 Cowbridge Road East Riverside Cardiff CF11 9TQ	DISCHARGE OF CONDITION 6 (CONSTRUCTIOI ENVIRONMENTAL MANAGEMENT PLAN) OF 20/02621/MJR	11/11/2022	Full Discharge o Condition	Discharge of Conditions

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22/02185/FUL	20/09/2022	Walters	FUL	Avalon House 5-9 Cathedral Road Pontcanna Cardiff CF11 9HA	CHANGE OF USE OF PART GROUND FLOOR TO CAFE/COFFEE FACILITY	16/11/2022	Permission Granted	Minor - Retail (A1-A3)
22/02426/ADV	20/10/2022	Mr Alex Kalebic	ADV	160-162 Cowbridge Road East Riverside Cardiff CF11 9ND	NEW SIGNAGE	22/11/2022	Permission Granted	Advertisements
22/00985/MNR	07/06/2022	Mr Kaya	FUL	114-118 Cowbridge Road East Riverside Cardiff CF11 9DX	CHANGE OF USE OF RETAIL SHOE SHOP AND BETTING SHOP TO SUPERMARKET INCLUDING RECONSTRUCTION OF REAR END OF EXISTING UNITS, CONSTRUCTION OF FIRST FLOOR STORAGE AND STAFF FACILITY, ALTERATIONS TO EXISTING FIRST AND SECOND FLOORS AND ASSOCIATED WORKS	23/11/2022	Permission Granted	Minor - Retail (A1-A3)
22/02727/WTPP	14/11/2022	Ms Laura Hilton	WTTP	183-185 Cathedral Road Pontcanna Cardiff CF11 9PN	Lime - Front Garden - Repollard to previous points, strip remaining Ivy.	25/11/2022	GRANT - Works to Trees	Other Consent Types
22/01482/MNR	19/07/2022	Mr Harris	FUL	108 Llandaff Road Pontcanna	GROUND, FIRST AND SECOND FLOOR REAR EXTENSIONS TO EXISTING PROPERTY TO PROVIDE 2 ADDITIONAL APARTMENTS; REINSTATEMENT OF FRONT ELEVATION	28/11/2022	Permission Granted	Minor - Dwellings (C3)
RUMNEY 22/02034/FUL	30/08/2022	Laura Parker	FUL	26 The Grove Rumney Cardiff CF3 3HG	Replacement of existing windows with French doors with window on each side with associated works	02/11/2022	Permission Granted	Householder

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22/01554/MNR	15/09/2022	Mr Farrah	FUL	Land At 20 Llanstephan Road Rumney Cardiff CF3 3JB	CONSTRUCTION OF NEW DWELLING ON LAND ADJACENT TO 20 LLANSTEPHAN ROAD, AND ENLARGEMENT AND RECONFIGURATION OF GARDEN AREAS INCLUDING ALTERATIONS TO 20 LLANSTEPHAN ROAD	10/11/2022	Refuse	Minor - Dwellings (C3)
22/02064/FUL	14/09/2022	Mr Anthony Bartley	FUL	774 Newport Road Rumney Cardiff CF3 4FG	Change the use of the ground floor from residential to accommodation to support the first floor dental surgery.	16/11/2022	Permission Granted	Minor - Other Principal Uses
22/02072/HSE	26/09/2022	Ms Alice Marshall	HSE	66 Wentloog Road Rumney Cardiff CF3 3EA	Single Storey Side Extension	18/11/2022	Permission Granted	Householder
22/02269/HSE	29/09/2022	Mr Chris Francis	HSE	13 Ty-mawr Road Rumney Cardiff CF3 3DS	Rear Dormer Roof Extension	23/11/2022	Permission Granted	Householder
22/01631/DCH	23/09/2022	Mr Rhys Morgan	HSE	3 Colwyn Road Rumney Cardiff CF3 3JS	First floor side extension over existing and rear dormer loft conversion	23/11/2022	Permission Granted	Householder
SPLOTT 22/02268/CLU	06/10/2022	Mr Marcus Thomas	CLU	29 Storrar Road Splott Cardiff CF24 2RT	Property currently occupied as a supported living dwelling for adults with learning difficulties and intended to provide permanent accommodation for children with learning disabilities	01/11/2022	CLUED Issued	Other Consent Types

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22/01210/MNR	12/07/2022	Akbar	FUL	29 Dalmuir Road Tremorfa Cardiff CF24 2PW	CHANGE OF USE TO 3 FLATS WITH REAR DORMER AND EXTENSION	29/11/2022	Permission Granted	Minor - Dwellings (C3)

TROWBRIDGE

22/02130/FUL	27/09/2022	Mrs Rachael Corrigan McCulloch	FUL	Suite 6 Anda House Links Court Fortran Road Trowbridge Cardiff CF3 0LT	Change of use from office (Use Class B1) to Non-Residential Institution (Use Class D1)	14/11/2022	Permission Granted	Minor - Other Principal Uses
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22/02098/HSE	23/09/2022	MR Joseph Deacon	HSE	12A Clos Tyla Bach Trowbridge Cardiff CF3 0EJ	SINGLE STOREY REAR AND SIDE EXTENSION AND CONVERSION OF GARAGE INTO HABITABLE ROOM	18/11/2022	Permission Granted	Householder
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22/02111/HSE	08/09/2022	Hafod Housing Association	HSE	4 Clos Hafodyrynys Trowbridge Cardiff CF3 0JW	Ground floor extension to front elevation and existing modular ramp to be relocated upon construction	18/11/2022	Permission Granted	Householder
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22/02049/NMA	26/10/2022	O .	NMA	Unit 6 & 7 Spring Meadow Business Park Spring Meadow Road Trowbridge Cardiff CF3 2ES	Proposed amendment to highway boundary fence line - previously approved under 21/00498/MNR	18/11/2022	Permission Granted	Non Material Amendment
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22/02435/NMA	20/10/2022	.	NMA	LAND AT WAKEHURST PLACE, TROWBRIDGE, CARDIFF	Amendment to accommodate the addition of solar panels onto the roofs previously approved under 20/01190/MJR	30/11/2022	Permission Granted	Non Material Amendment

