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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	THURSDAY, 8 JUNE 2023, 10.30 AM
Venue	CR 4, COUNTY HALL - MULTI LOCATION MEETING
Membership	Councillor Stubbs (Chair) Councillors Humphreys, Ahmed, Hunt, Joyce, Michael, 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 *(Pages 1 - 2)*

To approve as a correct record the minutes of the meeting held on 6 April 2023

4 Petitions

5 Development Control Applications

5a 21/02984/MJR - Plots 4 and 5, Central Square, City Centre, Cardiff *(Pages 3 - 72)*

6 Public Path Diversion Order - St Fagans 21 *(Pages 73 - 78)*

7 Applications decided by Delegated Powers *(Pages 79 - 146)*

24th March 2023 – 26th May 2023

8 Urgent Items (if any)

9 Date of next meeting

The next meeting of the Committee is on Thursday 6 July 2023 at 10.30 am

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Davina Fiore

Director Governance & Legal Services

Date: Friday, 2 June 2023

Contact: Mandy Farnham, 02920 872618, Mandy.Farnham@cardiff.gov.uk

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PLANNING COMMITTEE

6 APRIL 2023

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

98 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Peter Wong

99 : DECLARATIONS OF INTEREST

Councillor Irene Humphries declared a prejudicial interest in respect of application 22/02184/OUT as she is the Council's representative on the Community Health Council.

100 : MINUTES

The minutes of the meetings held on the 2 and 16 March were approved as correct records of those meeting and signed by the Chair.

101 : PETITIONS

- 1 Application no 22/02184/OUT, Land to the South West of Par View Health Centre, Caerau
- 2 Application 23/00283/FUL, 57 Inglefield Avenue, Gabalfa, Cardiff, CF14 3PY

In respect of 1 the petitioner and applicant had had the opportunity of speaking previously.

In respect of 2 the petitioner spoke.

102 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the scheduled of development control applications 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 RESOLVED TO BE GRANTED SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT

(Councillor Irene Humphreys left the meeting during consideration of this application in accordance with her prejudicial interest)

22/02184/OUT – CAERAU

LAND TO THE SOUTH WEST OF PARK VIEW HEALTH CENTRE ADJACENT TO ELY AND CAERAU COMMUNITY HUB, TRESEDER WAY, CAERAU
Proposed Health and Wellbeing Hub and associated infrastructure works relating to access, parking, drainage and landscape.

Subject to the following amendment to Condition 9:

The existing children's playground shall not be removed (and shall remain available at all times for children's play) until such time as details of the relocated playground have been submitted to and improved in writing with the Local Planning Authority, and the replacement playground provided on site in accordance with the approved details. 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.

APPLICATION GRANTED

23/00283/FUL – GABALFA

57 INGLEFIELD AVENUE, GABALFA, CARDIFF, CF14 3PY
Construction of dormer loft extension, and change of use to house of multiple occupation (sui generis class)

103 : APPLICATIONS DECIDED BY DELEGATED POWERS

The applications decided by delegated powers between 30 September 2022 and 23 March 2023 were noted.

104 : URGENT ITEMS (IF ANY)

There were no urgent items

105 : DATE OF NEXT MEETING

The Committee is next due to meeting on Thursday 4 May 2023.

The meeting terminated at 2.40 pm

COMMITTEE DATE: 08/06/2023

APPLICATION No. 21/02984/MJR **APPLICATION DATE:** 23/12/2021

ED: Cathays

APP TYPE: Full Planning Permission

APPLICANT: Rightacres Property Company Ltd

LOCATION: Plots 4 and 5 Central Square, City Centre, Cardiff

PROPOSAL: Full planning application for a mixed-use building providing commercial uses at ground floor/mezzanine level (Use Classes A1/A2/A3/B1/D1/D2) and residential accommodation above (Use Class C3 and including non C3 Use Class residential), a pavilion (Use Classes A1/A2/A3), public realm, cycle parking, access, drainage and other infrastructure works required for the delivery of Central Square Plots 4 and 5.

RECOMMENDATION 1: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of a SECTION 106 of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in Section 11 of this report, planning permission be GRANTED subject to the conditions listed in Section 14.

RECOMMENDATION 2: That delegated authority is given to the Head of Planning &/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.

1. BACKGROUND INFORMATION

- 1.1 The application site lies within the allocated strategic site KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub within the adopted Cardiff Local Development Plan (LDP). The site also forms part of the unadopted 'Central Square Masterplan', which has been the subject of a previous masterplan to develop brownfield land within the heart of Cardiff City Centre. However, to date there has been no single outline planning application and instead individual parts of the masterplan have come forward as separate proposals (identified in Figure 1 below).
- 1.2 Plots 1, 2 and 3 of the 'Central Square Masterplan' lie to the south of Wood Street and immediately to the north of Cardiff Central Station and have been developed. These plots are now occupied by the BBC Cymru Headquarters,

Cardiff University and numerous businesses with associated retail and food/drink uses at ground floor level. To the south of Wood Street, within Plots 9, 10, 11, 12 and 13A lies the Bus Interchange which is currently under construction and will provide a new central bus station for Cardiff as well as commercial, residential and office floorspace and a car park.

- 1.3 To the north of Wood Street, the HMRC Tŷ William Morgan House office building has been developed within Central Square Plots 7 and Plot 6 (in part) and is now occupied. A new area of public realm (in the process of being adopted by the Council in agreement with the developer) has been created to the south/front of the HMRC building (Plot 8), which accommodates the Betty Campbell statue.
- 1.4 This application comprises Plots 4 and 5 which are one of the remaining development plots within 'Central Square Masterplan'.



Figure 1: The unadopted illustrative Central Square Masterplan dated October 2014.

2 DESCRIPTION OF SITE

- 2.1 The application site comprises a 0.19 hectare brownfield site within the city centre of Cardiff. The site is rectangular in shape and is bound by Wood Street to the south, Scott Road to the west, Park Street Lane to the north-west (until it becomes a dead end to the north-west) and a public square to the east. The site was formerly occupied by St David's House, until it was demolished in late 2018. This provided retail and office accommodation across the length of Wood Street between Scott Road and Havelock Street. The site has a flat topography.

2.2 In terms of built form, to the north of the site is a 7-storey office building known as 6 Park Street which was built in 2008 (north-west). To the north-east is the 12-storey Tŷ William Morgan House office building (occupied by HMRC) which was completed in 2020. The 74,000 seater Principality Stadium then lies beyond. Immediately to the east lies a public square with the Betty Campbell statue and public seating areas. To the immediate west lies Scott Road with the Millennium Plaza leisure complex situated across the road. Across Wood Street to the south lies the Cardiff University School of Journalism, Media and Culture (south-west) and the BBC Cymru building to the south-east. Further to the south-east lies the Bus Interchange building which is currently under construction. To the south of the BBC Cymru building lies Central Square and Cardiff Central Railway Station.

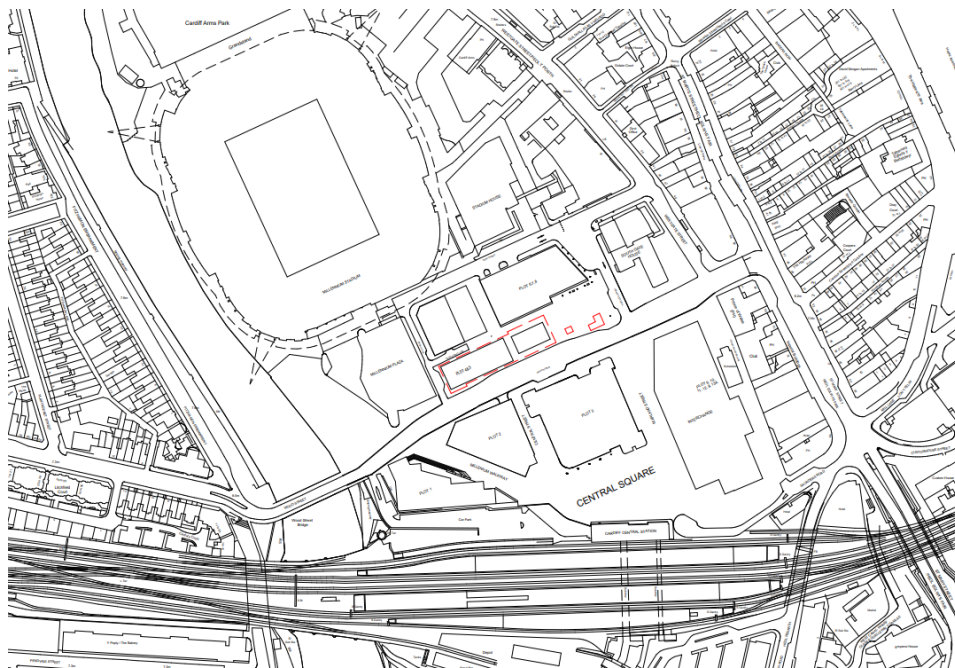


Figure 2: Site location plan.

2.3 Wood Street has recently benefitted from enhancement works which have involved the construction of a two-way segregated cycle lane, improved pedestrian and cycle crossings, public realm enhancements and rain gardens. There is currently no pedestrian or cycle access within the site as it is enclosed by hoardings and fencing to ensure pedestrian safety. Authorised vehicles and pedestrians are able to access the site from Park Street Lane, via Scott Road.

2.4 Given the highly central location, the site is well connected strategically to the rest of Cardiff and the surrounding region. Cardiff Central Railway Station is located approximately a 130 metre walk away and provides frequent rail services to local, regional and national destinations. Various bus stops are within walking distance of the site including directly in front of the site on Wood Street, providing frequent departures to most areas of the city. On completion of the emerging Bus Interchange the accessibility of the site by bus services will be further enhanced.

- 2.5 Whilst the site is not located within a conservation area, the St Marys Street Conservation Area lies approximately 130 metres to the east. There are no listed buildings in the immediate setting, however Cardiff Central Railway Station and the Water Tower lie approximately 130 metres to the south and are both Grade II listed. The Parkgate Hotel (formerly the Head Post Office), Royal Hotel, Bar Emporium, Jackson Hall, the Queens and Royal Garage, the Flyhalf and Firkin, the Cardiff and County Club, Former Prince of Wales Theatre and the Philharmonic Hall are all Grade II listed and located within 150m of the site.
- 2.6 In addition to lying within the allocated strategic site KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub within the adopted Cardiff LDP, the site also lies within the Central Business Area (CBA). The site is located outside, but on the edge of the Central Shopping Area (CSA) as defined by Policy R2 of the LDP.
- 2.7 The site is located within Zone C1 of the NRW Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers and Flood Zone 3 Sea (albeit in a 'defended zone').
- 2.8 The site is cleared of development and is currently used as a car park/site compound area associated with the construction of the Bus Interchange building to the south-east. No significant ecological receptors have therefore been identified and no part of the site is subject to any statutory environmental designations. The River Taff Site of Importance for Nature Conservation (SINC) is approximately 100 metres west of the site, which links with the Severn Estuary Ramsar Special Area of Conservation (SAC) and Special Protection Area (SPA) within approximately 3.2km, though there is intervening development including Millennium Plaza. The site is not located within an Air Quality Management Area (AQMA) or an Archaeologically Sensitive Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application seeks full planning permission for the construction of two separate buildings; a 35-storey residential-led mixed use tower to the west with ground floor commercial floor space; and a standalone 2-storey pavilion building which provides 688sqm of commercial floorspace to the east. Surrounding the two buildings are areas of public realm, sustainable urban drainage features and the addition of 120 external Sheffield cycle parking stands.

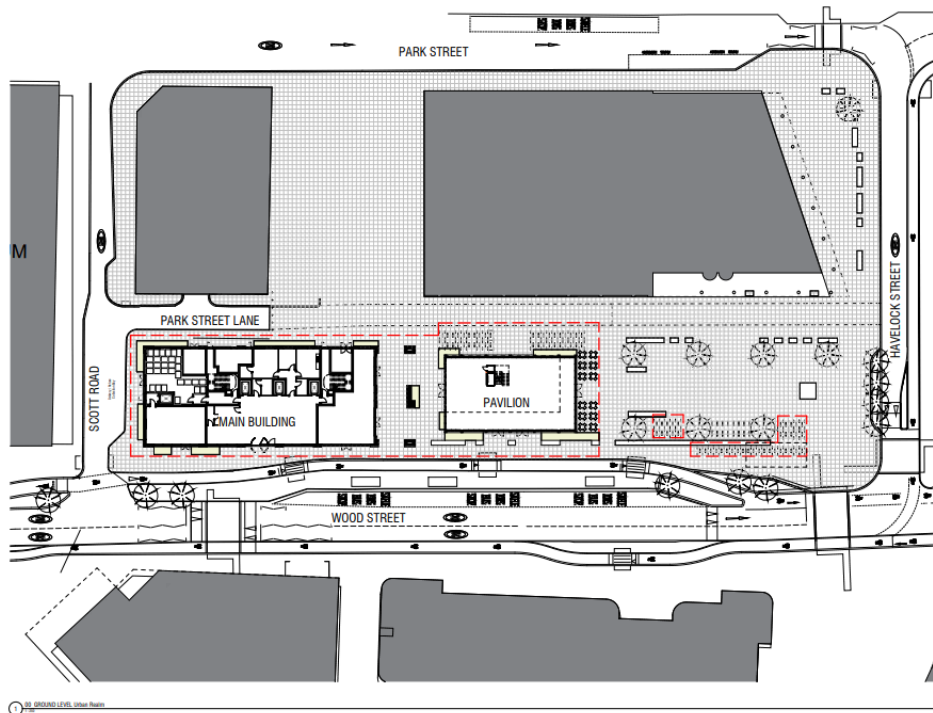


Figure 3: Proposed site plan.

Tower:

- 3.2 The proposed tower will measure 113 metres high, 50 metres wide and 19 metres deep. It will comprise 332 'Build to Rent' residential apartments (Use Class C3), which will be split into 236 no. 1-bed/2-person units, 125 no. 2-bedroom/4-person units and 3 no. 3-bedroom/6-person units. The application also proposes 32 no. serviced apartments (Use Class C6¹) which are located on levels 3 and 4 (the lowest level of accommodation), and four units each on levels 5, 6 and 7. In addition, the tower proposes 894sqm of communal amenity space, with 689sqm of amenity space at Level 20 (including a 108sqm 'winter garden') and a further 205sqm of amenity space is provided at Level 1. No private balconies are proposed.
- 3.3 The ground floor will comprise commercial units either side of the entrance/reception area which is located centrally along the southern elevation. Ancillary office, maintenance and plant rooms are located to the rear along the northern boundary. The smaller commercial unit on the south-western corner will measure 76sqm and the larger unit on the south-eastern corner will measure 123sqm. Two levels of communal amenity space for the residents is proposed at first floor level to the front (south) with the remainder of the floor comprising cycle parking storage. The first two levels on the south, east and west elevations are proposed with active frontages. Refuse storage is located within the north-west corner, accessed via a collection bay on Scott Road.

¹ Class C6 (short term lets) – dwellinghouses used for commercial short-term letting not longer than 31 days for each period of occupation.

- 3.4 The second floor contains building servicing equipment with the remaining levels up to level 34 comprising residential accommodation, with the exception of Level 20 which will be used as communal amenity space. The top floor will contain penthouses in the form of larger 2 and 3-bedroom apartments. Finally, plant equipment and photovoltaic panels are proposed at roof level.

Tower Elevational Treatment:

- 3.5 The proposed tower will have a glazed 3-storey base with an associated dark grey brick frame. The proposed upper elevations are articulated by a structural frame with a 3 storey primary bay. The majority of the block will incorporate grey, textured ceramic cladding panels running vertically between windows, all of which will be set within the opening of the bay. Each bay will be accentuated through a projecting feature finished with a bronze coloured metal flashing. The surrounding frame will be clad in dark grey, matt ceramic cladding panels. The uppermost 4 storeys will be differentiated through the use of a bronze colour with a 5 storey primary bay with a glazed finished fluted ceramic cladding. A 17.8m high colonnade fronts the square on the eastern elevation. A 1.5 metre deep wind canopy is proposed on the western end of the southern elevation and a 3 metre deep wind canopy is proposed to the north-east.

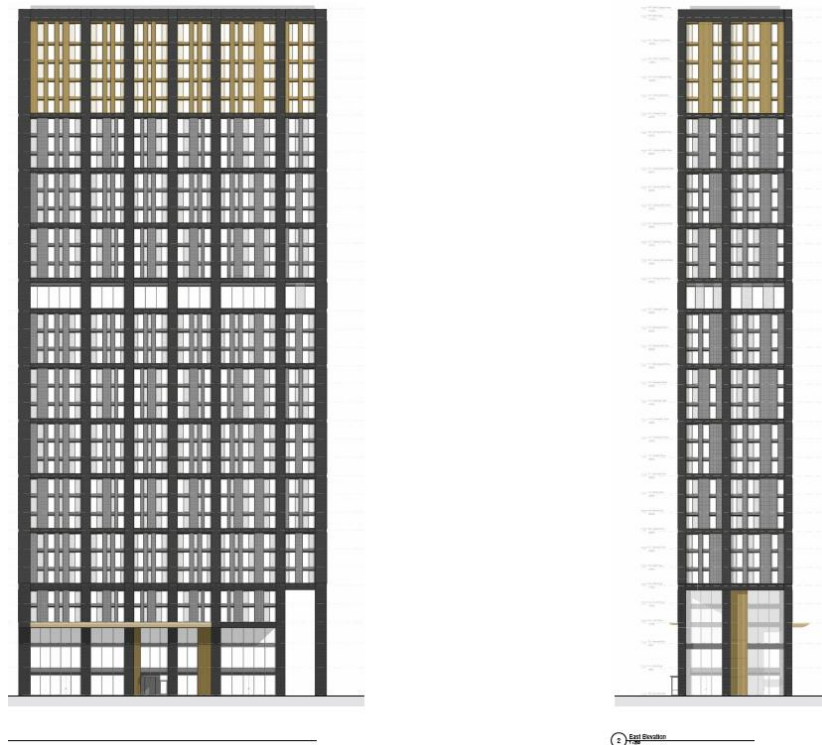


Figure 4: Proposed south and east elevations.

Pavilion Building:

- 3.6 The proposed pavilion will be two storeys measuring 7.5 metres high, 24.5 metres wide and 14.4 metres deep. Whilst the floor plans label the pavilion as a restaurant / café, the proposed description states that they seek a flexible A1/A2/A3 Use. The total floorspace measures 688sqm and includes a

149.3sqm roof terrace on the south and eastern elevation overlooking the existing square. External seating is proposed to spill out from the eastern elevation. The building will have two accesses that open on to public realm, as well as allowing the floorspace to be split, should this be required by future occupiers.

- 3.7 The pavilion will have a flat roof and the elevations will be composed of glazing at ground floor level with the first floor being clad in gold panelling with glazed doors with full height windows connecting to a roof terrace.



Figure 5: Proposed pavilion elevations.

Access, Cycle Parking and Refuse:

- 3.8 Primary pedestrian access to and from the tower is to be taken from the widened northern footway of Wood Street, for the residential reception/hub area and two commercial units. The eastern commercial unit opens onto a colonnade area to the east of the building. Servicing and waste collection will be taken from the side of the building via Scott Road, which proposes a dedicated delivery/refuse collection bay. Plant maintenance access is to the rear along Park Street Lane.
- 3.9 The application proposes 484 cycle parking spaces, made up of 364 residential two-tier racks and Sheffield stands within the tower building, situated on the mezzanine/Level 1 and accessed from Scott Road via a dedicated lift. An additional 120 Sheffield cycle stand spaces are provided externally in 3 blocks of 40, located to the rear of the pavilion building and supplementing the existing stands to the eastern end of the public realm square. These external spaces have been proposed as part of the Section 106 Legal Agreement associated with the Bus Interchange building (ref 19/02140/MJR) which lies to the south-east of the site.

Public Realm:

- 3.10 The proposals include completion of the public realm to the north of Wood Street and south of Tŷ William Morgan House and 6 Park Street, between the existing public square to the east and Scott Road to the west. Discussions are currently ongoing with regard to adopting the square. Along with the cycle parking and the external tables and chairs associated with the pavilion, the public realm will include rain gardens comprising shrubs, perennials, grasses and bulb planting, which wrap around the façade of the tower and pavilion. The rain gardens will have the dual purpose of providing sustainable drainage within the scheme. The glazed frontages of the commercial units within the tower and the pavilion provide active frontage to the public realm.

Sustainability:

- 3.11 The scheme has incorporated various methods of sustainability and will adopt a fabric-first approach in the first instance to maximise the efficiency of the buildings. The pavilion building will have a green roof and the development will provide sustainable drainage systems. The tower building will also incorporate solar panels on the roof and proposes Air Source Heat Pumps to reduce the buildings energy consumption and carbon dioxide emissions. Finally, the proposals will be designed to meet BREEAM Excellent level for the shell of the commercial units and Home Quality Mark Level 3 as a minimum for the apartments.