WHITCHURCH AND TONGV

22/02186/NMA	16/09/2022	Mrs Jodie White	NMA	Three Horseshoes Merthyr Road Whitchurch Cardiff CF14 1DL	ALTERATIONS AND ENCLOSURE OF APPROVE CANOPY TO SIDE OF BUILDING - PREVIOUSLY APPROVED UNDER 21/02841/MNR	09/11/2022	Permission Granted	Non Material Amendment
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22/02207/DOC	21/09/2022	-	DOC	Whitchurch Hospital Park Road Whitchurch Cardiff CF14 7XB	Discharge of Conditions 3 (Method Statement and Schedule of Work) and 4 (Photographic Records) c LBC/22/00030/MNR	09/11/2022	Full Discharge o Condition	Discharge of Conditions
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22/02172/HSE	21/09/2022	Mr & Mrs G Jenkins	HSE	21 Whitworth Square Whitchurch Cardiff CF14 7DR	Single storey rear extension and associated works	11/11/2022	Permission Granted	Householder
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22/02147/DOC	29/09/2022	Mr Carl Forey	DOC	18 The Avenue Whitchurch Cardiff CF14 2EG	Discharge of Condition 7 (Front Replacement Windows) of 22/00189/DCH	17/11/2022	Full Discharge o Condition	Discharge of Conditions
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22/02289/CLD	13/10/2022	Mr and Mrs Pratt	CLD	38 Foreland Road Whitchurch Cardiff CF14 7AS	Hip to gable and rear dormer extension and front rooflights	22/11/2022	Permission Granted	Other Consent Types
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22/01178/MNR	15/06/2022	Mr Sag	FUL	158 The Philog Whitchurch Cardiff CF14 1ED	CONVERSION FROM 4 FLATS TO 6 FLATS TOGETHER WITH RETENTION OF EXTENSION; REAR DORMER ROOF EXTENSION AND BOUNDARY ENCLOSURES	24/11/2022	Permission Granted	Minor - Dwellings (C3)
22/02750/WTPPF	16/11/2022	Mr Paul Morgan	WTTPF	23 Park Crescent Whitchurch Cardiff CF14 7AQ	Full removal of over mature ash tree	25/11/2022	GRANT - Works to Trees	Other Consent Types
22/02716/WTCA	14/11/2022	Mr Huw Roberts	WTCA	6 Alfreda Road Whitchurch Cardiff CF14 2EH	T1 - Prune back branches that overhang rear garden of no. 6 by 1 metre back to suitable live growth points. T2 - Neighbours yew tree - Prune back branches that overhang rear garden of no. 6 by 1 metre. T3 - Neighbours ash tree (opposite side of garden) Reduce x2 primary branches that extend over shec and garden area by approx 2 metres. T4 - Horse chestnut - Crown reduce by approx 1 metre (very small tree).	25/11/2022	GRANT - Works to Trees	Other Consent Types
22/02017/FUL	20/09/2022	Steve Williams	FUL	Whitchurch High Upper School Penlline Road Whitchurch Cardiff CF14 2XJ	PROPOSED MULTI USE GAMES AREA (MUGA) AND AN EXTENSION TO THE EXISTING FITNESS SUITE	28/11/2022	Permission Granted	Other Consent Types
22/02511/CLD	07/11/2022	Ms Luned Aaron	CLD	57 Bishop's Road Whitchurch Cardiff CF14 1LW	Single storey rear extension and rear dormer roof extension	28/11/2022	Permission Granted	Other Consent Types
22/02181/HSE	21/09/2022	Mr J Sheen	HSE	79 Bishop's Road Whitchurch Cardiff CF14 1LW	Proposed loft conversion with rear dormer and associated alterations	30/11/2022	Permission Granted	Householder

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Cardiff Council : Development Control : Applications Decided between 01/12/2022 and 31/12/2022

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ADAMSDOWN 22/01758/MJR	06/09/2022	N/A	FUL	The West Wing Glossop Road Adamsdown Cardiff CF24 0JU	CHANGE OF USE FROM SUI GENERIS (STUDENT ACCOMMODATION) TO MIXED SUI GENERIS (STUDENT ACCOMMODATION) THROUGHOUT THE YEAR AND CLASS C1 (SERVICED ACCOMMODATION) USE FOR A TEMPORARY PERIOD OF UP TO A MAXIMUM OF 10 CONSECUTIVE WEEKS BETWEEN JULY AND SEPTEMBER IN ANY CALENDAR YEAR, FOR A MAXIMUM PERIOD OF FIVE YEARS	08/12/2022	Permission Granted	Other Consent Types
BUTETOWN 22/02391/HSE	18/10/2022	Mr Kodor Miah	HSE	55 West Close Butetown Cardiff CF10 5LD	Demolish existing conservatory and construction of single storey rear extension and associated alterations	02/12/2022	Permission Granted	Householder
22/02409/FUL	13/10/2022	c/o agent (Firstplan)	FUL	Unit 28a Mermaid Quay Bute Crescent Butetown Cardiff CF10 5BZ	Replacement shopfront and external planters	05/12/2022	Permission Granted	Minor - Retail (A1-A3)
22/02410/ADV	13/10/2022	c/o agent (Firstplan)	ADV	Unit 28a Mermaid Quay Bute Crescent Butetown Cardiff CF10 5BZ	New Signage	05/12/2022	Permission Granted	Advertisements
22/02371/FUL	11/10/2022	Mrs Jenny Jarvis	FUL	Unit 1 Ocean House Harrowby Street Butetown Cardiff CF10 5GA	Change of Use of basement to D2 Yoga Studio	06/12/2022	Permission Granted	Minor - Other Principal Uses

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22/02348/FUL	07/10/2022		FUL	Louisa Place Butetown Cardiff CF10 5BY	Change of use from Highway/Walkway to residential curtilidge (garden extensions)	13/12/2022	Permission Granted	General Regulations
22/02077/LBC	05/09/2022	Mr Mathew Talfan	LBC	1-2 Mount Stuart Square Butetown Cardiff CF10 5EE	The application of a new lead weathering to the top face of the projecting stone cornice located at eaves level, alongside other repair works to the external envelope which are to be undertaken on a like-for-like basis to return the envelope to a good weather-tight standard	16/12/2022	Permission Granted	Listed Buildings
22/02865/PRNO	06/12/2022	N/A	PRNO	Buildings 11 And 12 Curran Embankment Butetown Cardiff	Demolition of two existing warehouse structures	19/12/2022	Prior Approval Required	Other Consent Types
22/02755/PRNO	22/11/2022	.	PRNO	Atlantic House 16 Dumballs Road Butetown Cardiff CF10 5FE	Demolition of Former office / industrial buildings.	19/12/2022	Prior Approval Required	Other Consent Types
22/01552/MNR	26/07/2022	Mr Chegounchei	FUL	68-72 James Street Butetown Cardiff CF10 5EZ	CONVERSION OF PART OF GROUND FLOOR AND LOWER GROUND FLOOR FORMING TWO RESIDENTIAL UNITS	20/12/2022	Refuse	Minor - Dwellings (C3)
CAERAU 22/00411/DCH	01/03/2022	Mr Jason Davies	HSE	9 Emerson Drive Caerau Cardiff CF5 5DJ	PROPOSED SINGLE STOREY REAR LEAN-TO EXTENSION & TWO STOREY SIDE EXTENSION	05/12/2022	Permission Granted	Householder

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22/02506/CLD	08/11/2022	Vicky Jones	CLD	234 Heol Trelai Caerau Cardiff CF5 5PH	Loft conversion to include dormer and rooflights	06/12/2022	Permission Granted	Other Consent Types
22/02438/FUL	18/10/2022	Mr Martin Burrows	FUL	Ty Gwyn Special School Vincent Road Caerau Cardiff CF5 5AQ	A single storey extension to the south wing of the existing school building and associated external works.	12/12/2022	Permission Granted	General Regulations
CANTON 22/02306/HSE	06/10/2022	Lloyd	HSE	26 Aubrey Avenue Canton Cardiff CF5 1AQ	Estyniad to fflat un llawr Single Storey Flat Roof Extension	01/12/2022	Permission Granted	Householder
22/02322/FUL	06/10/2022	Mr S Donnelly	FUL	Insole House Harvey Street Canton Cardiff CF5 1QW	PART CONVERSION OF EXISTING COMMERCIAL OFFICES TO 8NO. SELF-CONTAINED ASSISTED LIVING FLATS INCLUDING FIRST FLOOR REAR EXTENSION	01/12/2022	Permission Granted	Minor - Dwellings (C3)
22/02009/FUL	29/09/2022	Mr Thomas Levy	FUL	Capital Retail Park Leckwith Road Canton Cardiff	Erection of substation, electric vehicle charging hub, associated small canopies, associated electrical equipment and close board timber fence	02/12/2022	Permission Granted	Other Consent Types
22/02153/HSE	29/10/2022	Mrs Fiona Lynch	HSE	7 Lionel Road Canton Cardiff CF5 1HN	LOFT CONVERSION WITH REAR DORMERS	02/12/2022	Permission Granted	Householder

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22/02120/HSE	13/09/2022	Mr Eirian Evans	HSE	57 Pencisely Crescent Canton Cardiff CF5 1DT	Single storey side return extension with a low pitch roof over the proposed and existing single storey rear part of the house	02/12/2022	Permission Granted	Householder
22/01656/MNR	09/08/2022	Cardiff City House Of Sport	FUL	Cardiff International Sports Stadium Leckwith Road Canton Cardiff CF11 8AZ	ERECTION OF 8 FLOODLIGHTING COLUMNS WITH LED LIGHT FITTINGS	02/12/2022	Permission Granted	Other Consent Types
22/02178/LBC	10/10/2022		LBC	The Corporation Hote 188 Cowbridge Road East Canton Cardiff CF5 1GW	Alteration to existing ceilings.	05/12/2022	Permission Granted	Listed Buildings
22/02041/HSE	13/09/2022	Sara Moseley	HSE	2 Staines Street Canton Cardiff CF5 1GP	Erection of a single storey rear extension, insertion of two roof lights in existing pitch roof with associated works	06/12/2022	Refuse	Householder
22/02180/LBC	15/09/2022	Other Mahsa Ltd.	LBC	190-192 Cowbridge Road East Canton Cardiff CF5 1GW	Alterations to existing ceilings	09/12/2022	Permission Granted	Listed Buildings
22/02284/FUL	14/10/2022	Natalie N/A	FUL	597 Cowbridge Road East Canton Cardiff CF5 1BE	The installation of an automated teller machine and associated signage (Retrospective)	12/12/2022	Permission Granted	Other Consent Types

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22/02285/ADV	12/10/2022	Natalie N/A	ADV	597 Cowbridge Road East Canton Cardiff CF5 1BE	The installation of 1no non-illuminated top sign and 1no illuminated logo panel (Retrospective)	16/12/2022	Permission Granted	Advertisements
22/02657/DOC	02/12/2022	Bashir	DOC	Ty Cornel 7 Broadacres Canton Cardiff CF11 8DD	Discharge of Condition 3 (Materials) of 18/02425/MNR	20/12/2022	Full Discharge of Condition	Discharge of Conditions
22/02593/FUL	01/11/2022	Mr Ryan Rowe	FUL	593 Cowbridge Road East Canton Cardiff CF5 1BE	CHANGE OF USE FROM A1 TO A3 USE WITH ASSOCIATED INTERNAL AND EXTERNAL SEATING	20/12/2022	Permission Granted	Minor - Retail (A1-A3)
21/02878/MJR	15/12/2021	--	VAR	Land At Sanatorium Road Canton Cardiff CF11 8DG	VARIATION OF CONDITIONS 2, 5, 7, 8, 15, 16, 17 AND 22 OF 21/00745/MJR TO PROVIDE AMENDED PLANS	28/12/2022	Permission Granted	Renewals and Variation of Conditions
CATHAYS 22/01701/MNR	12/08/2022	Mr Jones	FUL	Former JJB Sports Queenswest Queen Street City Centre Cardiff CF10 2AQ	CHANGE OF USE FROM A RETAIL SHOP (CLASS A1) TO A CLASS D2, THAT SHALL SELL FOOD AND DRINK (INCLUDING ALCOHOL) ON THE PREMISES AND PROVIDE AMUSEMENT GAMES, WITH ASSOCIATED WORKS	05/12/2022	Permission Granted	Minor - Other Principal Uses

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22/02530/VAR	27/10/2022	MR JAY SHAH	VAR	7-9 Miskin Street Cathays Cardiff CF24 4AP	VARIATION OF CONDITION 2 OF 22/01516/MNR TO ALTER APPROVED PLANS AND ENABLE THE CLADDING MATERIAL TO BE CHANGED	07/12/2022	Permission Granted	Renewals and Variation of Conditions
22/02626/DOC	03/11/2022	Mr. Jon Matthews	DOC	83-84 And The Prince Of Wales 82 St Mary Street City Centre Cardiff CF10 1FA	DISCHARGE OF CONDITIONS 6 (PROPOSED DRAINAGE OF THE ROOF AREA) AND 8 (PROPOSED EAVES DETAILS) OF 21/01252/MNR	08/12/2022	Full Discharge o Condition	Discharge of Conditions
22/02650/DOC	07/11/2022	Mr. Jon Matthews	DOC	83-84 And The Prince Of Wales 82 St Mary Street City Centre Cardiff CF10 1FA	DISCHARGE OF CONDITION 5 (FLAT ROOF STRUCTURAL DETAILS AND SECTION) OF 21/01252/MNR	08/12/2022	Full Discharge o Condition	Discharge of Conditions
22/02819/DOC	24/11/2022	Tameside MBC-GMPF	DOC	18 The Hayes Cathays Cardiff CF10 1AH	Discharge of Conditions 3 (Conservation Supervision), 5 (Soil Vent Pipes) and 7 (Historic Plasterwork) of LBC/22/00040/MNR	08/12/2022	Full Discharge o Condition	Discharge of Conditions
22/02328/LBC	05/10/2022	Tameside MBC-GMPF	LBC	36 Royal Arcade Cathays Cardiff CF10 1AE	Proposed refurbishment works comprising the reinstatement of original timber fascia and new balustrade at first floor level	09/12/2022	Permission Granted	Listed Buildings
22/02444/HSE	20/10/2022	Mr. Rohit Patel	HSE	1 Minister Street Cathays Cardiff CF24 4HR	Erection of a rear dormer roof extension and installation of two roof lights to front elevation	12/12/2022	Permission Granted	Householder

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22/02347/FUL	18/10/2022	Mr Robert Hales	FUL	22 St Mary Street Cathays Cardiff CF10 1AA	Removal of existing tile and stone cladding and windows, and replacement with new	13/12/2022	Permission Granted	Minor - Other Principal Uses
22/02912/WTCA	06/12/2022	- - -	WTCA	Hodge House 114-116 St Mary Street Cathays Cardiff	Fig and Ash Tree - Reduce branches by 4m back to wall to help clear car park	13/12/2022	GRANT - Works to Trees	Other Consent Types
22/02533/FUL	04/11/2022		FUL	Second Floor 17 Windsor Place Cathays Cardiff CF10 3BY	CHANGE OF USE FROM OFFICE (USE CLASS B1) TO FLEXIBLE OFFICE/MEDICAL CLINIC (USE CLASS B1/D1)	13/12/2022	Permission Granted	Minor - Other Principal Uses
22/02404/DOC	13/10/2022	Mr Howard Potter	DOC	St John Street City Centre Cardiff	Discharge of Condition 6 (Siting and Design of Stalls) of 21/02500/MJR	14/12/2022	Partial Discharge Condition (s)	Discharge of Conditions
22/02215/ADV	14/11/2022	Mr Darren Crossmar	ADV	Principality Stadium Westgate Street Cathays Cardiff CF10 1NS	NEW ADVERTISING BANNERS	14/12/2022	Permission Granted	Advertisem ents
22/02558/ADV	07/11/2022	Geraldine Graham	ADV	72-76 Queen Street Cathays Cardiff CF10 2XG	NEW SIGNAGE	14/12/2022	Permission Granted	Advertisem ents