- 3.12 The application has been supported by the following documents:

- Design and Access Statement
- Planning Statement
- Pre-Application Consultation Report
- Economic Benefits Assessment
- Townscape and Visual Assessment
- Transport Statement
- Framework Travel Plan
- Construction Environmental Management Plan
- Flood Consequences Assessment
- Ground Conditions Phase 1 Study
- Noise and Vibration Assessment
- Sun Path Analysis
- Energy Statement
- Planting Palette
- Pedestrian Wind Environmental Study and a Wind Mitigation Report
- Townscape and Visual Impact Assessment
- Daylight and Sunlight Analysis
- Moda Company Profile
- Moda Serviced Apartment Document

- 3.13 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [21/02984/MJR](#).

4. NEGOTIATIONS

4.1 The application has been the subject of extensive negotiations between the developer and Council officers, with input from Placemaking and Transportation Officers throughout.

4.2 The application was amended with a new set of plans being submitted on 30/03/2023. The amendments made are summarised as follows:

- The tower has increased from 30 storeys to 35 storeys increasing the number of residential units from 330 to 364. The unit mix has been amended from 220 no. 1-bed apartments and 110 no. 2-bed apartments to 236 no. 1-bed apartments, 125 no. 2-bed apartments and 3 no. 3-bed apartments;
- Previously the communal amenity space for the tower was solely located at Level 2 and provided a total of 343sqm of space. The tower now proposes 894sqm of communal amenity space, with 689sqm of amenity space at Level 20 (including a 108sqm winter garden) and a further 205sqm of amenity space is provided at Level 1;
- The restriction of 32 no. units to be serviced apartments under Use Class C6 due to daylight and sunlight concerns;
- The tower building position has moved further north by 0.5 metres reducing the separation distance to 6 Park Street from 10.2m to 9.7m;
- The pavement width to the south adjacent to the existing cycle lane has been reduced 2.4m to 2.2m;
- The fully glazed base of the building has been increased from 5.6m to 10.8m;
- The colonnade on the eastern elevation has been increased from 5.6m to 17.8m in height and from 4.2m to 7.2m in width to provide an improved visual 'wayfinding' connection from Central Square (between the BBC Cymru and University buildings) towards Gate 5 of the Principality Stadium;
- The internal cycle parking for the tower was previously located at the western end of Level 1/mezzanine floor. This has been amended and increased in size (due to the increased number of units and cycle parking spaces required) and is now located along the western and northern areas of the same floor with communal amenity space facing the southern elevation;
- The positioning of the cycle parking to the south-east has been amended to reduce the pinch point along the existing pavement. The cycle parking sheltering green roofs have been removed;
- The size and configuration of the refuse store has been amended on the ground floor of the tower;
- Further wind modelling and mitigation has been provided;
- The tower and pavilion elevational treatment has been amended;
- The footprint of the pavilion has been reduced from 341 to 321sqm. The distance from the eastern flank elevation of the tower has been reduced from 7m to 5.5m. Additional space has also been provided for external tables and chairs to the east of the pavilion;

- The ambiguously scaled drawings have been resolved;
- A Daylight and Sunlight Analysis has been provided.

4.3 However, the developer has not been able to positively respond to all identified concerns, and thus this report assesses the scheme as amended. There remain areas of concern, which are considered at section 12 as part of the consideration of the overall 'planning balance'.

Screening:

4.4 Consideration has been given as to whether the proposed development constitutes Environmental Impact Assessment ('EIA') development because the development exceeds the threshold of 150 dwellings set within Schedule 2 (Part 10(b)ii) of the EIA Regulations 2017 (as amended). During pre-application discussions, it was the Council's opinion that an Environmental Statement was not required to enable the Local Planning Authority to understand and consider the likely environmental effects of the proposal. This was subject to the subsequent planning application being supported by a number of supporting documents to allow for the robust assessment of this major development and the subsequent implementation of avoidance, mitigation and enhancement measures, as appropriate. Having formed part of the submissions, it has been concluded that the development does not constitute EIA development.

5. RELEVANT SITE HISTORY

5.1 The site has the following relevant planning history: -

- 17/00841/MJR – Prior approval for the demolition of St David's House and clearance of the site. Permitted: 23/06/2017.

Related Planning History:

- 17/01751/MJR (Tŷ William Morgan House occupied by HMRC): 31,630 sqm (GIA) / 24,837 sqm (NIA) of Use Class C1 (office) floorspace, of which up to 372sqm of Use Class A1/A3 (retail/cafe) will be provided at ground floor level, with car and cycle parking and public realm works. Permitted on 28/09/2017.
- 17/00714/MNR (6 Park Street): External alteration to office building to provide new external windows and new visitor and employee entrance with ground floor internal alternations. Application refused: 06/06/2017. Appeal dismissed on 10/04/2018 (ref APP/Z6815/A/17/3190684).
- 19/02140/MJR (Bus Interchange building): Section 73 to vary the approved plans of 18/01705/MJR which permitted the erection of a transport interchange with an associated concourse and ancillary retail/commercial units (Use Classes A1/A2/A3), 305 residential apartments (Use Class C3), 10,318 sqm (GIA) office floorspace (Use Class B1), a 249-space car park, public realm and related infrastructure and engineering works. Permitted: 31/07/2019.
 - The Section 106 of 19/02140/MJR requires "120 secure, operational

cycle parking spaces and public cycle parking stands which will be clearly visible and accessible to members of the public to be undertaken by Rightacres on land within control of Rightacres situated on the north side of Wood Street, Cardiff (within the subject site).

6. POLICY FRAMEWORK

National Policy:

- 6.1 The [Well-being of Future Generations \(Wales\) Act 2015](#) (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.
- 6.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 6.3 'Sustainable development principle' means that Local Authorities must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 6.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales
 - A Healthier Wales
 - A More Equal Wales
 - A Wales of Cohesive Communities
 - A Wales of Vibrant Culture and thriving Welsh Language
 - A Globally Responsible Wales
- 6.5 The [Environment \(Wales\) Act 2016](#) has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to "maintain and enhance biodiversity" where it is within the proper exercise of their functions. In doing so, public authorities must also seek to "promote the resilience of ecosystems".

National Planning Policy

- 6.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.
- 6.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the

Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

- 6.8 PPW takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.
- 6.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance:
- TAN 4: Retail and Commercial Development (2016)
 - TAN 5: Nature Conservation and Planning (2009)
Noting also the Chief Planning Officer letter dated 23/10/19 securing biodiversity 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 23: Economic development (2014)
 - TAN 24: The Historic Environment (May 2017)
- 6.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 6.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan:

- 6.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 6.14 Policies 1 and 33 emphasise the support for sustainable growth in all parts of Wales, identifying Cardiff, Newport and the Valleys as one of three National Growth Areas where there will be growth in employment and housing opportunities and investment in infrastructure.
- 6.15 Policy 33 emphasises that Cardiff will remain the primary settlement in the region, its future strategic growth shaped by its strong housing and employment markets and it will retain its capital city role, accommodating higher level functions and attractions.
- 6.16 Policy 2 states that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:
- creating a rich mix of uses;
 - providing a variety of housing types and tenures;
 - building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other.
 - increasing population density, with development built at urban densities that can support public transport and local facilities;
 - establishing a permeable network of streets, with a hierarchy that informs the nature of development;
 - promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
 - integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.
- 6.17 Policy 6 states that significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They

should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.

6.18 Policy 16 states that within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.

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

Key Policies:

- KP1 Level of Growth
- KP2 Strategic Sites
- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
- KP3(B) Settlement Boundaries
- KP4 Masterplanning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transport
- KP9 Responding to Evidenced Economic Needs
- KP10 Central & Bay Business Areas
- KP12 Waste
- KP13 Responding to Evidenced Social Needs
- KP14 Healthy Living
- KP15 Climate Change
- KP16 Green Infrastructure
- KP17 Built Heritage
- KP18 Natural Resources

Detailed Policies:

Housing:

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

Economy:

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

Environment:

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

Retail:

- R1 Retail Hierarchy
- R2 Retail Development in the Central Shopping Area
- R7 Retail Provision within Strategic Sites
- R8 Food and Drink Uses

Transport:

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

Community:

- C1 Community Facilities
- C3 Community Safety / Creating Safe Environments
- C6 Health
- C7 Planning for Schools

Waste:

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

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

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

- Planning for Health and Wellbeing (November 2017)
- Planning Obligations (January 2017)
- Residential Design Guide (January 2017)
- Tall Buildings Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016).

7. INTERNAL CONSULTEE RESPONSES

- 7.1 **Conservation:** Given the distances involved and the presence of significant scale within the intervening townscape, the Conservation Officer does not consider that the proposals would dramatically change the way in which heritage assets will be experienced in their respective settings. As such, it is considered that the proposed tower will have a neutral impact upon the setting of the nearby St Mary Street Conservation Area or the setting of listed buildings within the vicinity.
- 7.2 **Transportation:** The proposed development is car free, which is considered to be policy compliant and therefore acceptable; noting in this respect that car parking standards are expressed as a maximum, with no minimum requirement, supporting a move away from reliance on the ownership and use of private cars in compliance with the Managing Transportation Impacts SPG.
- 7.3 In terms of resident transport and movement, the site is located in the city centre within close proximity to Cardiff Central Railway Station (150m south) and the emerging Bus Interchange (100m east). The area adjacent to the site also benefits from cycle parking and Nextbike stands, along with access to all the service, amenities, employment and leisure facilities such a central location affords. The site is therefore considered to be extremely sustainably located in transport terms and somewhere where public transport and active travel offer viable alternatives to the ownership and use of private cars. The Transportation Officer has also considered the objections with regard to trip generation and parking accumulation and raises no objection (refer to para's 10.80 and 10.81 for further discussion).
- 7.4 The application proposes 484 cycle parking spaces in total. This comprises 364 internal residential Sheffield stands and two-tier stackers proposed at Level 1 and accessed from Scott Road via a service lift. An additional 120 Sheffield cycle stand spaces being provided externally within the public realm, in accordance with the Section 106 associated with the Bus Interchange building (ref 19/02140/MJR). Whilst the residential cycle parking fails to comply with the Managing Transportation Impacts SPG requirement of providing one cycle parking space per bedroom, the Transportation Officer has raised no objection to the provision given the sustainable location and the proximity to existing cycle parking and Next Bikes (refer to para. 10.83 for further discussion).
- 7.5 Discussions are ongoing with regard to the adoption of the square to the east of the site. A public realm works condition has been imposed requesting that PAS 68 security features (hostile vehicle mitigation bollards) are installed to ensure an improved public realm environment and to facilitate a safe commodious access to the site.

- 7.6 In light of the above, the Transportation Officer has raised no objection, subject to the following conditions; cycle parking details, public realm works and a Construction Environmental Management Plan (CEMP).
- 7.7 **Trees:** It is noted that the proposed Planting Plan does not reflect the amended site plan with minor discrepancies. As such, this plan has not been included in the approved drawings condition. Notwithstanding this, the fundamentals of the planting have been agreed with the Tree Officer who supports the principle of proposing rain gardens within the public realm comprising shrubs, perennials, grasses and bulb planting. The Tree Officer has therefore requested that the final landscaping details are provided by condition with planting and aftercare specification details. An additional condition has been requested to ensure that if the landscaping features die within 5 years of completion of the development, then they should be replaced.
- 7.8 **Regeneration:** Officers note that the Cardiff Planning Obligations SPG 2017 (Section 8 – Community Facilities) states that ‘Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:
- The provision of new facilities
 - The extension to, or upgrading of existing facilities’
- 7.9 If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.
- 7.10 The formula in the SPG is based on the number of bedrooms and associated occupancy figures per dwelling. In summary, a contribution of £298,901.63 is sought from the developer.
- 7.11 Several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards one of these facilities.
- 7.12 **Ecology:** The site is currently a site compound with no ecological habitats found. As a consequence, no ecological reports have been prepared. The Ecology Officer has raised no objection to the proposal, subject to conditions being imposed. These relate to the Construction Environmental Management Plan, drainage strategy and planting plan being part of the approved plans. Another condition has been requested to ensure that if site clearance does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the decision, then an ecological walkover shall be undertaken, to ensure there are no ecological receptors that would require consideration by the Council. Other conditions relate to contamination and a green roof being applied to the pavilion.

- 7.13 It is noted that the Ecology Officer has requested a SuDS infrastructure condition. This is for all SuDS features to incorporate an impermeable liner with taped seams, to ensure that surface water flows do not mix with contaminated soils/perched ground water/ground water and allow the mobilisation of land contamination at the site, to the River Taff via the SuDS pipework. This has not been applied as a condition (rather as an informative), as this will be dealt with through the SAB application. Having regard to the condition circular, it is not for other legislative frameworks to be duplicated and therefore it would be unreasonable to impose this as a planning condition. Surface water will be dealt with through the SuDS infrastructure.
- 7.14 **Parks:** The LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments over 8 units, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.
- 7.15 Based on the information provided on the number and type of units for this application, Parks have calculated the additional population generated by the development to be 539.3 . This generates an open space requirement of 1.31 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £559,550.
- 7.16 No public open space is being provided on site so the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.
- 7.17 The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m, informal recreation 1000m and formal recreation 1500mm, measured from edge of the site.
- 7.18 In the event that the Council is minded to approve the application, Parks have requested that applicant enters into a Section 106 Agreement to secure payment of the contribution.
- 7.19 Consultation will take place with Ward Members to agree use of the contribution and this will be confirmed at S106 stage. The following open space are within the distance requirements set out above – Bute Park, Friary Gardens, City Hall Lawn, Gorsedd Gardens and Alexandra Gardens.
- 7.20 **Affordable Housing:** In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 364 units (72 units) is sought on this brown-field site. The Councils priority is to deliver on-site affordable housing, in the form of rented accommodation, built to Welsh Government Development Quality Requirements (WDQR) (2021) for purchase by a nominated Registered Social Landlord (RSL) partner or the Council at a specified price.

- 7.21 If the units were to be delivered on-site, officers would need to understand how any affordable units can meet Welsh Government Development Quality Requirements (WDQR) (2021) standards and how any demarcation between the market and the affordable could work in practice, as a scheme has to be able to be managed and easily maintained by the Registered Social Landlord or the Council, including the control of applicable service charges.
- 7.22 Based on the proposed design/configuration, as an alternative to on-site provision, officers would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. A financial contribution of £6,209,364 in lieu of 47 x 1 bedroom units & 25 x 2 bedroom units, which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017) is requested. This would be secured as a planning obligation in the s106 agreement.
- 7.23 **Pollution Control (Contamination)** have reviewed the Phase 1 Desk Study Report prepared by Jubb Consulting Engineers Ltd (dated 16/12/2021), which includes a site specific preliminary contamination and ground gas assessment of the proposed development. This is based on a desk study, including previous site investigations in the wider development area and a site walkover. The assessment identifies the potential for contamination and ground gas. An intrusive ground investigation, including geo-environmental sampling and testing and ground gas monitoring, in line with current guidance, is required to assess contamination and the need for remediation works. A condition has been imposed in relation to this.
- 7.24 Should there be any importation of soils to develop the landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.
- 7.25 To ensure that the safety of future occupiers is not prejudiced in accordance with LDP Policy EN13, Pollution Control have requested a number of contamination conditions. Subject to these conditions being imposed, no objection is raised. A contamination and unstable land informative has also been included.
- 7.26 **Pollution Control (Air Quality)**: The site is not located within an Air Quality Management Area (AQMA). As such, the Air Quality Officer raises no concerns regarding the operation aspect of the site. For the construction side, a dust assessment has been requested as part of Construction Environmental Management Plan (CEMP) condition. Subject to this condition, no objection is raised.

- 7.27 **Pollution Control (Noise)** have reviewed the Noise and Vibration Planning Assessment (dated 17/12/2021 ref: 21518-HYD-ZZ-XX-RP-Y-1001), the Design Access Statement and Construction Environmental Management Plan.
- 7.28 To ensure that the ambient noise and facade mitigation measures and results outlined in the supporting Noise and Vibration Assessment are implemented and complied with, a post-build acoustics report has been requested as a condition. Further conditions have been imposed to ensure that adequate event monitoring takes place for a live music event(s) at the Principality Stadium, which will result in a detailed scheme of noise mitigation measures to be provided prior to the glazing being installed on the building. This will be fully informed by the results of the representative assessment of the music noise levels from the Principality Stadium. An additional condition has been requested to ensure that a further representative assessment will be undertaken when the tower is occupied to assess a live music event at Principality Stadium, to ensure the proposed glazing and noise mitigation measures are correctly implemented and complied with. No objections have been raised with regard to the noise associated with a live sport events. The aforementioned conditions are consistent with the agent of change principle and most importantly protects the amenity of future residents (refer to para's 10.64 - 10.70 in the analysis section for further details).
- 7.29 Further conditions have been requested with regard to plant noise, sound insulation for the commercial units and gym, operation hours, servicing hours, and for hot food extraction. Finally, noise, vibration, construction hours and piling methodology/mitigation have been included as part of the Construction Environmental Management Plan. Subject to the above conditions, no objection is raised.
- 7.30 **Waste:** Servicing and waste collection will be taken from the side of the building via Scott Road, which proposed delivery/refuse collection bay. To supplement the fortnightly Council collection, the application proposes a regular private collection on the alternate weeks, thus allowing for a smaller storage areas. The Waste Officer supports this approach but has requested a Servicing Management Plan as a condition which will include the detailed storage and collection arrangements.
- 7.31 **Education:** A financial contribution of £121,212 has been requested towards the expansion of school provision in accordance with the Planning Obligation SPG formula using net pupil yield.

8. EXTERNAL CONSULTEE RESPONSES

- 8.1 **Natural Resources Wales (NRW)** note that a Construction Environmental Management Plan (CEMP) (dated 16/12/2021, Rev C) has been submitted as part of the application. They request that this is identified in the condition listing for the approved plans and documents. They also advise that the CEMP includes reference to guidance documents from the nutregs.org.uk website. Whilst specific reference has not been made to the website in the CEMP, the topics requested have all been included.

Land Contamination and Controlled Waters:

- 8.2 With regard to land contamination and controlled waters, NRW note that a Phase 1 Desk Study Report (prepared by Jubb Consulting Engineers Ltd, ref 21209-DTS-01, dated October 2021) has been provided. This recommends intrusive investigation which should be submitted part of the planning application. In the absence of this information, groundwater and contamination conditions have been requested as conditions. A controlled waters informative has also been requested.

Flood Risk:

- 8.3 NRW have reviewed the supporting Flood Consequence Assessment (FCA) (prepared by Jubb Consulting Engineers Ltd dated 3 November 2021, reference 21209-FCA01-v01). They consider that the risks and consequences of flooding are manageable to an acceptable level. NRW have also considered the risk of tidal flooding to the proposed development to be negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. Finally, the FCA has discussed flood management of any extreme risk by recommending that occupiers sign up to the flood warning service and advising that no residential accommodation is proposed on either the ground or first floors. The residential accommodation begins at level 3. As such, NRW raise no objection to the proposal on flood grounds.

Foul Drainage:

- 8.4 NRW note that the intention to connect to the existing DCWW sewer for foul water disposal. Given that DCWW have raised no objection to this, NRW have no comment to make.
- 8.5 In light of the above, NRW raise no objection to the proposal subject to conditions.
- 8.6 **South Wales Police:** The Police have raised no objection but have provided a number of security-related recommendations. As such, a condition has been applied to ensure laminated glass is proposed to the ground floor of the tower and pavilion buildings. To ensure further public safety, the public realm works condition has been amended to incorporate CCTV details and hostile vehicle mitigation details in the form of PAS 68 provision (bollards). An informative has also been included with regard to the remaining recommendations.
- 8.7 **Cadw** note that a number of designated historic assets are located within 800 metres of the proposed development and it is likely that the proposed tower will be visible from them. However, the tower will be seen along with the nearby concentration of tall buildings, both built and proposed, which has already altered these views. As such, Cadw note that whilst there may be very slight visual changes in the views from the designated historic assets, they consider that these will not have any effect on the way that they are experienced,

understood and appreciated. As such, Cadw raise no objection to the proposed development with regard to any scheduled monuments or registered historic parks and gardens.

- 8.8 **Glamorgan-Gwent Archaeological Trust (GGAT)** confirm that there are no known archaeological sites within the proposed development area. They note that from a review of historic Ordnance Survey and other historic mapping, the area was originally on the west bank of the River Taff in the early 19th century. Following canalisation and channel changes it is now on the east bank. Mid to late 20th century buildings were constructed on the site, with basementing and infill of made ground. These have since been demolished, and so GGAT consider that it is unlikely that any archaeological deposits would have survived.
- 8.9 GGAT confirm that they do not make any recommendation for archaeological mitigation. The impact on statutorily protected buildings, structures and areas has been considered and it is unlikely that there would be any adverse impact. They note from the supporting documentation that the applicant has considered the likelihood of archaeological deposits being encountered, and would notify GGAT of any discoveries should this occur. As such, an informative has been applied.
- 8.10 **Dŵr Cymru Welsh Water (DCWW)** have raised no objection, subject to a condition being imposed for a portable water scheme to serve the site. A SAB informative has also been requested.
- 8.11 **Network Rail:** raise no objection in principle. However, given that the site is next to Network Rail land and their infrastructure, they have raised some comments which have been included as an informative for the applicant. This is to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway system.