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22/02706/ADV	15/11/2022	MR ROB WELLER	ADV	29-30 High Street Cathays Cardiff CF10 1PU	NEW SIGNAGE	15/12/2022	Permission Granted	Advertisements
22/01475/MNR	18/07/2022	Mr Winter	FUL	59 Coburn Street Cathays Cardiff CF24 4BR	CHANGE OF USE TO C4 HOUSE IN MULTIPLE OCCUPATION AND ALTERATIONS TO EXISTING GROUND FLOOR EXTENSION	19/12/2022	Permission Granted	Minor - Dwellings (C3)
22/02774/PRAP	21/11/2022	.	PRAP	Roof Top Big Sleep Hotel Bute Terrace Cathays Cardiff	The replacement of 6no. existing antennas with 12no. new antennas and the installation 2no. microwave dishes on replacement 5 metre quadpod/ tripod support structures, the installation of 3no. new equipment cabinets, along with ancillary works	19/12/2022	No Prior Approval required	Other Consent Types
22/02729/FUL	15/11/2022	.	FUL	70 Queen Street Cathays Cardiff CF10 2GQ	CHANGE OF USE FROM A1 (RETAIL) TO A3 (FOOD & DRINK), AND CHANGES TO SHOP FRONT	20/12/2022	Permission Granted	Minor - Retail (A1-A3)
22/02442/FUL	03/11/2022	Various Eateries Trading Ltd	FUL	18 The Hayes Cathays Cardiff CF10 1AH	Alterations to shopfront entrance	21/12/2022	Permission Granted	Minor - Retail (A1-A3)
22/02555/FUL	31/10/2022	Mr Giles Hoare	FUL	14 High Street Cathays Cardiff CF10 1AX	INSTALLATION OF 2 NEW FIRE/MEANS OF ESCAPE DOORS IN MINOR REAR ELEVATIONS	21/12/2022	Permission Granted	Minor - Other Principal Uses

CYNCOED

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22/02752/WTCA	16/11/2022	Ms Bethan Zaidi	WTCA	165 Lake Road West Cyncoed Cardiff CF23 5PL	Japanese Maple / Acer - 10% crown reduction. Focusing on upper crown density, cuts not exceeding 1 metre in length or 40mm in diameter	01/12/2022	GRANT - Works to Trees	Other Consent Types
22/01366/DCH	27/06/2022	Newman	DOC	16 Alltmawr Road Cyncoed Cardiff CF23 6NQ	DISCHARGE OF CONDITIONS 3 (FINISHING MATERIALS), 4 (SECURE CYCLE STORAGE) AND 5 (BOUNDARY TREATMENTS) OF 21/00513/DCH	02/12/2022	Full Discharge of Condition	Discharge of Conditions
22/02880/WTPP01/12/2022		Nick Parkin	WTTP	3 Meadow Close Cyncoed Cardiff CF23 6QB	2 Mature Alder rear 3 Meadow Close works as per submitted James Pinder report	02/12/2022	GRANT - Works to Trees	Other Consent Types
22/02087/HSE	06/09/2022	Mrs Xiaohong Tang	HSE	25 Heol Esgyn Cyncoed Cardiff CF23 6JT	Ground floor rear and side extension, hip to gable roof extension and rear dormer	05/12/2022	Permission Granted	Householder
22/02073/HSE	05/09/2022	Mr John Karseras	HSE	30 Nant-fawr Road Cyncoed Cardiff CF23 6JR	Demolish the existing rear extensions and garage and construct a two storey rear extension, a single storey side and rear extension and a hip to gable roof extension	05/12/2022	Permission Granted	Householder
22/01332/DCH	12/07/2022	Bilal	HSE	19 Cefn Coed Avenue Lakeside Cardiff CF23 6HE	GROUND AND FIRST FLOOR REAR EXTENSION RAISE ROOF LINE AND CONVERSION OF LOFT SPACE WITH FRONT HALL EXTENSION	05/12/2022	Refuse	Householder
22/02748/WTPP16/11/2022		Judith Kilroy	WTTP	65 Bettws-y-coed Road Cyncoed Cardiff CF23 6PJ	Requesting permission for a 1.5-2 metre reduction of large Oak in rear garden. The reduction will be to good growth points, and a light crown lift of tertiary branches.	06/12/2022	GRANT - Works to Trees	Other Consent Types

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22/02868/WTTPP	01/12/2022	Mr Alan Hopkins	WTTPP	Palace Court Cyncoed Road Cyncoed Cardiff CF23 6NX	Oak- Remove lower epicormic shoots off main ster up to a height of 2m above balcony rail.	06/12/2022	GRANT - Works to Trees	Other Consent Types
22/02427/VAR	25/10/2022	Amin Shafi	VAR	57A Rhyd Y Penau Road Cyncoed Cardiff CF23 6PY	Variation of Condition 2 of 21/00436/DCH to vary approved plans	07/12/2022	Permission Granted	Renewals and Variation of Conditions
22/02026/HSE	06/10/2022	mr partab singh	HSE	43 Ogwen Drive Cyncoed Cardiff CF23 6LJ	Enlarge front porch with wider door entrance including extension to first floor	15/12/2022	Refuse	Householder
22/02316/HSE	04/10/2022	Dr George & Emma Tackley	HSE	29 Winnipeg Drive Cyncoed Cardiff CF23 6ET	aSide and front two storey extension including replacement porch and conservatory and a single storey rear extension with associated landscaping proposals	15/12/2022	Permission Granted	Householder
22/02550/PRAP	27/10/2022	Cornerstone	PRAP	Uwic Cyncoed Campus Cyncoed Road Cyncoed Cardiff CF23 6XD	Telecommunications apparatus - mast, cabinets and associated equipment.	19/12/2022	Prior Approval Required	Other Consent Types
22/03020/WTTPP	19/12/2022	Ms L Wright	WTTPP	6 Tummel Close Cyncoed Cardiff CF23 6LR	Pruning to oak rear of 6 Tummel Close as per submitted tree report.	20/12/2022	GRANT - Works to Trees	Other Consent Types

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22/02468/CLD	25/10/2022	Rob Williams	CLD	29 Sherborne Avenue Cyncoed Cardiff CF23 6SJ	Addition of 3no. rooflights above ground floor and alteration to existing windows and door apertures on the rear side of the property, and internal alterations	20/12/2022	Permission Granted	Other Consent Types

22/02018/HSE	03/10/2022	Ms Rhian Collins	HSE	35 Beatty Avenue Cyncoed Cardiff CF23 5QR	Double storey side extension, single storey rear extension and hip to gable extension with rear dormer	21/12/2022	Permission Granted	Householder
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22/00998/MNR	13/05/2022	Mr Bari	DOC	302 Heathwood Road Cyncoed Cardiff CF14 4HT	DISCHARGE OF CONDITIONS 6 (EXTERNAL FINISHING MATERIALS), 7 (DETAILED SURFACE WATER DRAINAGE SCHEME), 8 (DETAILS OF THE IMPLEMENTATION, MAINTENANCE AND MANAGEMENT OF THE SUSTAINABLE DRAINAGE SCHEME) AND 9 (PROPORTIONATE GROUNDWATER ASSESSMENT) OF 19/01236/MNR	21/12/2022	Full Discharge o Condition	Discharge of Conditions
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FAIRWATER								
22/01304/MJR	21/06/2022	C/O Agent	DOC	Land North And South Of Llantrisant Road North West Cardiff	DISCHARGE OF CONDITION 19 (CONSTRUCTIC ENVIRONMENTAL MANAGEMENT PLAN) OF OUTLINE PLANNING PERMISSION 14/02157/MJ IN RELATION TO GROESWEN PRIMARY SCHOOL (APPROVED UNDER RESERVED MATTERS APPROVAL 21/02709/MJR)	07/12/2022	Full Discharge o Condition	Discharge of Conditions from EIA Case

GABALFA								
22/02291/FUL	04/10/2022	Tesco PLC	FUL	Tesco Extra Excelsior Road Gabalfa Cardiff CF14 3AT	Formation of jet wash bay including perspex screens	01/12/2022	Permission Granted	Minor - Other Principal Uses