9. REPRESENTATIONS

- 9.1 The application was subject to a 21-day consultation period on 14/01/2022, being advertised by press and site notices and neighbours and local members were notified. Following amended plans being received, a re-consultation was undertaken on 31/03/2023. A third re-consultation was undertaken on 25/04/2023 due to a number of supporting documents not being in the public domain from the previous consultation.
- 9.2 To date, five letters of objection have been received, which are summarised below.

Representations relating to the first consultation on 14/01/2022:

- 9.3 An additional objection letter was received on behalf of 6 Park Street (dated 07/03/2022). The full representation is available to view online at; [21/02984/MJR](#). For the benefit of members, this has been broadly summarised as follows:

- Concerns that the proposed tower is a significant departure from the original Central Square Masterplan. The proposed residential use results in larger windows, an increase in height and shape of the footprint which previously connected to the eastern face of 6 Park Street;
- Inadequacy of PAC report in responding to stakeholder comments and publishing comments. It is considered that the application should not be progressed further until a suitable PAC Report is provided, in accordance with Section 17 of the Planning (Wales) Act 2015;
- Concerns over loss of privacy, overshadowing and overbearing nature of tower;
- Concerns with the limited separation distance to 6 Park Street. Reference made to the dismissed appeal (ref. APP/Z6815/A/17/3190684) at 6 Park Street which proposed a series of windows on the eastern elevation. The Inspector concluded that if windows were located on the eastern elevation of 6 Park Street then a separation distance in excess of 10.4m would be required to create an acceptable relationship between Tŷ William Morgan House to ensure adequate levels of light to both buildings;
- Concerns with potential wind tunnelling and failure to provide a Wind Tunnel Assessment;
- Failure to provide a Daylight and Sunlight Report to assess impact on 6 Park Street;
- Suggestions provided for a proposed CEMP condition.

Representations relating to the second consultation on 31/03/2023:

- 9.4 Additional comments on behalf of 6 Park Street were made on 05/04/2023 requesting that the comments from Council Officers to the applicant are provided.

Representations relating to the third consultation on 25/04/2023:

- 9.5 An additional objection letter was received on behalf of 6 Park Street dated 05/05/2023. The full representation is available to view online at; [21/02984/MJR](#). For the benefit of members, this has been broadly summarised as follows:

- The proposal is a significant departure from the Central Square Masterplan;
- The proposal has been amended to propose a taller building closer to 6 Park Street, failing to respond to the previous objections raised;
- Disagreement with supporting documentation which states that at present local and national planning policies prevent (or have the potential to prohibit) the development of Build to Rent residential towers within City Centre locations;
- The Daylight and Sunlight Analysis considers whether the proposed apartments will receive adequate daylight and sunlight. It does not consider the proposed loss of daylight and sunlight to the neighbouring buildings. Given that the impact has not been assessed to 6 Park Street, the proposal is contrary to Policy EN13 of the LDP;

- The reduction in the separation distance from 7.75m as originally proposed to 7.25m further exacerbates the previous objection with regard to loss of privacy. Restricting the units on the northern side of floors 3, 4, 5, 6, and 7 to serviced apartments does not address matters relating to privacy, as the separation distance between a residential and commercial use will be inadequate;
- Overbearing and overshadowing impact. Reference is again made to the APP/Z6815/A/17/3190684 planning appeal (refer to para. 9.3 above).

9.6 A second objection letter dated 10/05/2023 was also received on behalf of HM Revenue and Customs (HMRC) at Tŷ William Morgan House, 6 Central Square. The full representation is available to view online at; [21/02984/MJR](#). For the benefit of members, this has been broadly summarised as follows:

- The total height of 35 storeys (amended from 30 storeys) is a significant departure from the Central Square Masterplan which showed a building half the height and with massing more in keeping with the immediate context;
- It is considered that the proposal is contrary to the Tall Buildings SPG which states that tall buildings should not have a negative impact on important vista/views and there should be no harm to the amenity of neighbouring occupiers. The building does not sit within a cluster of tall buildings;
- Overbearing concerns;
- Daylight and overshadowing concerns. The Sun Path Analysis is based on the previous scheme without the added height. It is not considered to be a sufficient overshadowing assessment;
- The Daylight and Sunlight Analysis focuses solely on the amount of daylight and sunlight each residential unit within the proposed tower will receive. It does not address the impact on the neighbouring occupiers. There are also concerns with lux benchmarks used and with the proposed units not meeting BRE guidance;
- General privacy concerns and security concerns regarding overlooking into the HMRC office building due to confidential nature of staff activities;
- Concerns with the wind mitigation report with regard to safety of pedestrians and cyclists. The content of the wind analysis has been disputed and it is considered that further information should be provided up-front;
- Concerns regarding potential construction traffic, vibration and noise. It is considered that a Construction Traffic Management Plan should be imposed as a condition;
- Concerns on the content and accuracy of the Transport Statement with a failure to consider parking stress/utilisation levels, blue badge provision for visitors and person trips expected. It also does not consider servicing trip calculations with no servicing swept path analysis being provided.
- Non-compliance with LDP Policy H3 on provision of affordable housing.

9.7 1 neighbouring objection was received on 02/05/2023, however no comments were provided. The case officer contacted the objector directly via email to establish what the concerns were. No response has been received to date.

Officer Comments:

- 9.8 The majority of the objections raised will be addressed in the analysis section of the report (Section 10). To provide clarification on a specific point, officers note that the separation distance between 6 Park Street and the proposed tower is referred to incorrectly in the objection at para. 9.5. The correct separation distance is 9.7m.
- 9.9 It is also noted that Officers are satisfied that the Pre-Application Consultation (PAC) was undertaken in accordance with statutory requirements, noting that the scheme has been subject to further iterations and consultation as part of the determination of the application.

10. ANALYSIS

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

- a. Principle of Development
- b. Design
- c. Impact on Neighbouring Amenity
- d. Transport, Servicing and Waste
- e. Ecology
- f. Flooding and Drainage
- g. Sustainability
- h. Economic Impact

a. Principle of Development

- 10.2 The policy framework for these comments is as follows:

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

- 10.3 The site is currently vacant and is located within the Central Business Area (CBA) and Central Enterprise Zone (CEZ) of the adopted Cardiff Local Development Plan. The main land use planning policy issues relate to:

Residential Use:

- 10.4 The application site is located within the boundary of Cardiff Local Development Plan (LDP) Policy KP2A (Central Enterprise Zone and Regional Transport Hub), which is allocated for major employment led initiatives, focussing on financial and business services, together with other mixed uses including residential development. The principle of residential development is well established within the surrounding area and the central location of this site is suited to residential use as it is well served by transport links and is close to local amenities.

- 10.5 The applicant has identified that of the 364 residential units, 332 will be Use Class C3 (dwellinghouses) and 32 will be C6 (serviced apartments).

Ground Floor / Pavilion Commercial Uses:

- 10.6 The site is located outside, but on the edge of the Central Shopping Area (CSA) as defined by Policy R2 of the LDP. Taking into consideration the relatively small scale of the ground floor commercial units at up to 199sqm and that convenience retail could serve the residents associated with this proposed development and the wider Central Square area, an element of Class A1 (shop) use would be considered acceptable at this location. To ensure appropriate vibrancy and activity is associated with the pavilion building, a condition has been applied to restrict it to be solely used as a café / restaurant and to ensure that it does not benefit from Permitted Development rights allowing a change of use to Use Class A2.
- 10.7 It is recognised that Class A3 uses, such as restaurants, cafes and snack bars that are open during normal shopping/business hours have the potential to contribute towards the range and choice of facilities available in the Central Business Area. In this regard and taking into consideration that the units and pavilion would contribute towards the creation of active uses and active frontages both within and around the new public square at Wood Street, Class A3 uses are considered acceptable at this location, subject to amenity considerations.
- 10.8 With regard to LDP Policy KP10 (Central and Bay Business Areas), Class A2 (Financial and Professional Services), B1 (Business), D1 (Non-residential Institution) and D2 (Assembly and Leisure) uses would be considered acceptable at this location, subject to amenity considerations.
- 10.9 For the above reasons, subject to a condition being attached to the applicant confirming the Use Class of the serviced apartments, the proposal is considered acceptable from a land use policy perspective.

b. Design

- 10.10 LDP Policy KP5 (Good Quality and Sustainable Design) contains criteria for assessment of new development proposals to ensure that high quality, sustainable designs occur which positively contribute to the creation of distinctive communities, places and spaces. A criterion includes, for example, the influence of the proposal on the local character and context. Other criteria include creating legible development, providing a diversity of land uses, creating distinctive places and providing a healthy environment.
- 10.11 Objections have been raised with regard to the design of the proposed development being a departure from the original 'Central Square Masterplan'. Officers however note that the 'Masterplan' was not adopted by the Council and, in this regard, has no 'planning policy' status as supplementary planning guidance. It is therefore not considered that the application is contrary to LDP

Policy KP4 (Masterplanning Approach), provided the impacts of the development are considered to be acceptable.

Scale and Massing:

- 10.12 The proposed development incorporates high density development through a 35-storey tower. Accordingly, the Tall Buildings Supplementary Planning Guidance (SPG) (January 2017) is a material consideration in determining this application.
- 10.13 Para. 1.5 states that *“well-designed tall buildings in appropriate locations have the potential to add significant value to Cardiff. They can enhance skylines and provide recognisable landmarks that can serve to promote the city on a national and international stage”*. Para. 1.7 states that *“Cardiff seeks to be the most liveable capital city in Europe and to create an inclusive, vibrant, thriving, sustainable and attractive city in which to live and work. Proposals for tall buildings need to demonstrate an exceptional standard of design together with appropriate land uses and public realm through careful planning and design so that they knit well into the existing fabric of the city”*.
- 10.14 Further, para 2.1 of the Tall Buildings SPG states that *“attractive tall buildings in clusters can help to signify the core areas of the city, particularly areas within the city centre”*, and states that *“the areas that tend to lend themselves to tall buildings are often along railway corridors, urban corner sites in the core of the city centre, sites that form part of existing clusters of tall buildings and waterfronts”*.
- 10.15 Tall buildings are therefore assessed having regard to locational criteria, specifically that they will only be acceptable where (para. 2.2):
- There would be no negative impacts on important views or vistas
 - The character or setting of heritage assets is not harmed
 - The proposal will be a positive feature in skyline and streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark
 - No material harm is caused by overshadowing or overlooking
 - There will be walking and cycling accessibility to sustainable transport and local facilities
- 10.16 The above criteria are considered in detail later in the analysis.
- 10.17 The site is considered to be one which can accommodate a sensitively designed building of significant height, which accords with the wording of para. 2.1. This is due to the site being located in the city centre, in very close proximity to Cardiff Central Railway Station and close to the river. The site is located outside the ‘area of very high sensitivity’ within the Tall Building SPG and there are also a number of tall buildings in close proximity forming a cluster. These include the emerging Bus Interchange building at a height of 83 metres, Stadium House, Capital Tower and the Principality Stadium. Further tall buildings have been permitted as part of the redevelopment of ‘Central Quay’ to the immediate south of the railway line (18/00735/MJR,

21/02883/MJR, 21/02884/MJR) which was formerly occupied by Brains Brewery. Finally, as the proposed tower is a similar height to the Bus Interchange building at the other end of the street, it is considered that the two structures together act as 'bookends' to Wood Street in a complimentary way. The proposed tower is therefore considered to meet the requirements of LDP Policy KP5 and the Tall Buildings SPG.

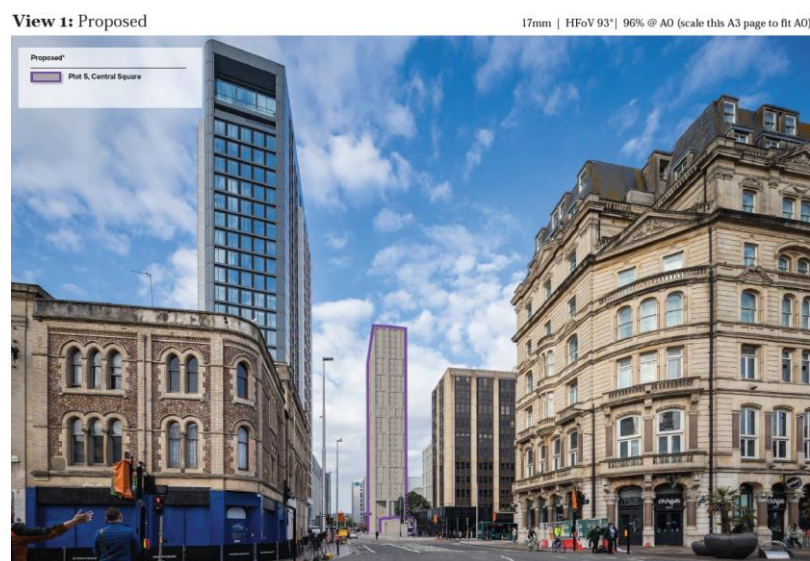
Skyline and Key Views:

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

10.19 The visual impact has been tested by means of a series of key views from agreed locations, which are assessed below. The keys views have not been amended since the tower building has moved 0.5 metres further north. However, it is considered that the change to receptors (both visual and townscape) will be imperceptible and as such the applicant concluded that the value, susceptibility and sensitivity to change of the townscape character areas, receptors and visual receptors will remain unchanged. The key views comprise:

- View 1: St. Mary Street / Wood Street Junction
- View 2: Wood Street Bridge
- View 3: Penarth Road Bridge
- View 4: Westgate Street
- View 5: Cardiff Castle Grounds

View 1 - St. Mary Street / Wood Street Junction:



10.20 The above view when facing west from the St Mary Street / Wood Street junction provides a backdrop of two Grade II listed buildings; the former Prince of Wales Theatre to the left and the Royal Hotel to the right. The emerging Bus Interchange building rises beyond the Prince of Wales, to the west of Great

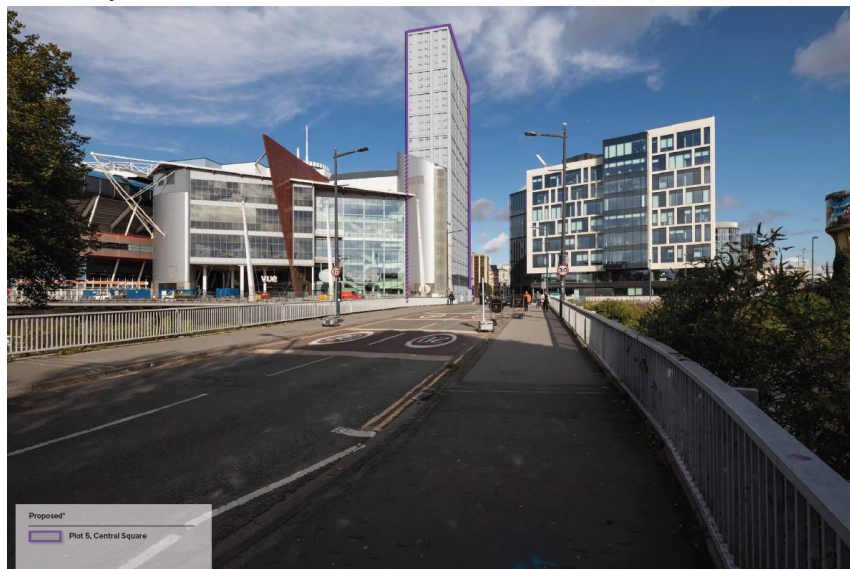
Western Lane and Southgate House can be seen opposite. Wood Street is currently undergoing substantial change as a result of the Central Square development.

- 10.21 When viewing the tower within the context of the 27-storey Bus Interchange tower along Wood Street, as well as Southgate House, the proposal introduces not only a new focus within the view but also creates a more dynamic skyline when facing westwards and effectively punctuates the western edge of the city centre. With the height comes an increased sense of enclosure to the public square to the east, which is welcomed. The scale is therefore considered acceptable in this city centre context.
- 10.22 With regard to the impact on the setting of the listed buildings, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when assessing development which affects a listed building or its setting, special regard shall be paid to the desirability of preserving the building or its setting or any special architectural or historic interest it possesses. This approach is supported by Policy EN9 of the LDP, which makes clear that development relating to a listed building or its curtilage structures will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 10.23 Given the distances involved and the presence of significant scale within the intervening townscape, the Conservation Officer does not consider that the proposals would dramatically change the way in which heritage assets would be experienced in their respective settings. As such, it is considered that the proposed tower will have a neutral impact upon the setting of the nearby St Mary Street Conservation Area or the setting of listed buildings within the vicinity.

View 2 - Wood Street Bridge:

View 2: Proposed

17mm | HfOV 93° | 96% @ A0 (scale this A3 page to fit A0)



- 10.24 The above view is facing east from the opposite side of the river of the Wood Street bridge. To the southern side of the road is the One Central Square office building. A glimpsed view of the clock tower at Cardiff Central Railway Station can just be seen, together with the Grade II listed Water Tower. Stadium Plaza forms a key focus to the northern side of Wood Street with the southern terraces of the Principality Stadium rising behind. The uppermost part of Stadium House is visible. In the distance there are longer views past Southgate House, through to the junction of the St. Mary Street Conservation Area.
- 10.25 Whilst the proposed tower will rise beyond the stair tower of Stadium Plaza, it is considered that the slender western façade will punctuate the skyline and will create a dramatic change in height from the development to the southern side of Wood Street. The framed treatment of the elevations, together with the material and colour choice will complement the existing development within Wood Street and contrast with Stadium Plaza, creating additional visual interest at both ground level and within the skyline. This will create a new landmark at the western edge of the city centre and a wayfinding route towards the public realm square immediately to the east of the square.

View 3 - Penarth Road Bridge:

View 3: Proposed

17mm | HfV 93° | 96% @ A0 (scale this A3 page to fit A0)



- 10.26 The River Taff forms the foreground of this view when facing north-west from the Penarth Road bridge. The existing view comprises the existing accumulation of tall buildings in the city centre including the Principality Stadium, Stadium Plaza and Stadium Tower together with the Bus Interchange building rising behind the former Brains Brewhouse chimney. Numerous developments on Penarth Road and Callaghan Square can be seen from the vantage points, as can existing and current high-rise development within the city centre. Views of the rooftops of the residential terraces along Penarth Road and Crawshay Street are also visible.

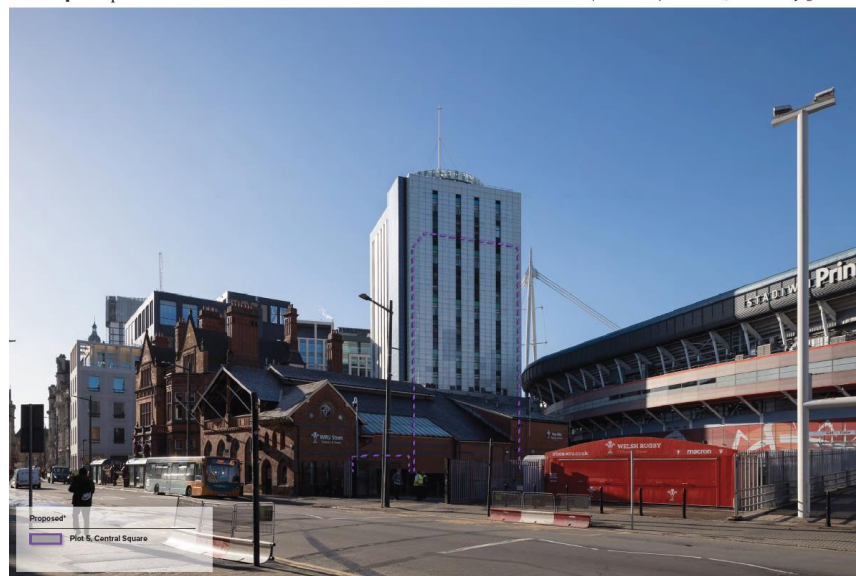
10.27 The proposed tower will rise beyond the One Central Square office building and screen views of Stadium House from this viewpoint. The proposal, together with the choice of colour would contrast with the horizontal emphasis of One Central Square, when viewed from a distance, providing additional visual interest. Again, it is considered that the proposal will provide a distinctive new landmark on the city centre skyline.

10.28 It is also notable that the land to the south on the 'Central Quay' site, identified in the picture above also forms part of Strategic Site KP2(A). The development approved at Phase 2, Plots 1 and 2 (21/02883/MJR and 21/02884/MJR) will largely obscure the view of the proposed tower and cumulatively there will be a large nature of change to the view. It is also anticipated that further high density mixed-use development will be proposed on the remainder of the 'Central Quay' site.

View 4 - Westgate Street:

View 4: Proposed

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)



10.29 A number of listed buildings are clustered to the western side of Westgate Street within the St. Mary Street Conservation Area. These are Jackson Hall the former County Club, County Court Offices and the Head Post Office (all Grade II listed). Notwithstanding this, the proposed tower will not be visible due to Stadium House blocking the view. Whilst views of the tower may be visible from other vantage points along Westgate Street, the Conservation Officer does not consider that the proposal will dramatically change the way in which heritage assets would be experienced in their respective settings. As such, it is considered that the character and appearance of the St. Mary Street Conservation Area will be preserved.