GRANGETOWN

<u>Application No.</u>	<u>DATEAPVAL</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Statutory Class</u>
22/01298/MJR	23/06/2022	C/O Agent C/O Agent	NMA	Former Track 2000 Resource House 54B Penarth Road Grangetown Cardiff CF11 6NG	AMENDMENTS TO APPROVED PLANS TO ALLOW FOR DESIGN CHANGES - PREVIOUSLY APPROVED UNDER 18/02622/MJR	06/12/2022	Permission Granted	Non Material Amendment
22/01717/MJR	17/08/2022	Cardiff Council	VAR	International Sports Village International Drive Grangetown	VARIATION OF CONDITION 2 OF 21/02848/MJR TO AMEND THE LIST OF APPROVED PLANS TO SUBSTITUTE WITH THE AMENDED PLANS	08/12/2022	Permission Granted	General Regulations
22/01089/MNR	25/05/2022	Webber	FUL	231 Penarth Road Grangetown Cardiff CF11 6FR	CONVERSION OF DWELLINGHOUSE TO 3NO. TWO BEDROOM MAISONNETTES WITH DORMER EXTENSIONS, AND EXTENSION AND CONVERSION OF COACH HOUSE GARAGE/STORE TO FORM 1NO. TWO BEDROOM RESIDENTIAL UNIT AND ASSOCIATED WORKS	19/12/2022	Permission Granted	Minor - Dwellings (C3)
22/02625/ADV	04/11/2022	Mr Scott Kilbourne	ADV	Renault Cardiff 295-297 Penarth Road Leckwith Cardiff CF11 8UU	New Signage	19/12/2022	Permission Granted	Advertisements
HEATH 22/02279/DOC	30/09/2022	Mr Lloyd Richey	DOC	Plot Adjacent To 46 Manor Way Heath Cardiff	Discharge of Conditions 3 (Materials), 4 (Drainage), 6 (Sound), 7 (Parking), and 8 (Screening) of 05/02728/E	01/12/2022	Full Discharge of Condition	Discharge of Conditions
22/02324/HSE	10/10/2022	JOHN	HSE	1 Homelands Road Heath Cardiff CF14 1UH	SIDE HIP TO GABLE WITH REAR DORMER EXTENSION	02/12/2022	Permission Granted	Householder

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22/00818/DCH	28/04/2022	Mr Matthew Hughes	HSE	15 Greenfield Avenue Heath Cardiff CF14 1TF	NEW SIDE EXTENSION AND DORMER ROOF EXTENSIONS	05/12/2022	Permission Granted	Householder
22/02381/HSE	11/10/2022	Mr Andrew Fergusor	HSE	9 Heol Gwynedd Heath Cardiff CF14 4PJ	Single storey rear extension, loft conversion including insertion of dormer to the rear and alterations	07/12/2022	Permission Granted	Householder
22/02590/HSE	10/11/2022	ynyr Roberts	HSE	17 Heol Nest Heath Cardiff CF14 1SY	Single Storey Side Extension	15/12/2022	Permission Granted	Householder
22/02335/HSE	04/11/2022	Ms Abigail James	HSE	29 Pedair Erw Road Heath Cardiff CF14 4NU	Single Storey rear extension and hip to gable loft conversion with rear dormer	16/12/2022	Permission Granted	Householder
22/01600/MNR	04/08/2022	C/O Agent	FUL	Blocks 2 And 4 Government Buildings St Agnes Road Heath Cardiff CF14 4AZ	CHANGE OF USE OF BLOCKS 2 AND 4 (USE CLASS B1) TO EDUCATION FACILITIES (USE CLASS D1) WITH ASSOCIATED PHYSICAL WORKS INCLUDING MINOR EXTENSIONS AND THE RE-PROVISION OF PEDESTRIAN LINK TO ADJACENT HOSPITAL	19/12/2022	Permission Granted	Minor - Other Principal Uses
LISVANE AND THORNHILL 22/02318/HSE	06/10/2022	Mr Hywel Rogers	HSE	51 Ridgeway Lisvane Cardiff CF14 0RS	Two storey side extension and single storey rear extension	01/12/2022	Permission Granted	Householder

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22/02630/CLD	17/11/2022	Mr Andrew Thomas	CLD	104 Llwyn Y Pia Roac Lisvane Cardiff CF14 0SZ	Construction of rear single storey conservatory extension	07/12/2022	Permission Granted	Other Consent Types
22/02913/WTTPP06/12/2022		Mr Lewis O'Neill	WTTPP	36 Angelica Way Thornhill Cardiff CF14 9FJ	TI: Oak Tree - Crown reduction of up to 1.5m. Removal of deadwood.	13/12/2022	GRANT - Works to Trees	Other Consent Types
22/02500/HSE	08/11/2022	Mr & Mrs Munir	HSE	18 Plas Y Delyn Lisvane Cardiff CF14 0ST	Two storey side extension, First floor side extension and fenestration changes to rear elevation of existing property, all with associated external works	15/12/2022	Permission Granted	Householder
22/02790/DOC	22/11/2022	Mr Robert Downs	DOC	Plot 1 Ty Draw Road Cardiff	Discharge of Condition 20 (Travel Plan) of 20/01863/MJR	16/12/2022	Full Discharge Condition	Discharge of Conditions
LLANDAFF 22/02019/HSE	24/08/2022	Dr Juliette Lewis	HSE	10 Palace Avenue Llandaff Cardiff CF5 2DW	Side return extension and alteration to existing single storey extension	08/12/2022	Permission Granted	Householder
22/01279/MNR	16/06/2022	Mrs Percival	DOC	Llandaff Primary Caretakers House 28 Hendre Close Llandaff Cardiff CF5 2HT	DISCHARGE OF CONDITIONS 5 (TRAVEL PLAN) AND 6 (CYCLE, SCOOTER AND BUGGY STORAGE) OF 21/02671/MNR	12/12/2022	Full Discharge Condition	Discharge of Conditions
22/02648/NMH	15/11/2022	Mr Mark Hennessy	NMH	411 Western Avenue Llandaff Cardiff CF5 2BD	Amend extension roof from flat roof to tiled hip, to match existing. Previously approved under 22/01055/DCH	12/12/2022	Permission Granted	Non Material Householder

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22/02899/CLD	05/12/2022	Mr Paul Wilkinson	CLD	82 Fairwater Grove East Llandaff Cardiff CF5 2JU	Demolition of existing single storey lean-to extension and construction of single storey rear extension	15/12/2022	Permission Granted	Other Consent Types
LLANDAFF NORTH								
22/02499/PRAP	01/11/2022	CK Hutchison Networks (UK) Ltd	PRAP	Land At Cathedral View Llandaff North Cardiff	Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillar works.	19/12/2022	Prior Approval Required	Other Consent Types
LLANISHEN								
22/01760/MNR	18/08/2022	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 5 (STAIR LANDING DETAILS) OF 20/02448/MNR	06/12/2022	Full Discharge of Condition	Discharge of Conditions
22/02870/WTTPF01	12/2022	Heather Webb	WTTPF	24 Mill Road Lisvane Cardiff CF14 0XB	Dismantle tree and fell sectionally to ground level.	06/12/2022	GRANT - Works to Trees	Other Consent Types
22/02396/HSE	11/10/2022	Helen Aldridge	HSE	63 Mayflower Avenue Llanishen Cardiff CF14 5HR	Two storey side extension, single storey rear extension and rear dormer	07/12/2022	Permission Granted	Householder

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22/02097/HSE	07/09/2022	Mr Richard Klammer	HSE	24 Coed Cochwyn Avenue Llanishen Cardiff CF14 5BS	Two storey side extension on footprint of existing single storey lean-to structure and rear dormer roof extension	12/12/2022	Permission Granted	Householder
22/02948/WTTPP	12/12/2022	Mr Wayne Smith	WTTPP	Cwrt Glas Tegfan Close Llanishen Cardiff CF14 5DT	Coppice at 1ft above ground level.	13/12/2022	GRANT - Works to Trees	Other Consent Types
22/02487/HSE	04/11/2022	Fran Clarke	HSE	45 Station Road Llanishen Cardiff CF14 5UT	Demolition of existing garage and construction of single storey side extension and enlargement of existing single storey rear extension and construction of dormer extension	15/12/2022	Permission Granted	Householder
22/03021/WTTPP	19/12/2022	Mr Richard Matthams	WTTPP	19 Usk Road Llanishen Cardiff CF14 0NN	Light Pruning to reduce the height by approximately 15-20cm to keep the tree below the ridgeline of the roof and telecom wires, as per submitted photograph.	20/12/2022	GRANT - Works to Trees	Other Consent Types
22/01264/DCH	27/06/2022	Mr Singh	HSE	51 Ty Glas Road Llanishen Cardiff CF14 5EB	PROPOSED TWO STOREY SIDE, SINGLE STOREY REAR, LOFT CONVERSION WITH REAR DORMER AND OUTBUILDING WITH EXTERNAL ALTERATIONS	21/12/2022	Refuse	Householder
LLANRUMNEY 22/01681/DCH	13/09/2022	Ms Oliver	HSE	12 Braunton Avenue Llanrumney Cardiff CF3 5HU	SINGLE STOREY REAR EXTENSION	15/12/2022	Permission Granted	Householder

PENTYRCH AND ST FAGAI

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22/02271/FUL	27/10/2022	DR M SIDHU	FUL	Plot 292 The Parish Creigiau Cardiff CF5 6GG	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATOR EXTENSION	12/12/2022	Permission Granted	Householder

PENYLAN

22/02378/FUL	10/10/2022	C/o Agent C/o Agent C/o Agent	FUL	368 Newport Road Penylan Cardiff CF24 1RN	Demolition of car wash and the creation of charging zone, erection of EV chargers, erection of canopy, sub-station enclosure and associated forecourt works	02/12/2022	Permission Granted	Minor - Other Principal Uses
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22/02884/WTCA	11/11/2022	Craig Lester	WTCA3	Linden Avenue Penylan Cardiff CF23 5HG	Conifer x 1 - Rear - Fell to 1m above decking Cherry - Front Left - Fell to ground level, treat stump	06/12/2022	GRANT - Works to Trees	Other Consent Types
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22/02411/HSE	27/10/2022	MR BESTWN HUSSAIN	HSE	19 King Wood Close Penylan Cardiff CF23 9HE	TWO STOREY SIDE EXTENSION WITH REAR DORMER AND FRONT PORCH	08/12/2022	Refuse	Householder
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22/02734/CLD	25/11/2022	Mr and Mrs Ford	CLD	45 Waterloo Gardens Penylan Cardiff CF23 5AB	Rear dormer loft extension, tiled to match existing roof, with Velux windows to the front elevation	14/12/2022	Permission Granted	Other Consent Types
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22/02976/WTPP	14/12/2022	Mr Andrew Walford	WTTP	161 Llanedeyrn Road Penylan Cardiff CF23 9DW	Tree Works as per submitted Graham Chesterton Arboriculture report	20/12/2022	GRANT - Works to Trees	Other Consent Types
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PLASNEWYDD

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22/01485/DCH	26/07/2022	Ms Lola Thorburn	HSE	71 Bedford Street Roath Cardiff CF24 3DB	FIRST FLOOR REAR EXTENSION	05/12/2022	Refuse	Householder
22/02883/WTCA	01/12/2022	Ms Kirsty Hartley	WTCA	2 Woodland Place Roath Cardiff CF24 3FL	Gleditsia - In front of No2 - Prune to gain 2m of street lamp x 1 cherry - Reduce entire crown to previous pruning points. remove entire lower branch growing towards property and remove lower banch growing into street lamp	06/12/2022	GRANT - Works to Trees	Other Consent Types
22/02814/WTPP	17/11/2022	Ms Kirsty Hartley	WTTP	2 Woodland Place Roath Cardiff CF24 3FL	X3 limes along Woodland Place - remove dead wood, crossing branches and epicormic sprouts to crown break.	06/12/2022	GRANT - Works to Trees	Other Consent Types
22/02390/FUL	11/10/2022	Mr Haseem Khalid	FUL	173 City Road Roath Cardiff CF24 3JB	CHANGE OF USE OF GROUND FLOOR TO CLASS A3 (RESTAURANT) AND INSTALLATION OF NEW SHOP FRONT	07/12/2022	Permission Granted	Minor - Retail (A1-A3)
22/02166/FUL	06/10/2022	Ms Chunyan Ye	FUL	28 Moy Road Roath Cardiff CF24 4SG	Change of use of a single dwelling house into two flats with a roof dormer and a rear single storey extension and associated works.	15/12/2022	Permission Granted	Minor - Dwellings (C3)
21/02881/MNR	13/12/2021	SGD Security Ltd	FUL	26-28 Dalcross Street Roath Cardiff CF24 4SD	DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH NEW APARTMENT DEVELOPMENT CONSISTING OF 7NO. APARTMENTS	16/12/2022	Permission Granted	Minor - Dwellings (C3)
22/02561/FUL	09/11/2022	Mr Mohamed Rafiq	FUL	28-30 City Road Roath Cardiff CF24 3DL	CHANGE OF USE OF GROUND FLOOR FROM RETAIL TO A3 RESTAURANT AND TAKE AWAY WITH INSTALLATION OF EXTRACTION SYSTEM	19/12/2022	Permission Granted	Minor - Retail (A1-A3)

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22/02434/HSE	17/11/2022	Ms Lindsey Owen	HSE	37 Bangor Street Roath Cardiff CF24 3LQ	Loft extension and rear single pitched dormer	22/12/2022	Permission Granted	Householder
PONTPRENNAU AND OLD								
22/02103/HSE	08/09/2022	Mr & Mrs Vosawai	HSE	1 Lilburne Close Pontprennau Cardiff CF23 8LW	Double storey side extension with extended entrance porch	06/12/2022	Permission Granted	Householder
22/02882/WTTPP01/12/2022		Mr Shouja Alam	WTTP	The Gate House Newport Road Old St Mellons Cardiff CF3 5TX	Tree Works at The Gate House as per submitted TR33Ltd job sheet	06/12/2022	GRANT - Works to Trees	Other Consent Types
22/02341/HSE	10/10/2022	Mr. & Mrs. A Wiltshire	HSE	12 Barnfield Close Pontprennau Cardiff CF23 8LN	Demolition of existing conservatory and adjacent boundary wall and construction of single storey lean-to extension with associated works	15/12/2022	Permission Granted	Householder
22/02632/FUL	15/11/2022	Keith Edwards	FUL	Ground Floor 6 Ash Tree Court Woodsy Close Pontprennau Cardiff CF23 8RW	Change of use from Class B1 (offices) to Class D1 (non-residential institutions) to provide a healthcare clinic	15/12/2022	Permission Granted	Minor - Other Principal Uses
RADYR AND MORGANSTO								
22/02148/FUL	13/09/2022	Mr Joe Horvath	FUL	Rear Of 41 Heol Isaf Radyr Cardiff CF15 8AH	Construction of a new detached dwelling	05/12/2022	Refuse	Minor - Dwellings (C3)