View 5 - Cardiff Castle Grounds:

View 5: Proposed

24mm | HfOV 74° | 96% @ A1 (scale this A3 page to fit A1)



- 10.30 When facing south from Cardiff Castle, a number of key buildings are visible, including the Principality Stadium, Stadium House, the roofline and chimneys of the County Court Offices (Grade II listed), the Portland stone clock tower of Hodge House (Grade II) and the emerging Bus Interchange tower. The proposed tower is not visible from this view, as it is obscured by Stadium House. Whilst the tower may be more visible from alternative locations within the Castle Grounds, it is considered that the development will sit comfortably within a cluster of other tall buildings in a city centre location, providing a contemporary landmark building.

Building Appearances and Ground Floor Interface:

- 10.31 Officers consider the elevational treatment of the tower to be a high quality design with a clear lower, middle and top section. The building has a strong glazed base which is designed to maximise active frontages, with two commercial units on the south-west and south-eastern corners and the concierge entrance in the centre. This will create vibrancy and activity at street level. A 17.8m high colonnade fronts the square on the eastern elevation, which (as shown on the visual impression below) retains the visual 'wayfinding' connection from Central Square (between the BBC Cymru and University buildings) towards Gate 5 of the Principality Stadium.



Figure 6: Visual impression of wayfinding connection to Millennium Stadium.

- 10.32 The mid-section of the tower proposes a 3-storey primary bay which will incorporate grey textured ceramic cladding panels running vertically between windows. Each bay will be accentuated through a projecting feature finished with a bronze coloured metal flashing which is considered a high quality design feature. The uppermost 4 storeys will be differentiated with a bronze clad top section with a 5-storey primary bay. This is considered to compliment the lower levels which incorporate subtle bronze highlights. The proposed textured ceramic cladding panels, bronze coloured metal flashing with brickwork are considered high quality materials which will provide the building with its own distinctive character. Further details on the materiality and depths of reveals are required by condition, to ensure the highest specification and design of the proposed building.
- 10.33 In contrast to the tower, officers welcome the design of the pavilion building, which will be mostly glazing to maximise visibility into and out of the structure. The façade detailing will complement the tower by replicating elements of its materials including the bronze highlights. Material samples and architectural detailing conditions will also be required for the pavilion. The extent of the active frontages and the proposed external tables and chairs is welcomed to ensure there is an appropriate vibrancy and activity at street level.



Figure 7: Artists impression of proposed development with pavilion in foreground, HMRC Tŷ William Morgan House to the right and 6 Park Street to the right of main tower.

10.34 Following internal discussions with South Wales Police and Emergency Management, officers have requested a condition to ensure that the ground floor glazing of both the tower and pavilion will be constructed of laminated glass. This will enhance the safety and security of the elevations in the case of a terrorist attack.

Public Realm:

10.35 The tower and pavilion will sit within and complete the public realm for this part of the masterplan area on the northern side of Wood Street, and follow the principles established by the preceding development phases and plots.

10.36 The proposals include completion of the public realm to the north of Wood Street and south of 6 Park Street and Tŷ William Morgan House, between the existing public square to the east and Scott Road to the west. This includes cycle parking, tables and chairs associated with the pavilion and rain gardens. It is noted that there are gaps in the coverage of the proposed PAS 68 provision (bollards) for hostile vehicle mitigation, which will be addressed through the public realm works condition. This will also cover CCTV and lighting to adhere to the South Wales Police recommendations. On-going discussions are taking place to ensure the public realm square is adopted. As such, many of these items will be within what is proposed to be adopted highway, and ultimately will be managed and maintained by the Council.

10.37 Further, this is a large-scale proposal, where the introduction of 364 units will place increased pressure on the surrounding pedestrian environment.

Planning Policy Wales, paragraph 4.1.19 states that “Well-designed, people orientated streets are fundamental to creating sustainable places and increasing walking, cycling and use of public transport. New development should improve the quality of place and create safe, social, attractive streets where people want to walk, cycle and enjoy”. Cardiff Local Development Plan (LDP) Policy KP6 (New Infrastructure) seeks that new developments make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements.

- 10.38 To date, public realm improvements associated with the regeneration of Central Square have been focused within Central Square itself and at Wood Street, which have significantly enhanced the quality of the pedestrian environment. The public realm immediately surrounding these areas is however of a poorer quality, including to the west of the site at the River Taff, leading to Riverside/Grangetown and to the south of the site at the London-Swansea mainline, connecting to Central Quay, Dumballs Road and Callaghan Square.
- 10.39 The public realm treatments proposed immediately around the site have been designed to tie-in with the established palette of materials in the new public square at Wood Street and are considered acceptable. Notwithstanding this, there is a need for the public realm in these areas to be upgraded to a standard more commensurate with Central Square in order to enhance connectivity and to provide an improved and more efficient pedestrian environment than that which serves the area at present. A financial contribution is sought towards the provision of public realm works to improve connectivity to, from and between Central Square and Central Quay (including the proposed active travel bridge).

Layout and Amenity of Future Occupiers:

- 10.40 Para. 3.3 of Planning Policy Wales states that “design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”.
- 10.41 The proposed residential units are considered a reasonable size and will receive sufficient levels of outlook and ventilation. Officers requested that balconies or private winter gardens should be provided however the applicant advised “*that due to the site constraints it would not be feasible or viable to incorporate balconies or external amenity areas within the building footprint for individual apartments*”. The absence of private amenity space for occupiers is considered a missed opportunity for enhancing the liveability of the scheme, however this has been considered as part of the wider planning balance.

- 10.42 With regard to communal amenity space, the Residential Design Guide SPG states that a minimum area of 75sqm should be provided for up to 5 units with additional 10 sqm of space for each additional unit. The application proposes 364 residential units (Use Classes C3 and C6) which would require 3,665sqm of communal amenity space, split between internal and external space. The scheme proposes 894sqm of communal amenity space, with 689sqm of amenity space at Level 20 (including a 108sqm winter garden) and a further 205sqm provided at Level 1. This results in a shortfall of 2,771sqm of communal amenity space.
- 10.43 It is noted that the applicant has provided evidence where other city centre residential schemes in Cardiff failed to provide generous amenity space, however officers do not consider that this should inform amenity standards at this development. Whilst the significant shortfall of amenity space is noted and regrettable, the particular city centre context of this site is acknowledged, as is the fact that the size of the site precludes the opportunity for external rooftop amenity areas, while the site also provides a high quality pavilion building with outdoor seating spilling into the public realm. It is also noted that the scheme is accessible to key public open spaces including Bute Park, Sophia Gardens, Blackweir and Pontcanna Fields, which provide extensive areas of amenity and recreation space within easy walking and cycling distance. The outdoor space in the form of a winter garden was increased in size following discussions with officers, which is welcomed.
- 10.44 As previously noted, LDP Policy KP2(a) also recognises that the strategic site allocation is suitable for residential development and requires that densities are maximised to make efficient use of city centre land in a highly accessible location. Given the size of the site and its highly sustainable location adjacent to Cardiff Central Railway Station, the emerging Bus Interchange and the Central Shopping and Business Areas, the shortfall of amenity space is considered, on balance, to be acceptable in this instance.
- 10.45 In addition to requesting further amenity space, officers requested that the amenity space offers additional social space on additional floors. Disappointingly, the applicant stated that this was deemed unsuitable due to management operational reasons. As such, this has been considered as part of the wider planning balance. Although it is stated that the more generous space will facilitate a more critical mass of activities, no further detail exists on plan to determine what amenity will be provided. A condition has therefore been requested to ensure that further details are provided in terms of the layout and function of the communal amenity spaces for future occupants.
- 10.46 Officers raised concerns with regard to the separation distance between the 6 Park Street office building and the northern elevation of the building in terms of the potential loss of privacy to the future occupiers within the tower. As such, the proposed apartments facing the southern windows of the office building have been amended as serviced apartments. The Residential Design Guide SPG states that a 21m separation distance should be provided between two facing habitable windows. Given that the building to the north is used as offices and the apartments facing it will be short-term lets in the form of serviced

accommodation, officers consider the privacy issue to be acceptable in this instance and for the aforementioned SPG recommendation to not apply to this relationship.

Daylight and Sunlight to Proposed Units:

- 10.47 The Residential Design Guide SPG requires development to provide adequate light for residential units in accordance with BRE guidance. The applicant has therefore provided a Daylight and Sunlight Analysis (DSA) prepared by McCann and Partners (dated: November 2022). This has assessed the ambient light levels of the future residential units using a dynamic simulation model to calculate the Vertical Sky Component, illuminance levels and sunlight requirements which are recognised as appropriate assessment methodologies by the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 3rd Edition'.
- 10.48 There is a recognition that the high density, high-rise nature of the development, and its relationship with neighbouring buildings may make it difficult for all units to fully achieve the required standard of daylight/sunlight. Nevertheless, there have been considerable discussions with the developer to maximise the ambient light levels for the future occupiers of the apartments. Given the levels of light achieved on some of the lower floors (along with the relationship described above with neighbouring offices), the scheme has been amended to identify 32 no. apartments between levels 3 and 7 which, following agreement by the applicant, will be for short term accommodation no longer than 31 days for each period of occupation only (i.e. not permanent residential accommodation - Use Class C6). To ensure that no permanent accommodation is provided to the lower units with poor ambient light levels, a restrictive condition has also been imposed to withdraw the Permitted Development rights allowing the units to be converted to a C3 or C5 Use without permission.
- 10.49 It is welcomed that some of the poorly affected units will be restricted to serviced apartments only. However, there are other units which fail to meet the ADF LUX requirements as outlined in the BRE Guidance and consequentially the Cardiff Residential Design Guide SPG. Given the city centre location, the Council has applied flexibility to the scheme which has allowed the proposed kitchen living diners to be assessed against a 150 LUX requirement rather than 200 LUX. There are 364 units proposed in total and although some flexibility has been applied, the number of units which are contrary to the guidance equate to 100 units. 32 units are discounted from the overall C3 residential offering, which results in 68 units which fall below the BRE requirement and in percentage terms, this equates to 19% of the C3 units failing overall.
- 10.50 Although 32 units are being discounted from C3 residential provision, the quantity that fail and the standard they provide remains significantly below what should be safeguarded. Failure to provide high quality amenity is contrary to the Cardiff Residential Design Guide SPG advice. It is also contrary to the Future Generations Act 2015, a Healthy Wales wellbeing goal

which is to ensure a society in which peoples physical and mental well-being is maximised.

- 10.51 Significant efforts have been made by officers to amend the scheme to ensure that additional C3 units that receive poor light levels are converted to short term accommodation. Whilst this had led to reduced percentage of overall failures there are still a number of units that fail the DSA tests. Ultimately, the scheme has been improved to the maximum extent possible within the constraints of the site/development and having regard to viability considerations. In this regard and given the acknowledgement of the specific context of the site, the failure of parts of the development to achieve a satisfactory level of light to some apartments and amenity space, while regrettable, is not considered, on balance, to outweigh the positive benefits of the scheme in terms of bringing forward residential-led, city centre regeneration north of the railway line.

c. Impact on Neighbouring Amenity

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

Sunlight, Daylight and Overshadowing:

- 10.53 The proposed tower will be positioned directly to the south of the 6 Park Street Office building with a separation distance of 9.7m. This distance was reduced to ensure there was a sufficient width to the pavement along the southern elevation until it adjoins the existing segregated cycle lane which runs parallel to the site. The Tŷ William Morgan House office building (occupied by HMRC) is located to the north-east with a 12.6m distance from the two closest points (at an angle).
- 10.54 The applicant has provided a Daylight and Sunlight Analysis (DSA) prepared by McCann and Partners. Officers acknowledge the objection letters that correctly point out that the document focuses solely on the amount of daylight and sunlight each residential unit within the proposed tower will receive, rather than specifically addressing the impact on the neighbouring occupiers. It is also noted that whilst a Sun Path Analysis (SPA) (prepared by McCann and Partners) has been provided, it does not account for the additional 5 floors subsequently added. Whilst officers are satisfied that the original SPA provided sufficient information to understand the overshadowing impacts of the proposed tall building on neighbouring buildings, the applicant has recently provided an amended SPA taking into account the 5 additional storeys. No additional consultation has been undertaken given the above views on adequacy of the original supporting information, and noting the views that there is an acceptance that any scheme on this site was always going to have an impact on achievement of light levels in adjoining commercial properties.

- 10.55 On this point, with regard to safeguarding the daylight of nearby buildings, para. 2.2.2 The Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 3rd Edition' states that "*The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops, and some offices.*"
- 10.56 However, para. 1.6 of the BRE Guidance emphasises that "*the guide should be interpreted flexibly since natural lighting is only one of many factors in site layout design (see Section 5). In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.*"
- 10.57 Having regard to the wider plan for Central Square, and the fact that 6 Park Street and Tŷ William Morgan House (HMRC) are offices located within a city centre context, officers have taken the stance that it is reasonable to assume that a degree of obstruction is unavoidable (irrespective of height). The BRE guidance also infers that applying such guidance to offices would be the exception (i.e. 'some') than the rule. It is also important to note that daylight and sunlight enjoyed by 6 Park Street was previously restricted by an existing 6-storey building which the new development is set to replace.
- 10.58 The submissions do indicate that there will be an adverse impact on light levels achieved at adjoining buildings (notably 6 Park Street), but within the above context, and having regard to the importance of the site(s) in largely completing the Central Square development, it is considered that the degree of impact is unavoidable and acceptable insofar as the impact relates to commercial offices as opposed to residential accommodation.

Overlooking and Privacy:

- 10.59 Paragraph 6.37 of the Tall Buildings SPG state "*Tall buildings will not be permitted in locations where they would overshadow or overlook adjacent properties to the significant detriment of the amenity of neighbouring occupiers*". In addition, paragraph 4.9 of the Infill Sites SPG (2017) states that a minimum of 21 metres will be required between facing windows to habitable rooms on the private side of a development.
- 10.60 The close relationship between the proposed development and 6 Park Street to the north has been acknowledged above, as are the objections from the neighbouring properties. The latter objections have referred to a previous appeal at the 6 Park Street building (APP/Z6815/A/17/3190684) which proposed a series of windows on the eastern elevation, arguing that it concluded that a separation distance in excess of 10.4m would be required to

create an acceptable relationship between Tŷ William Morgan House to ensure adequate levels of light to both buildings.

- 10.61 In dismissing the appeal, the Inspector noted the developing (albeit unadopted and evolving) masterplan and acknowledged the need for densities to be maximised in order to make best use of the site in a highly sustainable location. While considering the relationship between buildings/plots, it is considered that the Inspector focussed (in refusing consent for new windows in the facing elevation) primarily on ensuring that the masterplan would not be prejudiced by introducing such windows, as this would preclude development opportunities in the 'gap'. It did not therefore strictly state that such a 10.2m gap must be preserved to create an acceptable relationship and ensure adequate levels of light to both buildings.
- 10.62 In this context, while recognising the close relationship proposed in this development, it is considered that this decision was not strictly about privacy distances, and that the decision, while of note, does not preclude the Council taking a balanced view on the merits and impacts of this development on adjoining properties which, for the reasons given elsewhere in this report, are considered to be acceptable. In reaching such conclusions, it is noted that officers considered whether the provision of angled windows to the lower units facing north would ease the potential impacts on privacy, but concluded that the potential benefits would be outweighed by the likely adverse impact on design aesthetics. Instead, the application has been amended to incorporate short term (Class C6) accommodation to the units facing the existing windows on the southern elevation of 6 Park Street.
- 10.63 The objection indicating concerns over security concerns relating to potential overlooking into the HMRC office building, which deals with confidential matters, is not a material planning matter.

Agent of Change Principle:

- 10.64 Officers note that the Principality Stadium lies in close proximity to the north of the site which hosts large scale sporting and music events. Paragraph 4.3.44 of Planning Policy Wales (Edition 11, February 2021) states that where residential development is proposed next to or near existing evening and night-time uses, it will be necessary to consider the compatibility of uses and to incorporate mitigation measures to minimise any impact on the amenity of any future residents. The *agent of change* principle says that a business or person responsible for introducing a change is responsible for managing that change.
- 10.65 The applicant has provided a Noise and Vibration Planning Assessment (dated 17/12/2021 ref: 21518-HYD-ZZ-XX-RP-Y-1001). This has determined ambient noise levels affecting the proposed development and background sound levels at existing noise sensitive receptors, as well as potential vibration impacts due to the railway to the south of the site. The assessment considers both typical urban noise sources such as rail and road traffic, as well as sporting events at the adjacent Principality Stadium.

Sporting Event Noise:

- 10.66 The Noise Officer welcomes that the Noise Assessment was taken during a large sporting fixture at the Principality Stadium, and more so to see that the noise outbreak from the stadium itself would not cause unreasonable levels of harm. The assessment showed that before and after the event it was pedestrian noise that would cause up to 13dB increase at façade level. This would in part be due to the vicinity of the railway station as the key access point for visitors to the city during large sporting fixtures. The duration of this increase is likely limited for peak before/after which reduces impact significantly. With this considered and with the sporting fixtures of this nature being an acceptable part of the culture offerings in the city, the Noise Officer does not consider this to be a concern for the development, nor should it concern or risk the operations of the Principality Stadium.

Music Event Noise:

- 10.67 Given that planned music events were cancelled in December 2021, no event monitoring has taken place for music events within the Principality Stadium. Whilst the Noise Assessment has used representative music noise modelling, it states that it may be necessary to measure a music event at the Principality Stadium and consult further on appropriate music noise criteria for the proposed development.
- 10.68 It is noted that if the roof is open, music noise levels at upper floor facades of the proposed development may be greater than at the existing dwellings. Given the *agent of change* principle, the proposed development should not impose unreasonable restrictions on the stadium.
- 10.69 To ensure that sufficient glazing is installed on the facades of the residential tower, officers have requested a condition for event monitoring to take place. A detailed scheme of noise mitigation measures will be provided prior to the glazing being installed on the building, which will need to be fully informed by the results of a representative assessment of the music noise levels from the Principality Stadium during an agreed event (or events). The monitoring will be in accordance with a methodology that shall first have been agreed in writing by the Local Planning Authority, and will set maximum internal noise levels that must be achieved when exposed to the music levels during future events at the Principality Stadium.
- 10.70 An additional condition is also recommended that will seek to secure a post-construction assessment to demonstrate that the internal noise limits approved under the previous condition are achieved.

Other matters impacting upon amenity:

- 10.71 The Noise Officer has requested operational hour conditions for the proposed commercial units to be between 07:00 and 12:00 (midnight) on Sunday to Thursdays and 07:00 – 01:00 on Friday and Saturdays. These operational hours are not considered to be unreasonable and will not result in an

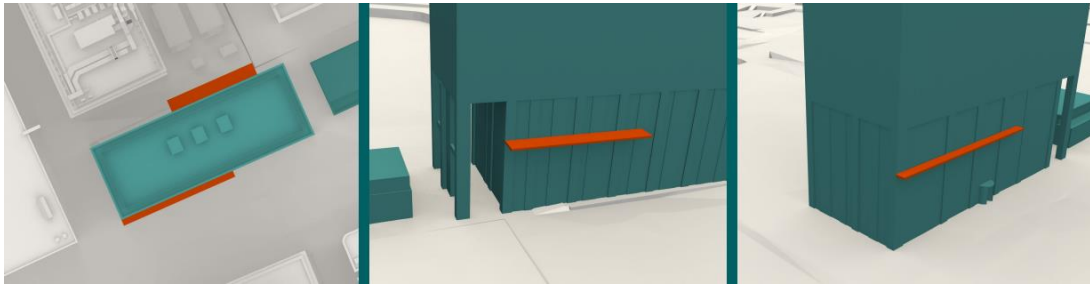
unacceptable level of noise disturbance in this location. Servicing hours have been restricted to 07:00 to 22:00 on any day to ensure that the amenity of future occupiers are protected.

- 10.72 Given that different use classes pose different noise related risks, a separate condition relating to any D2 Use Class has been recommended ensuring that a Noise Management Plan is provided. Finally, a fixed plant noise condition and a condition ensuring that the preparation and cooking of hot food and the extraction of all fumes from the food preparation areas in the ground floor units shall be mechanically extracted. The Noise Officer has assessed the supporting Train Induced Vibration and Assessment Report and has raised no objection with regard to potential vibration impacts from the railway line.
- 10.73 Finally, whilst a Construction Environmental Management Plan (CEMP) has been provided upfront with the submission, a more detailed CEMP has been requested through condition. This will consider noise, vibration, construction hours and piling methodology/mitigation to ensure necessary management measures are agreed prior to commencement of the development. Officers have noted the objections which relate to suggestions for the CEMP, however consider the wording and content to be sufficient for the protection of the environment and amenity of the area and adjoining neighbours during construction.
- 10.74 In light of the above, subject to the aforementioned conditions, it is considered that the amenity of the future occupiers and any neighbouring occupiers within the vicinity, will be sufficiently protected.

Microclimate:

- 10.75 A Pedestrian Wind Environment Study (prepared by Windtech, dated 04/11/2022) was originally submitted which presented the results of a detailed investigation into the wind environmental impacts of the proposed development. This considered three relationships; the existing site conditions, the proposed development with the existing surrounds and the proposed development with the future surrounds. The results of the Study indicated that wind conditions for most trafficable outdoor locations within and around the development will be suitable for their intended uses. Some locations have in fact seen improvements of wind conditions when compared with the current existing model. However, some areas will experience strong winds which will exceed the relevant criteria for comfort and/or safety. The Study therefore identified that there is potentially a requirement for additional mitigation in order to achieve acceptable wind conditions for pedestrians and cyclists at ground level.
- 10.76 As such, an amended Wind Mitigation Report was provided (prepared by GIA Chartered Surveyors, dated 27/01/2023). This provided a further round of computational fluid dynamics (CFD) modelling by testing a number of different scenarios with different wind mitigation canopy lengths at different heights, depths and porosity. This found that the optimal solution requires a 3m deep

solid canopy on the northern side of the tower and a 1.5m deep solid canopy on the southern side (refer to images below).



- 10.77 While the amended plans have integrated the optimal canopy solutions on the north and south elevations, final details of the size, design and materials of any necessary wind mitigation measures will be required to be approved by condition, which would need to be informed by additional wind tunnel testing. It is noted that there will be a need to ensure that any such measures are fully integrated into the design of the building, and do not unacceptably impact on pedestrian movements around the building, hence the condition will require such design work to be approved at the earliest stage.

d. Transport, Servicing and Waste

Car Parking:

- 10.78 The proposed development is car free and as such does not include any on-site resident or employee car parking. Policy T5 of the adopted LDP requires development to accord with the council parking standards, as outlined in the approved SPG. Paragraph 6.1 of the approved Managing Transportation Impacts SPG states that “the availability of parking spaces and their location can influence travel choices. Excessive provision can serve to stimulate demand for car travel and perpetuate reliance on the car. The application of parking standards to new developments is therefore an important tool in managing demand for travel by car and encouraging a shift to sustainable transport modes”. The aforementioned SPG uses maximum parking standards (as required by Planning Policy Wales), and there is no minimum amount of car parking that has to be provided.
- 10.79 The absence of any car parking proposed is therefore considered to be policy compliant and welcomed. This is also due to the extremely sustainable location within an easy level walk of Cardiff Central Railway Station which lies 150m to the south, the emerging Bus Interchange building which lies 100m to the east and to the segregated cycle lane immediately outside of the site which connects to the wider cycle network. The site also benefits from existing cycle parking provision including Nextbike stands, along with access to all the services, amenities, employment and leisure facilities such a central location affords. As such, the site is considered to offer viable alternatives in the form of public transport and active travel to the ownership and use of private cars.

- 10.80 Officers note the objections regarding the content and accuracy of the Transport Statement. In terms of trip generation and parking accumulation, the Managing Transportation Impacts SPG either specifies a zero parking (food and drink) or zero minimum (retail) parking allocation. Where visitors insist on arriving by car they would be expected to make use of existing public parking facilities (multi-storey car parks or pay and display etc.), as is the case for the vast majority of food and drink and retail uses in the city centre. In accordance with local and national policy and guidance, Cardiff has long since moved away from a 'predict and provide' model within the central area.
- 10.81 With regard to the disabled car parking objection, the Transportation Officer acknowledges the apparent conflict with TAN 18, but notes that car parking requirements in Cardiff are determined by standards detailed in the adopted Managing Transport Impacts SPG and not those in TAN 18. In accordance with Planning Policy Wales, car parking standards in the SPG are expressed as a maximum, with residential development attracting a minimum of zero spaces for all users. Disabled provision is specified to be "provided in car parking allocation", thus allowing for zero disabled provision where development is proposed with zero parking. Policy T5 of the LDP also refers to "measures appropriate to a particular development which may include providing for and/or improving, as appropriate", rather than requiring provision for disabled parking as suggested in the letter of objection.

Cycle Parking:

- 10.82 The application proposes 484 cycle parking spaces, made up of 364 residential two-tier racks and Sheffield stands within the tower building, situated on the mezzanine/Level 1 and accessed from Scott Road via a dedicated lift. An additional 120 Sheffield cycle stand spaces are provided externally in 3 blocks of 40, located to the rear of the pavilion building overlooked by the adjacent Tŷ William Morgan House office building to the north and supplementing the existing stands to the eastern end of the public realm square.
- 10.83 To comply with Managing Transportation Impacts SPG requirement of providing one cycle parking space bedroom, the tower would require 495 internal spaces, however the application proposes 364 internal spaces. The Transportation Officer has considered the sites close proximity to the city centre, central bus and railway stations, and the availability of Nextbike cycle hire. As a result of these factors, it is considered that the demand for on-site residential cycle parking is likely to be lower than similar developments located elsewhere, with a much higher proportion of trips being undertaken by walking and public transport. It has therefore been agreed that the total number of cycle parking spaces can be reduced to 64% of the SPG requirement of 1 space per bedroom. This approach is consistent with similar city centre residential developments and officers are advised that further cycle parking for the residential uses could be added in external areas in the future if the provided cycle parking becomes overused. The ratio of Sheffield stands and two-tier stackers and arrangement is considered acceptable to ensure the spaces are sufficiently accessible and the dedicated service lift is also a suitable

arrangement. As such, the internal cycle parking provision is therefore considered to be appropriate and is therefore acceptable in regard to policy.

- 10.84 Further cycle parking is provided within the public realm around the pavilion building and the public square. This comprises a 120-space cycle hub set out in two clusters; a cluster of 80 spaces to the north of the pavilion and a southern cluster of 40 spaces to the east of the pavilion. This provision is required as part of the Section 106 Agreement for the emerging Bus Interchange building (19/02140/MJR) to the south-east of the site. The wording of the S106 requires “120 secure, operational cycle parking spaces and public cycle parking stands which will be clearly visible and accessible to members of the public to be undertaken by Rightacres on land within control of Rightacres situated on the north side of Wood Street, Cardiff”. Officers are satisfied with the layout of these spaces which will be overlooked by the HMRC building and the subject tower. A condition is sought to secure the details and delivery of the proposed cycle parking provision.

Servicing and Waste:

- 10.85 Servicing and waste collection will be taken from the side of the building via Scott Road, which proposes a dedicated delivery/refuse collection bay. To supplement the fortnightly Council collection, the application proposes a regular private collection on the alternate weeks, thus allowing for a smaller storage areas. The Waste Officer supports this approach but has requested a Servicing Management Plan as a condition which will include the detailed storage and collection arrangements.

e. Ecology

- 10.86 The conservation of native wildlife habitats and the safeguarding of protected species is discussed in Planning Policy Wales (Edition 11). New development opportunities have an important part to play in creating new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Improving habitat connectivity through promoting wildlife corridors, whilst ensuring development minimises species and habitat impact, are also important considerations.
- 10.87 Paragraph 6.4.5 of Planning Policy Wales (2021) states that “Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity”.
- 10.88 The site is a cleared brownfield site which is currently being used as a car park/site compound area associated with the construction of the Bus Interchange building to the south-east. No significant ecological receptors have therefore been identified and no part of the site is subject to any statutory environmental designations. Notwithstanding this, noting the Planning Policy Wales extract above, the proposals have sought to provide a net benefit for biodiversity by providing a green roof for the pavilion and planting within the

rain gardens which will support biodiversity. A condition has also been applied for an ecological walkover to take place if the construction is delayed to ensure there are no ecological receptors that would require consideration by the Council.

f. Flooding and Drainage

10.89 LDP Policies EN10 and EN14 require water sensitive design solutions that do not increase the risk of flooding elsewhere to be incorporated within new development.

10.90 The site is within Flood Zone C1 as identified on the Welsh Government Development Advice Map (DAM), wherein the current TAN15 states that development will only be justified if it can be demonstrated that:-

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement
or
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
and
- iii. It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1);
and
- iv. The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

10.91 The Natural Resources Wales (NRW) Flood Map for Planning identifies the site within Flood Zone 2 Rivers and Flood Zone 3 Sea (defended zone).

10.92 Given the site location inside the settlement boundary and its contribution towards new housing, plus its previously-developed status, the proposal is considered to comply with tests (i) to (iii). In terms of test (iv) the applicant has provided a Flood Consequence Assessment (FCA) (prepared by Jubb Consulting Engineers Ltd dated 3 November 2021, reference 21209-FCA01-v01) which shows that the risks and consequences of flooding are manageable to an acceptable level. Further, the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. No objection has been raised on flooding by NRW. As such that there are no objections to the principle of residential development on this site which begins at Level 3 and above.

g. Sustainability

10.93 Future Wales Policy 16 emphasises that within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixeduse

development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation. Policy 17 outlines support for developing renewable and low carbon energy at all scales.

- 10.94 Para 5.8.1 of Planning Policy Wales states that the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 10.95 LDP Policy EN12 requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low carbon technologies. The scheme has incorporated various methods of sustainability and will adopt a fabric-first approach in the first instance to maximise the efficiency of the buildings. The pavilion building will have a green roof and the development will provide sustainable drainage systems. The tower building will also incorporate solar panels on the roof and proposes Air Source Heat Pumps to reduce the buildings energy consumption and carbon dioxide emissions. Finally, the proposals will be designed to meet BREEAM Excellent level for the shell of the commercial units and Home Quality Mark Level 3 as a minimum for the apartments.
- 10.96 Whilst the applicant has provided an Energy Statement (prepared by McCann and Partners, undated), no reference has been made to a potential connection to the proposed Cardiff District Heat Network (CDHN). While the applicants indicate that such a connection is unlikely due to timescales and other considerations, having regard to Future Wales Policy 16 a condition is attached requiring an Energy Strategy which will need to include an evidence-based assessment (at that time) of the feasibility of connecting to the CDHN.

h. Economic Impact

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

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

10.100 The application is supported by an Economics Benefit Assessment (prepared by Lichfields, dated December). Whilst this has not been updated to align with the amended proposals, the document still concludes that the development represents a significant new capital investment in the area, which will help to enhance the profile of Cardiff city centre and will raise the overall economic activity in the area. The following benefits (for the earlier 330 unit scheme) have been identified:

Construction Impacts:

- A capital investment of approximately £55 million;
- The provision of 355 gross direct FTE jobs and 483 spin-off FTE jobs annually over the 2.5 year construction phase;
- A total of £53.2 million direct and indirect GVA produced per annum over the construction period, equating to a total of £133 million in direct and indirect GVA over the construction period (not all retained locally).

Operational Impacts:

- The contribution of between 59 and 62 direct jobs once the development is operational with the precise number of direct jobs to be created dependent on the use of commercial floorspace. This could help to reduce local unemployment levels in Cardiff (4.3%), which in 2020 were higher than the Welsh average (4.0%). The provision of residential accommodation will also reduce commuting levels from South East Wales to Cardiff by approximately 0.2%;
- Total economic output (direct and indirect GVA) of between £2.0 million and £3.5 million per annum.

Expenditure Impacts:

- A first occupation expenditure of £1.8 million;
- A total gross expenditure of £6.9 million per annum from households that are new to the local area

Local Tax Contributions:

- £576,000 in Annual Council Tax revenue from the 330 dwellings (which will be more for 364 units). This represents 0.3% of the total Council Tax revenue collected by Cardiff Council in 2019/20;
- Between c.£77,000 and c.£90,000 business rates per annum, dependent on the use of commercial floorspace. This represents approximately 0.1%

of the total business rate revenue that was raised by Cardiff Council in 2019/20.

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

11. PLANNING OBLIGATIONS

11.1 Policy KP7 (Planning Obligations) states that “planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance”.

11.2 The supporting text emphasises that new development often generates additional demands upon existing services, facilities, infrastructure and the environment, with planning obligations being a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits.

11.3 The Planning Obligations SPG sets out the Council’s approach to planning obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.

11.4 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

11.5 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations were identified as follows (in line with the Planning obligations SPG). These are the maximum levels of contributions which could be sought, and are subject to viability considerations:

CONTRIBUTION	REQUEST (£)
Affordable Housing	6,209,364
Community Facilities	298,902
Education	121,212
Public Open Space	559,550
Public Realm/Bridge	639,912
TOTAL	7,828,940

- 11.6 To assist the consideration of planning obligations, the applicant provided a Viability Assessment prepared by Savills (dated December 2022). This concludes the Benchmark Land Value to be £2,400,000. In order to be considered viable, the scheme must produce a sufficient developer's profit margin which in this instance is 15% on cost. Based on the Viability Assessment, the scheme produces a profit on cost of 7.31% before the deduction of any S106 obligations or provision of affordable housing and is therefore considered unviable. When assessed against a fixed profit margin of 15% on cost the residual land value is -£1,934,235 and therefore there is a deficit of £4,334,235 before the scheme generates any surplus for S106 contributions.
- 11.7 In accordance with the established practice of obtaining an independent assessment of viability appraisals presented in support of planning applications, the Council has sought the advice of an independent assessor (Avison Young), who has reviewed the viability submission. Avison Young have concluded that: -
- "We have carried out a viability assessment and incorporated a review of the Savills December 2022 report. Whilst we have applied a different rationale, we are in agreement that the likely developer profit on completion of the funding structured sale does not generate a market-accepted 15% Profit on Cost".*
- 11.8 While the scheme has been identified as unviable, negotiations have been entered into with the developer to secure an appropriate financial contribution which, while not mitigating the identified impacts of the development, would nevertheless secure contributions towards identified infrastructure or to address deficiencies. These discussions have secured an overall financial contribution of £800,000.
- 11.9 It is anticipated that the financial contribution will be apportioned in the table below, with the greatest level of contribution proposed to be put towards the provision of public realm works to improve connectivity to, from and between

Central Square and Central Quay. This includes a contribution towards the active travel bridge associated with Phase 2, Plots 1 and 2 Central Quay (21/02883/MJR and 21/02884/MJR). These applications were recently granted planning permission for mixed-use developments on the former Brains Brewery site immediately south of Cardiff Central Railway Station. In the unlikely event such a bridge cannot be delivered, the £500,000 contribution will be spent on public realm improvements, with any surplus reallocated to the provision of affordable housing.

CONTRIBUTION	SECURED CONTRIBUTION (£)
Affordable Housing	200,000
Community Facilities	30,000
Education	10,000
Public Open Space	60,000
Public Realm/Bridge	500,000
TOTAL	800,000

12. OVERALL ASSESSMENT – ‘THE PLANNING BALANCE’

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

12.4 Key factors in the assessment process include:

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

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

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

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

12.8 The application has been subject to extensive negotiations between the developer and Council Officers, with input from Placemaking and Transportation Officers throughout. However, not all the identified concerns were able to be resolved. This relates to the overall number of units failing to comply with the BRE daylight/sunlight tests, the lack of balconies, the shortfall of communal amenity space with a better split amongst floors and the close relationship with neighbouring sites, with consequential impacts. The development is also unable to meet all of the financial obligations.

12.9 These matters have all been considered in the wider planning balance, and in this respect significant weight has been afforded to the importance of this development as part of the Central Square development and the wider Strategic Site A allocation, with the development bringing forward city centre

regeneration north of the railway line, connect to the emerging Bus Interchange building and through the commercial uses and pavilion building will create a new and vibrant destination. The site will also bring vacant land into beneficial use with associated regeneration benefits, which promotes the efficient use of land and makes a notable positive contribution to housing supply.

12.10 Overall therefore, while the scheme has not been able to be further improved to address all of the identified deficiencies, these are outweighed by the clear benefits of the scheme.

13. LEGAL CONSIDERATIONS

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

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

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

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

13.5 *Section 6 of Environment (Wales) Act 2016* subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:

- (a) Diversity between and within ecosystems;
- (b) The connections between and within ecosystems;

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

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

14. CONCLUSION

14.1 The proposal will play a key role in delivering the LDP strategy, providing 364 new residential units (Classes C3 and C6) as part of a high quality, mixed-use scheme on a vacant site in a highly sustainable, brownfield location within LDP strategic site KP2(A); Cardiff Central Enterprise Zone.

14.2 The site will bring vacant land into beneficial use with associated regeneration benefits, which promotes the efficient use of land and makes a positive contribution to housing supply. The site is considered to be one which can accommodate a sensitively designed building of significant height, which will enclose the public square to the east in a positive way. The elevational treatment of the tower and pavilion are both considered to be of a high quality which will provide the site with its own distinctive character. Finally, the proposed commercial units and the pavilion will help create vibrancy and activity at street level and the public realm improvements and external cycle parking spaces will provide substantial public benefits.

14.3 The site is highly sustainable in transport terms with excellent access to the public transport network. The delivery of 120 external cycle parking spaces (in accordance with the S106 for the Bus Interchange building) will complement the existing cycle parking and Next Bike stands adjacent to the site, increasing the sustainable nature of the site further. The proposed development also includes a financial contribution towards the delivery public realm works to improve connectivity to, from and between Central Square and Central Quay.

14.4 The proposals have been assessed against local and national policies and guidance. Whilst not all the identified concerns could be resolved, there are clear benefits of the scheme which are considered to outweigh the concerns. This relates to bringing forward city centre regeneration north of the railway line, connecting to the emerging Bus Interchange building and creating a new and vibrant destination through the commercial uses and pavilion building. Therefore, there is no demonstrable or compelling reasons which indicate sufficient harm to warrant refusal of the application. It is therefore recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement. Accordingly, the proposed development is considered, on balance, to be in accordance with Policies.

15. RECOMMENDATIONS

RECOMMENDATION 1: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of a SECTION 106 of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in Section 11 of this report, planning permission be GRANTED subject to the conditions listed below.

RECOMMENDATION 2: That delegated authority is given to the Head of Planning &/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.

CONDITIONS

1. The development shall begin no later than five years from the date of this decision.

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

2. The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan: 18733-SBR-ZZ-00-DR-A-00100 Rev 9
 - Site Plan (Public Realm): 18733-SBR-ZZ-00-DR-A-00101 Rev 15
 - Site Plan (Servicing Strategy): 18733-SBR-ZZ-00-DR-A-00102 Rev 5
 - Level 0 Floor Plan: 18733-SBR-ZZ-00-DR-A-10200 Rev 16
 - Level 1 Floor Plan Mezzanine Plan: 18733-SBR-01-DR-A-10201 Rev 16
 - Level 2 Floor Plan: 18733-SBR-02-DR-A-10202 Rev 17
 - Level 3 Floor Plan Typical Residential Plan: 18733-SBR-ZZ-03-DR-A-10203 Rev 17
 - Level 5 Floor Plan: 18733-SBR-ZZ-05-DR-A-10205 Rev 7
 - Level 8 Floor Plan: 18733-SBR-ZZ-08-DR-A-10208 Rev 6
 - Level 20 Floor Plan: 18733-SBR-ZZ-20-DR-A-10220 Rev 6
 - Level 34 Floor Plan: 18733-SBR-ZZ-34-DR-A-10234 Rev 5
 - Level 35 Roof Plan: 18733-SBR-ZZ-35-DR-A-10235 Rev 9
 - North and West Elevations: 18733-SBR-ZZ-XX-DR-A-11100 Rev 12
 - South and East Elevation: 18733-SBR-ZZ-XX-DR-A-11101 Rev 13
 - Pavilion Floor Plans: 18733-SBR-ZZ-XX-DR-A-10600 Rev 8
 - Pavilion Roof Plan: 18733-SBR-ZZ-02-DR-A-10601 Rev 8
 - Pavilion Elevations: 18733-SBR-ZZ-XX-DR-A-11600 Rev 7
 - Street Scene – East: 18733-SBR-ZZ-XX-DR-A-11200 Rev 8
 - Street Scene – North: 18733-SBR-ZZ-XX-DR-A-11201 Rev 8
 - Street Scene – South: 18733-SBR-ZZ-XX-DR-A-11202 Rev 8
 - Street Scene – West: 18733-SBR-ZZ-XX-DR-A-11203 Rev 7
 - GA Sections: 18733-SBR-ZZ-XX-DR-A-12101 Rev 9

- Pavilion Sections: 18733-SBR-ZZ-XX-DR-A-12200 Rev 7
- Bay Window Study: 18733-SBR-ZZ-XX-DR-A-11603 Rev 2
- Drainage Strategy: 0500 Rev P4
- Construction and Environmental Management Plan, (prepared by BECT Building Contractors Ltd, dated 16/12/2021)

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.