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22/02749/WTPP08/11/2022		Mr Andrew Williams	WTTP	23 Clos Y Gwyddfild Morganstown Cardiff CF15 8EX	Selectively reduce vulnerable end loaded branches including those with curving forms at risk of hazard beam failure and those with extensive squirrel damage or other significant defects, rebalancing the crown generally to leave a balanced and natural crown form. 'Reduction by thinning' to be undertaken wherever possible and in all cases where branches are shortened, shortening to be to the first suitable fork to leave a flowing branch line. Where drop crotch pruning is undertaken, reduction shall not exceed 2.50m unless a branch is seriously defective and no other option is available and in most cases shall not exceed 1.50-2.0m. Under no circumstances shall reduction be to internodes, sharply angular branch junctions or poorly developed stems and reduction by thinning shall reduce end loading leaving an even branch density with no lion tailing.	06/12/2022	GRANT - Works to Trees	Other Consent Types
22/02331/NMH	05/10/2022	Ms Angharad Slater	NMH	116 Heol Isaf Radyr Cardiff CF15 8EA	Alteration to the pitch of the kitchen roof, New roof windows in kitchen roof and new window in utility room - previously approved under 21/02125/DCH	08/12/2022	Permission Granted	Non Material Householder
22/02405/HSE	12/10/2022	Mrs Sarah Baker-Brian	HSE	24 Bryn Rhosyn Radyr Cardiff CF15 8RN	2 Storey rear extension and front porch extension	12/12/2022	Permission Granted	Householder
22/02046/HSE	28/10/2022	Mrs Ann Hemming	HSE	25 Penrhos Radyr Cardiff CF15 8RJ	Insertion of Window to First Floor Side Elevation	21/12/2022	Permission Granted	Householder

RHIWBINA

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22/00967/DCH	09/05/2022	Mr Brundell	HSE	18 Heol Y Wern Rhiwbina Cardiff CF14 6NG	SINGLE STOREY SIDE AND REAR EXTENSION, CONSTRUCTION OF A FEATURE "PORCH" PROJECTION OF THE ROOF SHAPE AT FRONT WITH REMOVAL OF REAR GARDEN SHED AND ASSOCIATED WORKS	02/12/2022	Permission Granted	Householder
22/02491/PRAP	31/10/2022	Cornerstone	PRAP	Land At Junction Of Coed Y Wenallt And Wenallt Road Rhiwbina Cardiff CF14 6TP	Installation of a 20m Orion Streetpole supporting 6 no. antennas, 2 no. 300mm dishes, and ancillary equipment thereto, along with 1No York Cabinet and 1 no Shire Cabinet at ground level, all to be inside a new palisade fence	05/12/2022	Permission required	Other Consent Types
22/02441/HSE	25/10/2022	Amy Owen	HSE	37 Caedelyn Road Whitchurch Cardiff CF14 1BH	Single storey side and rear extention, hip to gable loft conversion with rear dormer, and installation of photovoltaic panels on front roof elevation.	05/12/2022	Permission Granted	Householder
22/02881/WTCA	01/12/2022	Mr Steve Thole	WTCA	19 Pen-y-dre Rhiwbina Cardiff CF14 6EH	Cherry x 3 - Front - Reduce to Previous Points. Apple - Rear Right - Reduce Height to previous points but bring sides in harder to give better shape.	06/12/2022	GRANT - Works to Trees	Other Consent Types
LBC/22/00039/DC28/06/2022		Mr & Mrs Wells	LBC	4 Lon-Y-Dail Rhiwbina Cardiff CF14 6DZ	PART SINGLE AND PART TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSIOI WITH ALTERATIONS TO FIRST FLOOR BEDROOM PARTITIONS REMOVAL OF INTERNAL PARTITIONS IN EXISTING REAR DOORWAY LOBBY. OPENING UP WALL FROM KITCHEN TO PROPOSED DINING ROOM	07/12/2022	Permission Granted	Listed Buildings
22/01667/DCH	12/08/2022	Mr And Mrs Pudney	HSE	117 Heol-Y-Deri Rhiwbina Cardiff CF14 6HE	REAR GROUND AND FIRST FLOOR EXTENSIONS AND HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	12/12/2022	Permission Granted	Householder

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22/02452/HSE	20/10/2022	Mr Ian Harries	HSE	42 Ardwyn Rhiwbina Cardiff CF14 7HD	Proposed Single Storey Rear Extension and Raised Patio	12/12/2022	Permission Granted	Householder
22/02735/CLD	23/11/2022	Mr and Mrs Badat	CLD	23 Heol Iscoed Rhiwbina Cardiff CF14 6PA	Hip to gable and rear dormer roof extension.	14/12/2022	Permission Granted	Other Consent Types
22/02492/HSE	25/10/2022	Mr S David	HSE	11 Lon Penllyn Rhiwbina Cardiff CF14 6BZ	Two storey extension including loft conversion	16/12/2022	Refuse	Householder
22/02524/HSE	04/11/2022	Mr Paul Rowlands	HSE	29 Heol-y-nant Rhiwbina Cardiff CF14 6BS	Ground and First Floor Rear Extensions	16/12/2022	Permission Granted	Householder
22/02267/HSE	04/10/2022	Mrs Hurley	HSE	37 Heol Nant Castan Rhiwbina Cardiff CF14 6RP	Hip to gable and rear dormer roof extension	19/12/2022	Permission Granted	Householder
RIVERSIDE 22/02092/FUL	05/10/2022	Mr Andrew Hole	FUL	22 Cathedral Road Pontcanna Cardiff CF11 9LJ	Replacement of windows inclusive and replacemer of external door	02/12/2022	Permission Granted	Other Consent Types
22/01490/DCH	11/10/2022	Mrs Weathersby	HSE	98 Sophia Walk Pontcanna Cardiff CF11 9LE	REPLACE EXISTING WINDOWS TO FRONT OF PROPERTY	02/12/2022	Permission Granted	Householder

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22/02543/CLD	15/11/2022	bancroft	CLD	4 Rawden Place Riverside Cardiff CF11 6LF	REAR DORMER TO LOFT CONVERSION	14/12/2022	Permission Granted	Other Consent Types
22/02030/HSE	04/10/2022	Mrs Lisa Michael	HSE	3 Talbot Street Pontcanna Cardiff CF11 9BW	Rear dormer roof extensions	15/12/2022	Permission Granted	Householder
22/02935/DOC	13/12/2022	Mr Charles Williams	DOC	97 Romilly Crescent And 106 Llandaff Road Pontcanna Cardiff CF11 9NN	Discharge of Condition 3 (Soil Amelioration) of 22/00927/DCH	16/12/2022	Full Discharge of Condition	Discharge of Conditions
22/02183/HSE	22/09/2022	Sheila Brennan	HSE	5 Plasturton Place Pontcanna Cardiff CF11 9HP	Single storey extension to side of rear annexe	19/12/2022	Permission Granted	Householder
22/02052/HSE	26/09/2022	MORGAN CUTLAN	HSE	6 Bloom Street Pontcanna Cardiff CF11 9QE	SINGLE STOREY EXTENSION TO REAR	21/12/2022	Permission Granted	Householder
22/02208/NMH	06/10/2022	Mr Matt Hellyer	NMH	50 Ryder Street Pontcanna Cardiff CF11 9BU	Omission of single storey ground floor extension, Omission of replacement roof tiles for the whole roof, Omit widening of existing window to rear elevation at first floor level - existing opening size to remain and replacement window still required - previously approved under 21/02554/DCH	21/12/2022	Permission Granted	Non Material Householder