Pre-Commencement Conditions:

3. *Construction Environmental Management Plan:* No development shall take place until such time as an additional Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include as a minimum the following details:

- General Site Management: hours of work on site; hours for deliveries, loading and unloading; construction compounds, temporary facilities for construction / sales staff; site hoardings and means of enclosure to prevent unauthorised access
- Access and Traffic Management: site access and manoeuvring; vehicle and cycle parking for site operatives and visitors, site deliveries, loading and unloading of plant and materials, wheel wash facilities, measures to ensure that pedestrian access past the site on public footpaths is safe and not obstructed during construction works or details of any safe temporary pedestrian routes; advisory access routes to the site
- A construction Site Management and Access plan detailing construction compounds and storage, site hoardings and means of enclosure, site access, parking and materials storage.
- Control of Nuisances: identification of construction and demolition noise and vibration sources; details of restrictions to be applied during construction and demolition to minimise noise and vibration emissions, for example timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust, dirt and air quality management measures (including dust suppression measures and methods to monitor emissions of dust)
- A specific Piling Methodology Statement highlighting the chosen methodology and mitigation and to limit such operations to agreed hours
- Resource Management: details of materials (including oil, fuel, cementitious materials and chemicals) storage, containment, bunding and/or appropriate buffer zones; details of waste generation and its management/recycling/disposal
- 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
- Construction Drainage Scheme, indicating how surface water and land drainage flows will be controlled to prevent contamination reaching

Cardiff Bay, during the construction period, this will include preventing surface water/contamination entering drains, any filtering/trapping and de-watering devices

- Methods of dealing with complaints
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- The location of a large notice board on the site that clearly identifies the name and contact details of the site manager

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

Reason: To ensure necessary management measures are agreed prior to commencement of the development and implemented for the protection of the environment and amenity of the area and adjoining neighbours during construction, in accordance with Policies T1, T5, EN6, EN7 and EN13 of the adopted Cardiff Local Development Plan (2006-2026).

4. *Energy Strategy:* No development shall commence until such time as an Energy Strategy has been submitted to and approved in writing by the Local Planning Authority. The Energy Strategy shall outline how the development will incorporate renewable and low carbon technology and reduce electric and heat consumption, and shall include a study to determine the feasibility of connecting to the Cardiff District Heat Network.

Thereafter, the development shall accord with the approved details or any modifications as may be approved through subsequent discharge of condition applications.

Reason: To promote energy efficient and sustainable development, in accordance with Future Wales, Planning Policy Wales and Policy EN12 of the adopted Cardiff Local Development Plan (2006-2026).

5. *Ground Gas Protection:* Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

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

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policies KP5, KP18 and EN13 of the adopted Cardiff Local Development Plan (2006-2026).

6. *Contaminated Land Measures – Assessment:* 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) not required
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present.
- (iii) 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; and
 - any other receptors identified at (i)
- (iv) 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, in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

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

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

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

8. *Potable Water Scheme:* No development above ground shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the site is served by a suitable potable water supply, in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan (2006-2026).

Action Conditions:

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

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

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

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

11. *Communal Amenity Spaces*: Prior to beneficial occupation of the tower, details of the proposed layout of the internal communal amenity spaces within the tower shall be submitted to and agreed in writing by the Local Planning Authority.

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

12. *Cycle Parking*: Prior to the commencement of the relevant part of development, detailed provision of the cycle parking shown on the approved plans, to include the type and layouts of the proposed racks and stands, shall have been submitted to the Local Planning Authority for approval in writing. The relevant part of the development hereby permitted shall not be brought into beneficial use until such time as the approved cycle parking has been implemented in accordance with the approved plans, and thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles, in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026).

13. *Public Realm Works*: Prior to the commencement of each part of this development (i.e. the tower and/or pavilion), a General Arrangement plan for that part of development showing in detail the scheme for the public realm works shall have been submitted to the Local Planning Authority for approval in writing. The scheme plan shall clearly identify the area of works and include, but not be limited to details of the materials and construction finishes for the works, to include surfacing, kerbs, edging, drainage, hostile vehicle mitigation (HVM), lighting, CCTV, trees, soft landscaping/SUDS and street furniture as required as a consequence of the submitted scheme of works. The agreed scheme to be constructed to an adoptable standard to the satisfaction of the Local Planning Authority prior to beneficial occupation of the relevant part of the development and in accordance with a delivery programme to be agreed with the Council.

Reason: To ensure the provision of the public realm in accordance with the submitted application and provide an improved public realm environment to facilitate safe commodious access to and use of the proposed development, in accordance with Policies T5, T6 and C3 of the adopted Cardiff Local Development Plan (2006-2026).

14. *Servicing Management Plan:* Prior to the beneficial use of the tower or pavilion, a Servicing Management Plan relevant to that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall identify all servicing protocols, procedures, and related facilities and equipment, for all types of delivery and collection services for the relevant building, and the relevant building shall thereafter be serviced in accordance with the approved plan.

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

15. *Soft Landscaping:* Prior to commencement of any elevation construction work, full details of the soft landscape works through a planting and aftercare specification program shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme
- Topsoil and subsoil specification for all planting types, including full details of soil protection, storage, handling, amelioration and 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.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the Local Planning Authority to confirm compliance with the approved plans and specifications.

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

16. *Wind Mitigation Measures:* Prior to commencement of any elevational construction work on the tower building hereby approved, the final details of the size, design and materials (including samples where applicable) of any necessary wind mitigation measures, which shall be informed by additional wind tunnel testing, shall have been submitted to and agreed in writing by the

Local Planning Authority. All approved mitigation measures shall be implemented in accordance with the approved details prior to first beneficial use of the tower, and shall thereafter be retained as approved.

Reason: To ensure the amenities of the area are protected in accordance with Policy KP5, KP13 and C3 of the Cardiff Local Development Plan 2006-2026.

17. *Data Shelf Life:* If site clearance in respect of the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the decision, an ecological walkover shall be undertaken, to ensure there are no ecological receptors that would require consideration by the Local Planning Authority, in respect of the conditions imposed. Where a survey indicates that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, new measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works shall then be carried out in accordance with the new approved ecological measures and timetable.

Reason: To ensure that the assessment of impacts of the development upon the environment, and any measures to mitigate those impacts, are informed by up-to-date information, in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006-2026).

18. *Pavilion Green Roof:* Prior to beneficial occupation of the pavilion, a biodiverse green roof mimicking an open mosaic habitat or coastal grassland, shall be installed to the roof of the pavilion in accordance with details and installation timescales that shall first have been submitted to and approved in writing by the Local Planning Authority. Within one month of its installation, photographic evidence that the green roof has been installed (both close up and at a distance) shall be submitted to the Local Planning Authority. Thereafter the green roof shall be maintained, and shall not be used for any other purpose.

Reason: To enhance the green infrastructure on site, in accordance with Policy EN7 of the adopted City of Cardiff Local Development Plan (2006-2026).

19. *Music Noise Levels Assessment:* Prior to any work commencing on the installation of external glazing to any part of the development hereby permitted, a detailed scheme of noise mitigation measures to ensure that Music Noise Levels from the Principality Stadium do not cause unreasonable impact on the amenity of future residents at all levels of the development, shall have been submitted to and approved in writing by the Local Planning Authority. As a minimum the scheme shall:

- i) be fully informed by the results of representative assessments of Music Noise Levels from the Principality Stadium during an event (or events), that must have been undertaken in accordance with a methodology that shall first have been agreed in writing by the Local Planning Authority; and

- ii) Shall set agreed maximum internal noise levels that must be achieved when exposed to Music Noise Levels at the façade of the development during future events at the Principality Stadium.

All measures outlined in the detailed scheme of noise mitigation shall be implemented in full accordance with the approved details, and thereafter retained at all times.

Reason: To ensure the amenity of future occupiers is protected, and (having regard to the 'agent of change' principle) that the development will incorporate sufficient noise mitigation measures to ensure there will no unacceptable impact on the pre-existing hospitality operations at the Principality Stadium, in accordance with Policies EN13 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

20. No later than three months following occupation of any residential unit (or other such timescale that might be agreed in writing by the Local Planning Authority) a post-construction assessment to demonstrate compliance with the maximum internal noise levels set by condition 19, shall be submitted to the Local Planning Authority for its approval in writing.

Reason: To ensure the amenity of future occupiers is protected, and (having regard to the 'agent of change' principle) that the development will incorporate sufficient noise mitigation measures to ensure there will no unacceptable impact on the pre-existing hospitality operations at the Principality Stadium, in accordance with Policies EN13 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

21. *Internal Noise:* Prior to the beneficial occupation of the units, a post-build Acoustics Report shall be conducted in order to demonstrate compliance with the noise mitigation measures and results outlined in the Noise and Vibration Planning Assessment (prepared by Hydrock, dated 17/12/2021 ref: 21518-HYD-ZZ-XX-RP-Y-1001) using a full representative data set. The report shall be submitted to and approved by the Local Planning Authority to demonstrate that this has been achieved, specifically:

- 35dB LAeq, 16hr,
- 30dB LAeq, 8hr,
- 45dB LAF not exceeded more a max 10 times, night.
- Final details of the chosen ventilation strategy

Reason: To protect the amenity of future occupiers, in accordance with Policies EN13 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

22. *Fume Extraction:* If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment shall have been submitted

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

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

23. *D2 Use*: If at any time the D2 use is to be implemented as a health and fitness studio/gym or any similar use, full details of the noise control scheme and a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first beneficial use.

The works and scheme shall be implemented and thereafter retained in accordance with the approved details. No alteration to the scheme which undermines the sound insulation or isolation integrity of the areas it applies to, shall be undertaken without the grant of further specific consent of the local planning authority.

The noise control scheme (including sound insulation and isolation measures) shall target airborne and impact noise levels detailed in ProPG:GAG2022 (Table 2) with consideration given to the internal background sound level in receptor rooms.

Reason: To protect the amenity of future occupiers, in accordance with Policies EN13 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

24. *Contaminated Land Measures – Remediation & Verification*: The remediation scheme approved by condition 7 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

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

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

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

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

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

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

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

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

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

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

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

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

Regulatory Conditions:

29. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any orders revoking and re-enacting those orders with or without modification) the proposed pavilion building as shown on approved drawing number 18733-SBR-ZZ-XX-DR-A-10600 Rev 8 shall only be used as a café / restaurant use and for no other purposes whatsoever.

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

30. The 32 units labelled as non-C3 Use Classes identified on approved drawing numbers 18733-SBR-ZZ-03-DR-A-10203 Rev 17 and 18733-SBR-ZZ-05-DR-A-10205 Rev 7 shall be used for the purpose specified on the approved plans under Use Class C6 and for no other purpose (this includes any purpose in Use Classes C3 or C5 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) unless otherwise agreed in writing by the Local Planning Authority.

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

31. *Laminated Glass:* The ground floor elevations on the proposed tower and pavilion as demonstrated on approved drawing numbers 18733-SBR-ZZ-XX-

DR-A-11100 Rev 12, 18733-SBR-ZZ-XX-DR-A-11101 Rev 13, 18733-SBR-ZZ-XX-DR-A-11600 Rev 7 shall be constructed of laminated glass and shall thereafter be retained.

Reason: To ensure appropriate public safety, accordance with Policy C3 of the adopted Cardiff Local Development Plan (2006-2026).

32. *Landscape Retention:* Any trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 12 unless the Local Planning Authority gives written consent to any variation in re-discharge of that condition.

Reason: In the interests of the visual amenity of the area, enhancing biodiversity and mitigating the effects of climate change in accordance with Policy KP5, KP15 and KP16 of the adopted Cardiff Local Development Plan (2006-2026).

33. *Plant Noise:* The accumulative rating level of the noise emitted from fixed plant and equipment on the site shall not exceed those in Table 11 from Noise and Vibration Planning Assessment dated 17 December 2021 ref: 21518-HYD-ZZ-XX-RP-Y at the nearest noise sensitive premises, when measured and corrected in accordance with BS 4142: 2014 +A1 2019 (or any British Standard amending or superseding that standard). Any complaint received to Local Planning Authority in respect to plant noise shall be investigated by a suitability qualified acoustician to ensure compliance with this condition and any deviation corrected in accordance with approval.

Reason: To protect the amenity of future occupiers, in accordance with Policies EN13 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

34. *Operation Hours for Commercial Units:* No member of the public shall be admitted to or allowed to remain on the premises outside the hours of 07:00 and 12:00 (midnight) on Sunday to Thursdays and 07:00 – 01:00 on Friday and Saturdays.

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

35. *Servicing Hours for Commercial Units:* There shall be no arrival, departure, loading or unloading of Heavy and Light Good Vehicles outside of the hours of 07:00 and 22:00 on any day that are directly associated with the following Use Classes at the development; A1/A2/A3/B1/D1/D2.

Reason: To protect the amenity of future occupiers, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

Informative 1: Any works to the existing adopted public highway are to be subject to agreement under S278 of the Highways Act 1980 between the developer and Council. All works to be completed in accordance with the approved plans and to the satisfaction of the Council.

Informative 2: It is noted from the supporting documentation that the applicants have considered the likelihood of archaeological deposits being encountered. Should this occur, please notify the Glamorgan-Gwent Archaeological Trust as mitigation may be required.

Informative 3: The applicant is advised to liaise with Network Rail and contact Grace Lewis (grace.lewis@networkrail.co.uk).

Informative 4: Natural Resources Wales (NRW) consider that the controlled waters at this site are not of the highest environmental sensitivity. Therefore NRW have not provided detailed site-specific advice or comments with regards to land contamination issues for this site. However, it is recommended that the requirements of Planning Policy Wales and the Land Contamination Risk Management (LCRM) guidance should be followed. NRW recommend that the developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency's 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our groundwater protection advice on www.gov.uk

Informative 5: The applicant is advised to liaise with South Wales Police and contact Julie Odgers, Julie.odgers2@south-wales.police.uk.

Informative 6: The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

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

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

Informative 8: The applicant is advised that new residential units are required to purchase the bin provision required for each unit. The bins must meet the Council's specifications. 240 litre wheeled bins can be purchased via waste Connect to Cardiff at (029) 2087 2087. Bulk supply of individual bins, or 660litre/1100 litre wheeled bins should be ordered via our bin order form located at www.cardiff.gov.uk/wasteplanning.

A commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. For approximate size of waste storage capacity for businesses, please refer to **Section 5.3 - Waste Collection and Storage Facilities SPG**. Please refer to the Waste Collection and Storage Facilities Supplementary Planning Guidance (2016) for further relevant information. www.cardiff.gov.uk/wasteplanning.

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PLANNING COMMITTEE:

8 June 2023

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

**DIVERSION ORDER OF PUBLIC FOOTPATH ST FAGANS 21, Section 119
Highways Act, 1980**

Reason for the Report

1. It is necessary for the PROW, St Fagans 21 Footpath to be diverted to retain the public's rights within the Clos Y Cwarra Development.
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. The Developer built houses upon a non-recorded Public Right of Way, which has subsequently received Legal validation.
4. The new footpath west of house no.51, noted as point C on the attached map, will connect back onto the adopted road/ pavement point B, which runs through the Clos-y-Cwarra estate and connects back to point A.
5. 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.

Issues

6. The Public Right of Way needs to be diverted to preserve the Public's safe use and access, following the completion of the housing development. If the diversion is not progressed, several properties on the Clos y Cwarra development will be obstructing the Public Footpath. Rather than stopping up the footpath altogether, there is a reasonable diversion which provides a good link into the adjacent woodland to connect to the series of footpaths and wider green spaces.

Consultation

7. Statutory & Non-Statutory Consultees were notified in writing of the S119 Application.
 - Utility Companies (Virgin, BT Openreach, Welsh Water, National Grid & Wales and West)
 - Statutory Users Groups (Ramblers, Auto Cycle Union, British Horse Society, Byways and Bridleways Trust, Open Spaces Society, Cycling UK, Welsh Trail Riders Association)
 - Ward Members – Cllr Catriona Brown-Reckless, Cllr Andrea Gibson, Cllr Rhys Livesy
 - Adjacent landowners
8. Outcomes from Consultation

There were no objections from Statutory Consultees.

Legal Implications

9. The Council has a discretionary power to divert footpaths, bridleways or restricted byways pursuant to Section 119 of the Highways Act 1980 ("1980 Act").

In considering whether a path or way should be diverted the Council must be satisfied that the criteria of the 1980 Act has been met. Where it appears to the Council that, in the interests of the owner, lessee or occupier of land crossed by the path or way or of the public, it is expedient that the line of the path or way, or part of that line, should be diverted (whether on to land of the same or of another owner,

lessee or occupier), the Council may by order made by them and submitted to and confirmed by the First Minister of the Welsh Government, or confirmed by the Council as an unopposed order to create, as from such date as may be specified in the order, any such new footpath, bridleway or restricted byway as appears to the Council requisite for effecting the diversion, and extinguish, as from such date as may be specified in the order or determined in accordance with the section 119 (3) of the 1980 Act, the public right of way over so much of the path or way as appears to the Council requisite.

An order under s.119 of the 1980 Act is referred to as a “public path diversion order”. Further s.119 (2) of the 1980 Act prevents the diversion of the end of a path if it is not on a highway. If the path does end on a highway, it may be diverted only to a point which is on the same, or a connected highway and which is substantially as convenient to the public.

The procedure for making and confirming a public path order is set out in Schedule 6 of the Highways Act 1980. This involves the Council giving various notices in the prescribed form stating the general effect of the order. 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 119 of the Highways Act 1980 is not effective until it is confirmed.

The Council is entitled to recover its costs as provided by the Local Authorities (Recovery for Costs for Public Path Orders) Regulations 1993.

Financial Implications

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

Recommendation

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

ANDREW GREGORY
DIRECTOR PLANNING, TRANSPORT AND ENVIRONMENT
2 June 2023

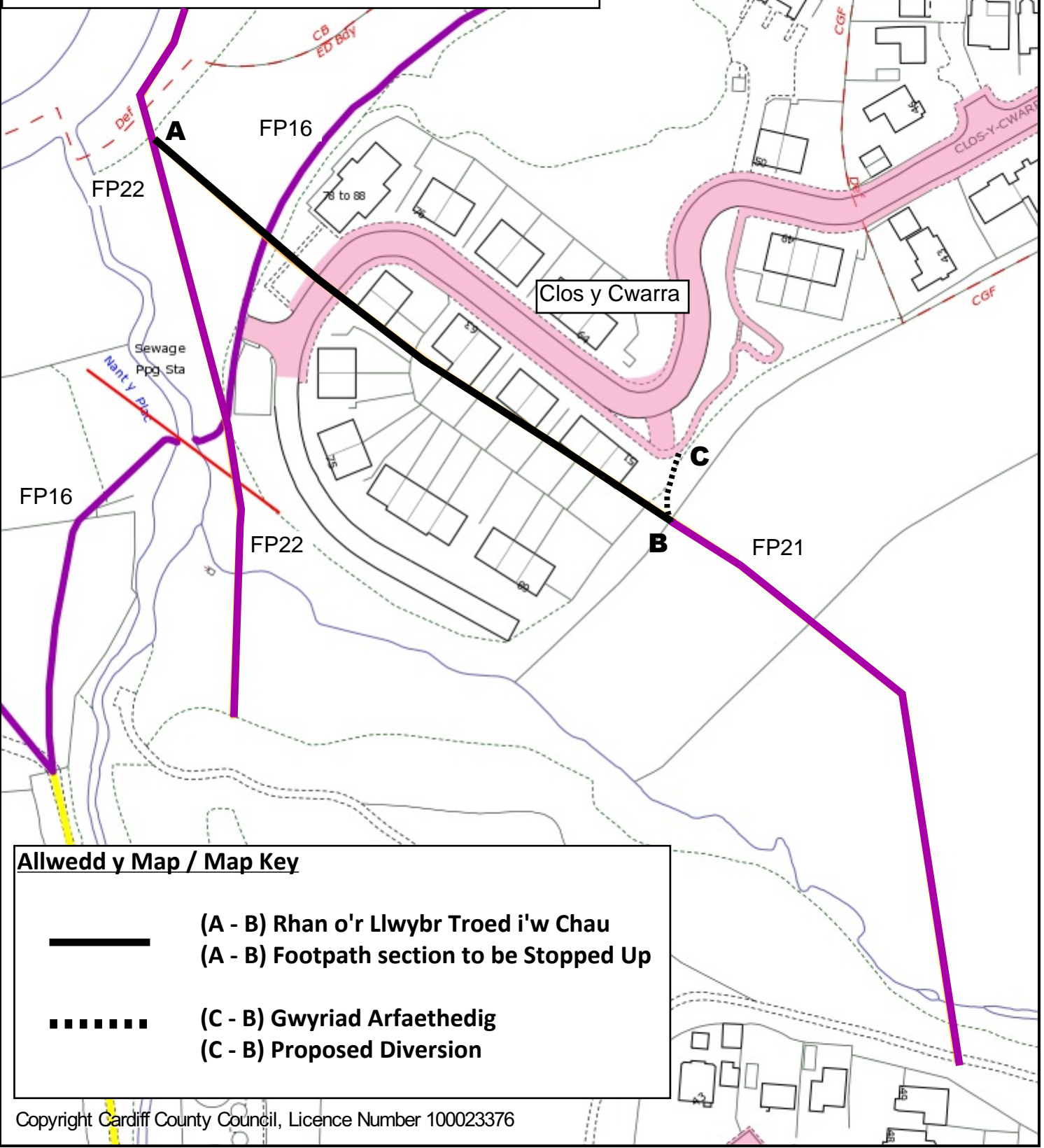
Appendices:

Appendix A: Location Map of Proposed Diversion



Background papers:

S119 Application Form
Officer Decision Report and Approval

Adran 119a Deddf Prifffyrdd 1980
Section 119a Highways Act 1980
Lleoliad / Location: Clos y Cwarra, St Fagans CF5 4QT



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




St Fagans No.21
 Scale: 1:1250
 Date: 20/1/2023 at 9:04 AM
 Coordinates:
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Ordnance Survey 100023376 (2014).