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RUMNEY 22/01110/DCH	27/05/2022	Mr Mudgal	HSE	33 Monkstone Rise Rumney Cardiff CF3 3LW	TWO STOREY SIDE AND SINGLE STOREY SIDE AND REAR EXTENSION	05/12/2022	Refuse	Householder
22/02110/FUL	09/09/2022	REALITY DIRECT LTD REALITY	FUL	802 Newport Road Rumney Cardiff CF3 4FH	CONVERSION OF REAR GROUND FLOOR AND UPPER FLOORS INTO FOUR SELF CONTAINED FLATS WITH FIRST FLOOR SIDE AND REAR EXTENSIONS INCLUDING LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS	19/12/2022	Permission Granted	Minor - Dwellings (C3)
SPLOTT 22/01707/MNR	12/08/2022	Pritchard	FUL	88 Splott Road Splott Cardiff CF24 2DB	GROUND FLOOR REAR EXTENSION, DORMER LOFT CONVERSION, ALTERATIONS AND CHANGE OF USE TO LARGE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	08/12/2022	Refuse	Minor - Dwellings (C3)
21/02138/MJR	02/09/2021	Mr Dooley	FUL	Cardiff Coastal Flood Defences. The Severn Estuary Coastline And East And West Banks Of The River Rhymney Cardiff	THE CONSTRUCTION OF A SERIES OF FLUVIAL AND COASTAL FLOOD DEFENCES ALONG THE SEVERN ESTUARY COASTLINE AND EAST AND WEST BANKS OF THE RIVER RHYMNEY, TO INCLUDE ROCK ARMOUR REVETMENTS, CONCRETE EROSION PROTECTION MATS, EARTH BUNDS, A DOUBLE FLOOD GATE (AT THE RHYMNEY RIVER MOTOR BOAT SAIL & ANGLING CLUB) AND SHEET PILING	08/12/2022	Permission Granted	General Regulations
22/02559/NMA	21/11/2022	Mr Thomas	NMA	Rear Of 74 Walker Road Splott Cardiff CF24 2EN	To construct the proposed development off the boundary line - previously approved under 20/00949/MNR	15/12/2022	Permission Granted	Non Material Amendment

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22/02654/PRAP	08/11/2022		PRAP	Opposite Trident Court, East Moors Road Splott Cardiff	Proposed 20m high telecommunications monopole and equipment cabinets	19/12/2022	No Prior Approval required	Other Consent Types
22/01494/MNR	11/07/2022		DOC	Splott Park Muirton Road Tremorfa Cardiff	DISCHARGE OF CONDITIONS 3 (TREE PROTECTION SCHEME), 4 (SOUND MITIGATION MEASURES) AND 5 (FLOOD LIGHTING) OF 19/02466/MNR	20/12/2022	Full Discharge Condition	General Regulations
TROWBRIDGE								
22/02059/FUL	11/10/2022	ELAINE JONES	FUL	66 Brynbala Way Trowbridge Cardiff CF3 1SZ	ERECTION OF ATTACHED HOUSE	07/12/2022	Refuse	Minor - Dwellings (C3)
22/02600/SCR	01/11/2022	Beverley Bailey	SCR	Land At Shirenewton Wentloog Road Rumney Cardiff CF3 2EE	Screening Opinion for an Extension to Shirenewton Traveller Camp	12/12/2022	Response Sent	General Regulations
22/01647/MJR	15/08/2022	Collins	FUL	Great Point Seren Studios Wentloog Avenue Wentloog Cardiff CF3 2GH	FULL PLANNING APPLICATION FOR THE PROPOSED EXPANSION OF THE GREAT POINT STUDIO SITE, WENTLOOG AVENUE, INCLUDING THE ERECTION OF 3NO. STUDIO BUILDINGS, VEHICULAR, PEDESTRIAN AND CYCLE ACCESSES, CAR AND CYCLE PARKING, HARD AND SOFT LANDSCAPING, SUSTAINABLE URBAN DRAINAGE FEATURES AND ASSOCIATED INFRASTRUCTURE	15/12/2022	Permission Granted	Major - Other Principal Uses

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22/02516/HSE	25/10/2022	MISS NAGEENA SADIQ	HSE	2 Jasmine Drive Trowbridge Cardiff CF3 0JD	TWO STOREY EXTENSION TO SIDE AND ASSOCIATED WORKS	16/12/2022	Permission Granted	Householder
22/02084/DOC	20/09/2022	N/A	DOC	Land Off Willowbrook Drive Trowbridge Cardiff	Discharge of Conditions 2 (Arboricultural Method Statement and Tree Protection Plan), 3 (Tree Survey South East Corner), 4 (Woodland and Hedgerow Management Plan), 8 (Bin and Bike Store), 10 (Plot 16 Bush Details), and 12 (Repeat Climbing Inspection) of 21/00770/MJR	20/12/2022	Full Discharge of Condition	Discharge of Conditions
WHITCHURCH AND TONGW 22/01121/DCH	12/07/2022	Pearce	HSE	116 The Philog Whitchurch Cardiff CF14 1ED	REAR SINGLE STOREY EXTENSION AND GARAGE CONVERSION TO GARDEN ROOM/OFFICE	02/12/2022	Permission Granted	Householder
22/01235/DCH	08/07/2022	Mr L & Mrs J Richey	HSE	Ivy Cottage 97 Bishop's Road Whitchurch Cardiff CF14 1LX	PROPOSED FIRST FLOOR EXTENSION AND HII TO GABLE ROOF EXTENSION AND ALTERATIONS	06/12/2022	Permission Granted	Householder
22/02156/HSE	06/10/2022	Mr Chris Nichols	HSE	1A St Margaret's Place Whitchurch Cardiff CF14 7AD	Rear single storey extension / renovation and renovation of existing loft dormer	07/12/2022	Permission Granted	Householder
22/02624/NMH	08/11/2022	Mr Mike Petersen	NMH	12 Caegwyn Road Whitchurch Cardiff CF14 1QL	Addition of velux window and rooflight above eye level and obscured glazing to north elevation removed - previously approved under 21/00262/DC	07/12/2022	Permission Granted	Non Material Householder

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22/01019/DCH	12/05/2022	Mr Dennis	HSE	51 Pantmawr Road Whitchurch Cardiff CF14 7TB	DEMOLITION OF EXISTING LEAN-TO'S TO THE REAR OF PROPERTY AND REPLACED WITH WRAP AROUND SINGLE STOREY EXTENSION	08/12/2022	Permission Granted	Householder
22/02440/HSE	19/10/2022	MRS RUMENA HUSSAIN	HSE	131 Manor Way Whitchurch Cardiff CF14 1RF	Single storey side extension	12/12/2022	Permission Granted	Householder
22/02282/CLD	24/11/2022	Rachel Powell	CLD	7 Heol-y-Waun Whitchurch Cardiff CF14 1LB	Hip to gable loft conversion with rear dormer	15/12/2022	Permission Granted	Other Consent Types
22/02286/HSE	04/10/2022	MRS MARTINE BROWN	HSE	10 Westfield Road Whitchurch Cardiff CF14 1QQ	INCREASE HEIGHT OF EXISTING SHED ROOF TO ACCOMMODATE PV PANELS	16/12/2022	Permission Granted	Householder
22/02234/HSE	26/09/2022	Mr Rhodri Llywelyn	HSE	12 Westbourne Crescent Whitchurch Cardiff CF14 2BL	Proposed single storey extension to the rear of the existing property including minor external alterations	16/12/2022	Permission Granted	Householder
22/02066/HSE	02/09/2022	Mr Bader Chowdhury	HSE	8 Coed Arian Whitchurch Cardiff CF14 2ND	Two storey rear extension and attic conversion with larger half hipped roof including rear dormer and associated alterations	19/12/2022	Permission Granted	Householder
22/02340/FUL	06/10/2022	Mr Karl Thomas	FUL	First Floor Flat 174 Merthyr Road Whitchurch Cardiff CF14 1DL	Change of use of existing first floor flat (class C3) to clinic (class D1)	20/12/2022	Permission Granted	Minor - Other Principal Uses

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