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Cardiff Council : Development Control : Applications Decided between 24/03/2023 and 26/05/2023

<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 23/00725/NMA	18/04/2023		NMA	Administration Block H M Prison Knox Road Adamsdown Cardiff CF24 0UG	Proposed Non Material Amendment to Planning Permission - 22/00022/MNR - Introduction of PCC aluminium coping to heads of parapet walls of administration block and Edge protection (handrail) to be installed to perimeter of admin block	25/04/2023	Permission Granted	Non Material Amendment
22/01698/MNR	16/08/2022	Werner	FUL	176 Newport Road Roath Cardiff CF24 1DL	GROUND FLOOR REAR EXTENSION, SIDE DORMER, DETACHED REAR ANNEX AND CHANGE OF USE TO LARGE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	15/05/2023	Permission Granted	Minor - Dwellings (C3)
22/01315/MNR	01/07/2022	Mr Ahmed	FUL	230 Newport Road Roath Cardiff CF24 1DN	CONVERSION OF PROPERTY FROM TWO FLATS INTO FOUR FLATS WITH SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS	28/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00429/FUL	06/03/2023		FUL	77 Broadway Adamsdown Cardiff CF24 1QE	Change of use of vacant convenience store with ground and first floor residential accommodation to new Sui Generis HMO accommodating 8 no single bedrooms with associated facilities with demolition of store/part of rear shop unit and alterations	02/05/2023	Permission Granted	Minor - Other Principal Uses
23/00199/FUL	10/02/2023	Mr Jeremy Smith	FUL	10 Howard Terrace Adamsdown Cardiff CF24 0EH	SUB-DIVISION OF EXISTING DWELLING INTO 2NO. SELF CONTAINED APARTMENTS, WITH SINGLE STOREY GROUND FLOOR SIDE/REAR EXTENSION, AND REAR-FACING ROOF DORMER	03/05/2023	Permission Granted	Minor - Dwellings (C3)
23/00458/FUL	10/03/2023	MR JOHN MCQUADE	FUL	13 Zinc Street Adamsdown Cardiff CF24 0HG	Single Storey Rear Extension, Rear Dormer Loft Conversion and Conversion to C4 House of Multiple Occupation	04/05/2023	Permission Granted	Minor - Dwellings (C3)

<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>
22/02226/DOC	18/10/2022	Tristan Hobbs	DOC	Proposed Development Site Agate Street Adamsdown Cardiff CF24 1PF	Full Discharge of Condition 3 (Material Samples) o 21/01595/MJR	26/04/2023	Full Discharge o Condition	Discharge of Conditions
BUTETOWN								
22/02201/FUL	20/09/2022	Cardiff Sixth Form College	FUL	Merchant Place And Corys Buildings 3 Bute Place And 57 Bute Street Butetown Cardiff CF10 5AD	Partial demolition of existing buildings and the redevelopment of the site to provide an educationa facility, including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works.	04/04/2023	Permission Granted	Major - Other Principal Uses
23/00815/DOC	25/04/2023	Mr Andrew Woods	DOC	Crawshay Court 6 Curran Road Butetown Cardiff CF10 5TG	Discharge of condition 30 (Imported Aggregates) o 19/01930/MJR	24/05/2023	Full Discharge o Condition	Discharge of Conditions
23/00075/DOC	12/01/2023	N/A	DOC	The Paddle Steamer Loudoun Square Butetown Cardiff CF10 5JB	Discharge of Conditions 5 (Boundary Treatments), 6 (Landscaping Scheme), 12 (Ground Gas Protection), and 13 (Contaminated Land Measures - Assessment) of 20/01629/MJR	06/04/2023	Full Discharge o Condition	Discharge of Conditions
22/03039/DOC	03/01/2023	N/A	DOC	The Paddle Steamer Loudoun Square Butetown Cardiff CF10 5JB	Discharge of Conditions 3 (Materials), 4 (Architectural Detailing) and 24 (Cycle Parking) of 20/01629/MJR	11/04/2023	Full Discharge o Condition	Discharge of Conditions

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22/02586/FUL	17/11/2022	CAVC	FUL	Cardiff And Vale College Dumballs Road Butetown Cardiff CF10 5FE	Increase in height of eastern boundary of 3G pitch to footpath by including an extra 5m of ball-stop netting	17/04/2023	Permission Granted	Minor - Other Principal Uses
22/03019/PRAP	19/12/2022		PRAP	Buildings 11 And 12 Curran Embankment Butetown Cardiff	Demolition of two existing warehouse structures	17/04/2023	Prior Approval Granted	Other Consent Types
22/02562/HSE	09/02/2023	Mr Andrew Bond	HSE	3 Windsor Esplanade Butetown Cardiff CF10 5BG	Repairs/repointing to front elevation, replacement c rear first floor windows, refurbishment and internal alterations at first floor, erection of garden shed wit solar panels and slatted timber screen	18/04/2023	Permission Granted	Householder
22/02563/LBC	09/02/2023	Mr Andrew Bond	LBC	3 Windsor Esplanade Butetown Cardiff CF10 5BG	Repairs/repointing to front elevation, replacement c rear first floor windows, refurbishment and internal alterations at first floor, erection of garden shed wit solar panels and slatted timber screen	18/04/2023	Permission Granted	Listed Buildings
23/00793/RFO	03/04/2023	Ross Feighoney	RFO	River Taff, The Marl And Hamadryadd Park Cardiff	Channel View Footbridge Ground Investigations	28/04/2023	Raise No Objection	Other Consent Types
22/02945/SCO	04/01/2023	Andrea Kourra	SCO	River Taff, The Marl And Hamadryadd Park, Cardiff	Scoping Opinion request for the Proposed Pedestrian and Cycle Bridge between The Marl an Hamadryad Park	04/05/2023	Response Sent	Other Consent Types

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23/00387/FUL	07/03/2023	The DEPOT Warehouse Limited	FUL	Land At Unit B 7 And 9 Curran Road Butetown Cardiff CF10 5BF	Temporary change of use for a period of 5 years to an events venue (Sui Generis)	05/05/2023	Permission Granted	Minor - Other Principal Uses
23/00821/DOC	12/04/2023	Mr Simon Cottrell	DOC	18 Windsor Esplanade Butetown Cardiff CF10 5BG	Discharge of conditions 4 (Rear rooflight), 5 (Ground Floor Extension) and 6 (windows and doors) of LBC/22/00016/DCH	12/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00520/FUL	08/03/2023	Mr Stewart Higgins	FUL	Adjacent To Pierhead Building Pierhead Street Cardiff Bay Cardiff CF10 4PZ	Installation of a temporary visitor attraction and viewing point across the bay - Giant Ferris Wheel	15/05/2023	Permission Granted	General Regulations
23/00473/FUL	07/03/2023	MR JACOB GEORGE	FUL	15-17 Harrowby Street Butetown Cardiff CF10 5GA	Accommodation comprising a Multiple Occupation Facility with 12 Bedrooms in Upper Floors Extension, and Retain Ground and Basement Offices and Stores and External Alterations, Ancillary to Neighbouring Care Home	15/05/2023	Permission Granted	Minor - Other Principal Uses
22/02003/DOC	13/10/2022	Mr Barney Dawson	DOC	Phase 2 Plot 2 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Partial discharge of Condition 5 (Green Infrastructure Phasing Plan/Management Strategy) of 21/02884/MJR	18/05/2023	Partial Discharge of Condition (s)	Discharge of Conditions

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22/02004/DOC	10/10/2022	Mr Barney Dawson	DOC	Phase 2, Plot 1 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff CF10 5DS	Partial discharge of Condition 5 (Green Infrastructure Phasing Plan/Management Strategy) of 21/02883/MJR	18/05/2023	Partial Discharge of Condition (s)	Discharge of Conditions
23/00247/DOC	02/02/2023	Mr Barney Dawson	DOC	Phase 2 Plot 2 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Discharge of Condition 3 - Construction Environment Management Plan Condition 7 Groun Gas Protection Condition 8 - Contaminated Land Measures (Remediation and Verification Plan) in respect of 21/02884/MJR	18/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00249/DOC	02/02/2023	Mr Barney Dawson	DOC	Phase 2 Plot 1 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Discharge of Condition 3 - Construction Environment Management Plan; Condition 7 - Ground Gas Protection; Condition 8 - Contaminate Land Measures (Remediation & Verification Plan) i respect of 21/02883/MJR	18/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00546/NMA	14/03/2023	Mr Barney Dawson	NMA	Phase 2 Plot 1 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Proposed Non-Material Amendment to Planning Permission 21/02883/MJR - amendment to the wording of Condition 2 in relation to the adjustment to the number and mix of units and internal and external alterations	22/05/2023	Permission Granted	Non Material Amendment

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23/00547/NMA	14/03/2023	Mr Barney Dawson	NMA	Phase 2 Plot 2 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Proposed Non-Material Amendment to Planning Permission 21/02884/MJR - amendment to the wording of Condition 2 in relation to the adjustment to the number and mix of units and internal and external alterations	22/05/2023	Permission Granted	Non Material Amendment
CAERAU								
22/02259/HSE	26/09/2022	Natalie & James Hepburn	HSE	14 Sanctuary Court Caerau Cardiff CF5 4NB	Single storey side extension and double storey front extension to existing dwelling	09/05/2023	Permission Granted	Householder
22/02504/FUL	25/10/2022	Jaisal Kerai	FUL	Former Telephone Repeater Station Adjacent To Ely Fire Station Cowbridge Road West Caerau Cardiff	CHANGE OF USE AND EXTENSION OF FORMER TELEPHONE REPEATER STATION (TRS) TO A HABITABLE DWELLING	10/05/2023	Permission Granted	Minor - Dwellings (C3)
22/02768/FUL	23/11/2022	Aldi Stores Limited	FUL	Aldi Foodstore Ltd Treseder Way Caerau Cardiff CF5 5NU	Removal of existing plant and installation of new replacement plant and enclosure, heating units, and coldroom condenser units, extension to footpath, installation of new concrete slab and other external alterations.	12/04/2023	Permission Granted	Other Consent Types
23/00111/VAR	20/02/2023	Aldi Stores Limited	VAR	Aldi Foodstore Ltd Treseder Way Caerau Cardiff CF5 5NU	Variation of Condition 3 of 16/00298/MNR to allow extended delivery hours on Sundays and Bank Holidays	06/04/2023	Refuse	Renewals and Variation of Conditions

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CANTON 22/01270/MNR	21/06/2022	Ahmed	FUL	38 Beda Road Canton Cardiff CF5 1LY	GROUND FLOOR REAR EXTENSIONS, SIDE AN REAR DORMER LOFT CONVERSIONS AND CONVERSION TO 3 FLATS	26/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00475/HSE	02/03/2023	Mr & Mrs Kabaria	HSE	29 Flindo Crescent Canton Cardiff CF11 8DX	Rear two storey extension with single storey side and rear extension including demolition of existing garage	26/04/2023	Permission Granted	Householder
23/00544/FUL	14/03/2023	-	FUL	Unit 3 The Pod 2 Capital Retail Park Leckwith Road Canton Cardiff CF11 8EG	Installation of plant within existing rooftop enclosure	26/04/2023	Permission Granted	Minor - Retail (A1-A3)
23/00541/FUL	14/03/2023	-	FUL	Unit 3 The Pod 2 Capital Retail Park Leckwith Road Canton Cardiff CF11 8EG	External alterations to existing ground floor frontage, including provision of refuse enclosure and associated works	27/04/2023	Permission Granted	Minor - Retail (A1-A3)
23/00542/ADV	14/03/2023	-	ADV	Unit 3 The Pod 2 Capital Retail Park Leckwith Road Canton Cardiff CF11 8EG	New Signage	27/04/2023	Permission Granted	Advertisements
23/00006/FUL	02/02/2023	Ms Rhiannon Jones	FUL	73 Clive Road Canton Cardiff CF5 1HH	Alterations to existing flats at ground and first floor with rear double storey and single storey extension and loft conversion with rear dormer roof extension	18/05/2023	Permission Granted	Minor - Dwellings (C3)

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22/02311/FUL	26/10/2022	Mr Harish Khimji	FUL	21 Grosvenor Street Canton Cardiff CF5 1NH	Change of use from 3 bedroom C3 dwelling into a 4 bedroom C4 House in Multiple Occupation	27/03/2023	Permission Granted	Minor - Dwellings (C3)
23/00212/CLD	30/01/2023	Mr Rhys Wynne	CLD	33 Aubrey Avenue Canton Cardiff CF5 1AQ	Take down existing single storey rear lean-to extension and construct new single storey extension, hip to gable roof extension with rear dormer loft conversion	27/03/2023	Permission Granted	Other Consent Types
23/00341/CLD	22/02/2023	Mr Rees	CLD	37 Market Road Canton Cardiff CF5 1QE	The addition of a Rear Flat Roof Dormer Extension and Velux rooflights to the front elevation in order to create a Loft Conversion	27/03/2023	Permission Granted	Other Consent Types
23/00201/HSE	27/01/2023	Mr Craig Greenberg	HSE	14 Granville Avenue Canton Cardiff CF5 1BW	Single storey rear extension, hip to gable attic conversion with rear dormer extension and roof lights to front elevation of roof.	27/03/2023	Permission Granted	Householder
23/00244/HSE	08/02/2023	Mr D Williams	HSE	353 Cowbridge Road East Canton Cardiff CF5 1JF	Single storey rear/side extensions and alterations, loft conversion with rear dormer roof extension, and associated works	28/03/2023	Permission Granted	Householder
23/00123/DOC	26/01/2023		DOC	Land At Sanatorium Road Canton Cardiff CF11 8DG	Discharge of Condition 11 (Construction Environmental Management Plan) of 21/02878/MJI	28/03/2023	Full Discharge of Condition	Discharge of Conditions
23/00066/HSE	19/01/2023	Mr & Mrs Aled & Bethan Morgan	HSE	3 Windway Avenue Canton Cardiff CF5 1AP	Single Storey Rear Extension and Garage Extension and Conversion to Storage	29/03/2023	Permission Granted	Householder

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23/00313/NMA	20/02/2023	.	NMA	Former Cardiff And Vale Nhs Offices Sanatorium Road Canton Cardiff CF11 8PL	Proposed Non-Material Amendment to Planning Permission 21/02054/MJR - To regularise the fellin / replacement of one additional tree, agree appropriate mitigation via submission of an updated landscaping scheme, and the relocation of Zone G northbound by approximately 1m	30/03/2023	Permission Granted	Non Material Amendment
23/00295/CLD	08/02/2023	Mr Enda Hayes	CLD	30 Greenwich Road Canton Cardiff CF5 1EU	Pitched roof single storey rear and side extension to semi-detached house.	30/03/2023	Permission Granted	Other Consent Types
23/00447/NMH	27/02/2023	Mr Andrew Hanlon	NMH	18 Pencisely Avenue Canton Cardiff CF5 1DZ	Proposed Non-Material Amendment to Planning Permission 22/00681/DCH - To increase the length of the extension by 500mm	03/04/2023	Permission Granted	Non Material Householder
23/00222/HSE	02/02/2023	Mr Eugene O'Sullivan	HSE	7 Forrest Road Canton Cardiff CF5 1HP	Single storey rear/side extension, and rear dormer loft conversion	03/04/2023	Permission Granted	Householder
23/00271/HSE	09/02/2023	K Mahmood	HSE	39 York Street Canton Cardiff CF5 1ND	Demolition of existing single storey ground floor extension and construction of a replacement single storey extension	03/04/2023	Permission Granted	Householder
23/00124/DOC	26/01/2023	c/o agent c/o agent c/o agent	DOC	Former Lionite Mele Ltd Sanatorium Road Canton Cardiff CF11 8PN	Discharge of Condition 9 (Construction Environmental Management Plan) of 21/02861/MJI	03/04/2023	Full Discharge of Condition	Discharge of Conditions

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22/02805/HSE	06/01/2023	Mr Geraint Passmore	HSE	76 Ethel Street Canton Cardiff CF5 1EN	Ground Floor Rear Extension	05/04/2023	Permission Granted	Householder
23/00384/NMH	20/02/2023	Mr & Mrs M Lewis	NMH	6 Thompson Avenue Canton Cardiff CF5 1EX	Proposed Non-Material Amendment to Planning Permission 21/02587/DCH - Provide a flat roof ove the proposed side extension in lieu of the pitched originally approved	06/04/2023	Permission Granted	Non Material Householder
22/02736/HSE	14/12/2022	Mr Nathan Murphy	HSE	13 Lawrenny Avenue Canton Cardiff CF11 8BR	First floor rear extension	12/04/2023	Refuse	Householder
23/00079/FUL	13/01/2023	Mr Carlos Charles	FUL	Unit 6 Paper Mill Court Paper Mill Road Canton Cardiff CF11 8DH	Change of Use of Premises from Commercial/Industrial Unit to a Sui Generis Use as a Pet Crematorium	13/04/2023	Permission Granted	Minor - Other Principal Uses
23/00127/NMA	03/02/2023	A Rees	NMA	41A Northumberland Street Canton Cardiff CF5 1LZ	Proposed Non-Material Amendment to Planning Permission 19/01613/MNR - amendment to the appearance of development and approval of details required by Conditions 3 (Cycle Parking), 4 (First Floor Windows), 5, 6, 7, 8, 9 and 10 (Contamination), 11 (Materials) and 12 (Surface Water Drainage)	14/04/2023	Permission Granted	Non Material Amendment
22/02384/DOC	13/10/2022	Darren Kennedy	DOC	Former Cardiff And Vale NHS Offices Sanatorium Road Canton Cardiff CF11 8PL	Discharge of Conditions 3 (Adopted Highway), 4, (Highway and Pedestrian Works), 5 (Swept Path) and 17 (Drainage) of 21/02054/MJR	17/04/2023	Full Discharge of Condition	Discharge of Conditions

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23/00586/CLD	16/03/2023	Mr Platts & Mrs Mantzourani	CLD	69 Pembroke Road Canton Cardiff CF5 1QQ	Construction of rear dormer roof extensions and insertion of rooflights to the front elevation	17/04/2023	Permission Granted	Other Consent Types
CATHAYS								
23/00589/ADV	16/03/2023	C/o Agent	ADV	26 Park Place Cathays Cardiff CF10 3BA	New Signage	27/04/2023	Permission Granted	Advertisements
23/00592/ADV	28/03/2023	MR CONOR BRADLEY	ADV	Unit 8 The Old Brewery Quarter St Mary Street Cathays Cardiff CF10 1AD	New Signage	24/04/2023	Permission Granted	Advertisements
23/00636/ADV	06/04/2023	Taylor	ADV	3 - 4 Park Place Cathays Cardiff	Aluminium post and panel sign	04/05/2023	Permission Granted	Advertisements
23/00735/ADV	14/04/2023	Ms Isobel Childs	ADV	7 St Mary Street Cathays Cardiff CF10 1AT	New Signage	04/05/2023	Permission Granted	Advertisements
23/00031/DOC	18/01/2023	Mr Robert Jarman	DOC	Rear Of 65 Woodville Road Cathays Cardiff CF24 4FX	Discharge of Conditions 4 (Refuse Storage), 5 (Site Enclosures), 6 (Material of Driveway), 7 (Cycle Parking), 9 (Window Details) and 10 (Biodiversity) of 21/02493/MNR	05/05/2023	Full Discharge of Condition	Discharge of Conditions

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23/00576/DOC	16/03/2023	Mr Robert Hales	DOC	22 St Mary Street Cathays Cardiff CF10 1AA	Discharge of Condition 3 (Window Details) of 22/02347/FUL	10/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00671/FUL	24/03/2023	Herbert Investments Limited	FUL	Woodville House 142 Woodville Road Cathays Cardiff CF24 4EE	Change of use from Sui Generis to flexible Class A1 (shops) and Class A2 (financial and professional services)	12/05/2023	Permission Granted	Major - Retail (A1-A3)
23/00501/FUL	23/03/2023	B Thomas	FUL	168 Colum Road Cathays Cardiff CF10 3EL	Two Storey and Single Storey Rear Extensions and Hip to Gable Roof Alteration with Rear Dormer, Change of Use from 3 Bed House in Multiple Occupation to 8 Bed Sui Generis House in Multiple Occupation	15/05/2023	Permission Granted	Minor - Dwellings (C3)
23/00500/FUL	23/03/2023	Mr B Thomas	FUL	166 Colum Road Cathays Cardiff CF10 3EL	Two Storey and Single Storey Rear Extensions and Hip to Gable Roof Alteration with Rear Dormer, Change of Use from 3 Bed House in Multiple Occupation to 8 Bed Sui Generis House in Multiple Occupation	15/05/2023	Permission Granted	Minor - Dwellings (C3)
22/03041/FUL	10/01/2023	KAISER HASSAN	FUL	3 Treherbert Street Cathays Cardiff CF24 4JN	GROUND AND FIRST FLOOR REAR EXTENSIONS, REAR DORMER AND CONVERSION TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION	15/05/2023	Permission Granted	Minor - Dwellings (C3)
23/00699/CLD	30/03/2023	MR JAGDISH PATEL	CLD	18 Rhymney Street Cathays Cardiff CF24 4DF	Single Storey Rear Extension and Rear Dormer Roof Extension	15/05/2023	Permission Granted	Other Consent Types
22/03026/FUL	07/03/2023	SHAH MUNIR	FUL	77 Minny Street Cathays Cardiff CF24 4ET	ERECTION OF GARAGE AND STORE IN RELATION TO THE GROUND FLOOR FLAT	16/05/2023	Refuse	Householder

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23/00688/CLD	30/03/2023	MR DAVID THOMAS	CLD	16 May Street Cathays Cardiff CF24 4EW	ERECTION OF REAR DORMER	18/05/2023	Permission Granted	Other Consent Types
23/00314/FUL	14/03/2023	MR KAISER HASSAN	FUL	51 Flora Street Cathays Cardiff CF24 4EQ	Conversion to Sui Generis Large House in Multiple Occupation, Ground Floor Rear Extension and Rear Dormer Roof Extension and associated works	19/05/2023	Permission Granted	Minor - Dwellings (C3)
23/00839/VAR	13/04/2023	.	VAR	Southgate House Wood Street Cathays Cardiff	Variation of condition 2 (Approved Plans) of 20/00628/MNR to make amendments to the eastern elevation	23/05/2023	Permission Granted	Renewals and Variation of Conditions
22/00759/MNR	07/04/2022	Mr Smith	FUL	Frontage Of 9 And 10 Mill Lane City Centre Cardiff CF10 1FL	NEW GOALPOST TWIN AWNINGS WITH TIMBER ENCLOSURE AND EXTERNAL SEATING	27/03/2023	Permission Granted	Minor - Retail (A1-A3)
22/02885/FUL	06/12/2022	Mr John Pinn	FUL	175 Rhymney Street Cathays Cardiff CF24 4DL	Change of use from a C3 dwelling house to a seven person House in Multiple Occupation (sui generis), rear dormer roof extension, single storey rear extension, insertion of roof light to the front roof plane and associated alterations	27/03/2023	Permission Granted	Minor - Dwellings (C3)
23/00315/FUL	14/02/2023	Mr Giles Hoare	FUL	121-123 Queen Street And 40 Windsor Place Cathays Cardiff CF10 2BJ	Change of Use of existing ground floor shop and basement to A3 Use	27/03/2023	Permission Granted	Minor - Retail (A1-A3)

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23/00545/DOC	13/03/2023	.	DOC	Southgate House Wood Street Cathays Cardiff	Discharge of Condition 10 (Extraction Equipment) of 20/00628/MNR	04/04/2023	Full Discharge of Condition	Minor - Retail (A1-A3)
22/02251/FUL	27/09/2022	TE Cardiff 7 Ltd	FUL	Howells Of Cardiff 14-18 St Mary Street City Centre Cardiff CF10 1TT	Proposed development of roof terrace for flexible use (Use Classes A1, A2, A3, B1, D1 and D2), associated internal and external alterations, including landscaping and engineering works	06/04/2023	Permission Granted	Major - Retail (A1-A3)
LBC/22/00050/MN11/08/2022		Mr Jones	LBC	Cardiff University Park Place Cathays Park	IMPROVEMENTS TO ACCESS PROVISION IN 8NO. LOCATIONS. 1NO. LOCATION EXTERNAL, AT SOUTH WEST ENTRANCE, INVOLVING 2NO. NEW STONE RAMPS, REPLACING 1NO. TEMPORARY NON-COMPLIANT METAL RAMP. 7NO. INTERNAL OVER GROUND, FIRST AND SECOND FLOORS. 1NO. INVOLVES NEW TIMBER RAMP, REPLACING TEMPORARY ALUMINIUM NON-COMPLIANT RAMP. 2NO. INVOLVE NEW TIMBER RAMPS, REPLACING TEMPORARY TIMBER NON-COMPLIANT RAMPS. 4NO. INVOLVE NEW STAIR PLATFORM LIFTS; IN ONE CASE REPLACING 1NO. TEMPORARY NON-COMPLIANT TIMBER RAMP	06/04/2023	Permission Granted	Listed Buildings
22/02928/FUL	13/12/2022	Ms. Lulu Burridge	FUL	2A Fair oak Road And 150 Crwys Road Cathays Cardiff CF24 4PX	First floor extension to construct two new apartments at first floor level.	06/04/2023	Refuse	Minor - Dwellings (C3)

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23/00327/DOC	14/02/2023		DOC	Site Of Former Marland House And NCP Car Park Central Square Cardiff	Discharge of Conditions 11 (Servicing) and 12 (Deliveries) of 19/02140/MJR	06/04/2023	Full Discharge of Condition	Discharge of Conditions from EIA Case
PRAP/22/00046/M01/09/2022			PRAP	Land Adjacent To Crwys Road Moy Road Alexander Street And Braeval Street Cathays	PRIOR APPROVAL APPLICATION FOR A NEW STATION CONSISTING OF TWO PLATFORMS AND LIFT ACCESS TO CRWYS ROAD AND ASSOCIATED WORKS	12/04/2023	Prior Approval Granted	Other Consent Types
22/02639/FUL	14/03/2023	Ms Sarah Graves	FUL	8 St David's Dewi Sant Hayes Arcade Cathays Cardiff CF10 2EJ	Retention of alterations to shop front of existing retail unit	12/04/2023	Permission Granted	Minor - Retail (A1-A3)
23/00530/ADV	10/03/2023	BLACK SHEEP COFFEE	ADV	Black Sheep Coffee Southgate House Wood Street Cathays Cardiff	New Signage	12/04/2023	Permission Granted	Advertisemen ts
23/00354/CLU	16/02/2023	Mrs Gillian Audrey Vernon	CLU	81 Rhymney Street Cathays Cardiff CF24 4DH	Existing Use as a 6 bed House in Multiple Occupation (HMO)	12/04/2023	Permission Granted	Householder

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23/00339/LBC	14/02/2023	Bill's Restaurants Ltd	LBC	27 To 39 Wyndham Arcade Cathays Cardiff CF10 1FH	Painting of shopfront	14/04/2023	Permission Granted	Listed Buildings
23/00456/CLD	08/03/2023	MS ROBERTA BASSINI	CLD	46 Wyeverne Road Cathays Cardiff CF24 4BH	Hip to Gable Roof Extension and Rear Dormer Loft Conversion	17/04/2023	Permission Granted	Other Consent Types
23/00241/CLD	23/02/2023	MR JAMES TAYLOR	CLD	3 Daniel Street Cathays Cardiff CF24 4NX	DORMER LOFT CONVERSION AND ALTERATIONS	17/04/2023	Permission Granted	Other Consent Types
23/00197/FUL	16/02/2023	Mr Mark Abraham	FUL	1A And 1B Flora Street Cathays Cardiff CF24 4EP	Alterations to existing flats including change of use to Class C4 House in Multiple Occupation, plus alterations to garden area to provide garden, bike and bin store	18/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00608/ADV	20/03/2023	c/o Agent	ADV	Summit House 9 - 10 Windsor Place Cathays Cardiff CF10 3BX	New Signage	24/04/2023	Permission Granted	Advertisements
23/00590/FUL	16/03/2023	C/o Agent	FUL	26 Park Place Cathays Cardiff CF10 3BA	Fixed seating, reduction in stair width, replacement entrance door, and 2no. new air conditioning units to the rear with associated works	27/04/2023	Permission Granted	Minor - Retail (A1-A3)

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22/00768/MJR	14/04/2022	Mr Rowlands	DOC	Phase 3 Land To The North Of M4 Junction 33 Creigiau Cardiff	DISCHARGE OF CONDITION 35 (CONSTRUCTIC MANAGEMENT PLAN POLLUTION CONTROL PLAN BIODIVERSITY CEMP) OF 14/00852/DCO PURSUANT TO PHASE 3	02/05/2023	Full Discharge o Condition	Discharge of Conditions
21/00851/MJR	12/04/2021	Mr Strong	DOC	Phase 1 F Land South Of Pentrebane Road Cardiff	DISCHARGE OF CONDITIONS 2 (TREE PIT DETAILS FOR FEATURE SQUARE TREE PLANTING), 3 (BUILD OUT LANDSCAPING), 4 (RAISED TABLE RAMP), 5 (EMERGENCY ACCESS FEATURE BUILD OUT), 6 (MATERIALS); 7 (BLOCK PAVING MATERIAL) AND 8 (PUBLIC RIGHT OF WAY FOOTPATH) OF RM APPROVAL 19/02289/MJR IN RESPECT OF PHASE 1F PURSUANT TO OUTLINE PP 14/02188/MJR	14/04/2023	Full Discharge o Condition	Discharge of Conditions
19/03287/MJR	19/12/2019	-	DOC	Parcel 2B Of Phase 1 Land West Of Clos Parc Radyr And North Of Llantrisant Road	DISCHARGE OF CONDITIONS 48 (TREES), 49 (SOILS), 59 (ROAD TRAFFIC NOISE) AND 62 (ARCHAEOLOGY) OF 14/02733/MJR IN RESPEC OF AREA COVERED BY RESERVED MATTERS APPLICATION 19/03279/MJR (PARCEL 2B OF PHASE 1) NB THIS CONSULTATION RELATES TO THE FUL DISCHARGE OF CONDITION 62 (ARCHAEOLOGY) SOUGHT FOLLOWING ITS PARTIAL DISCHARGE 30/06/20	03/04/2023	Full Discharge o Condition	Discharge of Conditions
CYNCOED 22/02890/DOC	05/12/2022	c/o Agent	DOC	17-41 Clearwater Way Lakeside Cardiff CF23 6DL	Discharge of Condition 7 (Delivery/Servicing/Parkir Strategy) of 20/00153/MJR	26/04/2023	Full Discharge o Condition	Discharge of Conditions

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22/02839/HSE	16/02/2023	Mr R Smith	HSE	Woodlands 28 Westminster Crescent Cyncoed Cardiff CF23 6SE	Single storey extension to front and rear elevations and two storey extension to rear and side elevations	24/04/2023	Permission Granted	Householder
23/00306/HSE	13/02/2023	Mr Graham Bird	HSE	15 Three Arches Avenue Cyncoed Cardiff CF14 0NU	Hip to gable attic conversion with rear dormer extension and roof lights and solar panels to front elevation of roof	26/04/2023	Permission Granted	Householder
23/00260/NMA	02/02/2023	c/o Agent	NMA	17-41 Clearwater Way Cyncoed Cardiff CF23 6DL	Proposed Non-Material Amendment to Planning Permission 20/00153/MJR to amend the materials on the rear stair core elevation	02/05/2023	Permission Granted	Non Material Amendment
23/00340/HSE	17/02/2023	Mr Mahmood Hassan	HSE	17 Cefn Coed Road Cyncoed Cardiff CF23 6AN	The addition of a fence and gate to the front of the property	02/05/2023	Refuse	Householder
23/00484/HSE	13/03/2023	Mrs Suzanne Unvar	HSE	18 Dan-y-coed Road Cyncoed Cardiff CF23 6NA	Proposed first floor side extension, porch and front elevation extension, single storey rear extension and dormer loft conversion to side and rear	03/05/2023	Permission Granted	Householder
23/00526/HSE	08/03/2023	Mr Philip Griffiths	HSE	96 Lake Road East Cyncoed Cardiff CF23 5NP	Demolition of derelict WW2 air-raid shelter and propose timber garden room in its place, a greenhouse within the garden and repair rear boundary	03/05/2023	Permission Granted	Householder
23/00864/NMH	17/04/2023	Sohail	NMH	166 Cyncoed Road Cyncoed Cardiff CF23 6BP	Proposed Non-Material Amendment to Planning Permission 22/01116/DCH for Adjustment, adaptor and re-location of the front porch and windows.	04/05/2023	Permission Granted	Non Material Householder

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23/00908/NMH	03/05/2023	Mr Toby Adam	NMH	193 Lake Road West Cyncoed Cardiff CF23 5PN	Proposed Non-Material Amendment to Planning Permission 22/01627/DCH to extend the existing garage width instead of further extending the existing rear single storey accommodation which will remain in its current position.	10/05/2023	Permission Granted	Householder
23/00584/HSE	21/03/2023	Liz Mably	HSE	3 Cefn Coed Crescen Cyncoed Cardiff CF23 6AT	Partial demolition and rebuilding single storey rear extension	11/05/2023	Permission Granted	Householder
23/00529/CLD	21/03/2023	MR RICHARD PALMER	CLD	3 Nant-fawr Road Cyncoed Cardiff CF23 6JQ	Proposed hip to gable roof extension with dormer loft conversion and rooflights to front elevation	12/05/2023	Permission Granted	Other Consent Types
23/00152/HSE	23/01/2023	MR FADIL BILAL	HSE	19 Cefn Coed Avenue Cyncoed Cardiff CF23 6HE	Ground and First Floor Rear Extension and Front Hall Extension	15/05/2023	Permission Granted	Householder
23/00724/HSE	30/03/2023	Mr Mohamid Chowdhury	HSE	26 Rannoch Drive Cyncoed Cardiff CF23 6LQ	Construct a new front entrance porch and a new rear first floor extension	17/05/2023	Refuse	Householder
23/00274/DOC	06/02/2023		DOC	17-41 Clearwater Way Lakeside Cardiff CF23 6DL	Discharge of Condition 19 (Noise Assessment) of 20/00153/MJR	18/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00110/HSE	27/01/2023	Mohammed Merzook	HSE	327 Cyncoed Road Cyncoed Cardiff CF23 6PD	Two storey side and rear extensions, single storey rear extension, with raised ridge and dormer roof extensions, rear dormer and extended front bay to form two storey front porch/hall	18/05/2023	Permission Granted	Householder

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23/00231/HSE	13/04/2023	Dr. Monora Meah	HSE	Westbury 15 St Edeyrn's Road Cyncoed Cardiff CF23 6TB	Proposed extension to front elevation, addition of first floor accommodation including extensions and conversion to roof, dormer roof extensions, and other associated work	18/05/2023	Permission Granted	Householder
23/00731/HSE	03/04/2023	Mr Jacob Bloom	HSE	73 Black Oak Road Cyncoed Cardiff CF23 6QU	Double storey rear extension, with a replacement patio, and a single storey extension to the front of the property, and associated works	23/05/2023	Permission Granted	Householder
23/00159/HSE	25/01/2023	MR DAVID O'DRISCOLL	HSE	82 Black Oak Road Cyncoed Cardiff CF23 6QX	Single Storey Front/Side Extension and Double Storey Side Extension	05/04/2023	Permission Granted	Householder
23/00208/HSE	07/02/2023	James Harris	HSE	17 Pen-y-bryn Road Cyncoed Cardiff CF23 6QS	Construction of detached Granny Annex	05/04/2023	Permission Granted	Householder
22/02758/HSE	05/01/2023	Mr Andrew Farrugia	HSE	44 Woolaston Avenue Cyncoed Cardiff CF23 6HA	Enlargement of Existing Dormer to Rear & Change of Cladding to Front Elevation	06/04/2023	Permission Granted	Householder
23/00371/HSE	16/02/2023	Michelle Hill	HSE	56 Heath Halt Road Cyncoed Cardiff CF23 5QF	Rear apex dormer roof extension and associated works	13/04/2023	Permission Granted	Householder

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22/02665/PRAP	16/11/2022	Bobby Clayton	PRAP	Heath Low Level Station Heath Halt Road Cyncoed Cardiff	Extend the existing parapet height by approximately 770mm on the west side and by approximately 850mm on the east side of the bridge.	26/04/2023	Prior Approval Granted	Other Consent Types

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23/00467/NMA	02/03/2023	c/o Agent	c/o Agent	NMA	84-86 Sevenoaks Road Ely Cardiff	Proposed Non-Material Amendment to Planning Permission 21/00401/MJR - Amendment to apartment building to accommodate separate entrances to the ground and first floor flats, addition of solar panels on the roof and an extension to accommodate the sprinkler system	03/04/2023	Permission Granted	Non Material Amendment
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23/00580/HSE	23/03/2023	MISS KELLY THEAKER		HSE	376 Cowbridge Road West Ely Cardiff CF5 5BY	Single storey side extension	05/05/2023	Permission Granted	Householder
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FAIRWATER

23/00203/HSE	30/01/2023	Nadia and Peter McEwen		HSE	4 Marionville Gardens Fairwater Cardiff CF5 2LR	Ground floor side extension	11/04/2023	Permission Granted	Householder
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23/00432/HSE	28/02/2023	Mr Lance McKay		HSE	18 Waterhall Road Fairwater Cardiff CF5 3LL	Part single and part two storey rear extension	17/04/2023	Permission Granted	Householder
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23/00179/FUL	10/02/2023	MBNL (EE UK Ltd & Hutchison UK Ltd)	FUL	Fairwater Recreation Ground Poplar Road Fairwater Cardiff	Existing rooftop installation at Fairwater Social & Athletic club to be removed and replaced with a +20.00m AGL monopole at Poplar Road. Proposed installation includes 6No. antennas, 4No. dishes, 5No. unilateral cabinets, A/C cabinet, Furo cabinet. 2.4m high mesh panel fence and associated ancillary works	18/04/2023	Refuse	Other Consent Types
23/00106/HSE	08/02/2023	Ms Renee Crockett	HSE	169 Bwlch Road Fairwater Cardiff CF5 3EE	Construction of two storey side extension. single storey rear extension, new entrance porch including alteration to front elevation, hip to gable conversion with dormer to rear and widening of existing driveway access	25/05/2023	Permission Granted	Householder
23/00365/HSE	31/03/2023	Miss Julie Peets	HSE	84 Elderberry Road Fairwater Cardiff CF5 3RH	Single Storey Rear Extension	15/05/2023	Permission Granted	Householder
23/00250/FUL	13/02/2023	mr Gary Talbot	FUL	Orange Grove Garage Site Orange Grove Fairwater Cardiff	Demolition of Orange Grove Garage site and associated works	18/05/2023	Permission Granted	Other Consent Types
23/00665/NMA	23/03/2023	Saleem	NMA	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	Proposed Non-Material Amendment to Planning Permission 22/01719/MJR - Reduce the length of the pitch by 10m and move the eastern boundary fence by 1.5	18/05/2023	Permission Granted	General Regulations
23/00726/HSE	14/04/2023	Ms Faye Wozencroft	HSE	25 Wellwright Road Fairwater Cardiff CF5 3EB	Single storey rear extension	22/05/2023	Permission Granted	Householder

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23/00682/PRNO	24/03/2023	Saleem	PRNO	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	Prior Approval for Demolition - Block B, Cantonian High School	23/05/2023	Prior Approval Not Required	Other Consent Types
23/00330/HSE	20/03/2023	MRS BERNI LOVIT	HSE	175 Bwlch Road Fairwater Cardiff CF5 3EE	Single Storey Rear and Side Extension and Loft Conversion with Hip to Gable Roof Extension and Rear Dormer	12/05/2023	Permission Granted	Householder
GABALFA 23/00169/FUL	07/02/2023	MR SCOTT HARRISON	FUL	81 Allensbank Road Heath Cardiff CF14 3PP	Rear/Side ground floor extension, dormer roof extensions, alterations, and change of use from C4 House in Multiple Occupation to Sui Generis House in Multiple Occupation	27/03/2023	Permission Granted	Minor - Dwellings (C3)
23/00312/CLD	23/02/2023	MS SHAISTA KHOKHAR	CLD	120 Mynachdy Road Mynachdy Cardiff CF14 3EB	Ground Floor Rear Extension, Hip to Gable Roof Extension and Rear Dormer including insertion of rooflights	05/04/2023	Permission Granted	Other Consent Types
23/00283/FUL	07/02/2023	Mr Kandola	FUL	57 Inglefield Avenue Gabalfa Cardiff CF14 3PY	CONSTRUCTION OF DORMER LOFT EXTENSION, AND CHANGE OF USE TO HOUSE OF MULTIPLE OCCUPATION (SUI GENERIS CLASS)	06/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00666/FUL	27/03/2023	MR JAMES DAVIES	FUL	Rear Of 292 Whitchurch Road Gabalfa Cardiff CF14 3NE	Convert Store into One Bedroom Self-Contained Unit with External Alterations	15/05/2023	Permission Granted	Minor - Dwellings (C3)

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23/00452/ADV	14/03/2023	CLEAR CHANNEL uk Sue Cook	ADV	Bus Shelter Opposite Maindy Swimming Pool North Road Gabalfa Cardiff	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays	13/04/2023	Permission Granted	Advertisements
22/02739/FUL	23/11/2022	MR PHIL PARRY	FUL	Whitchurch Road Surgery 210-212 Whitchurch Road Gabalfa Cardiff CF14 3NB	CHANGE OF USE FROM MEDICAL CENTRE TO GROUND FLOOR ESTATE AGENT OFFICES AND CONVERSION OF UPPER FLOORS INTO 4 SELF CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION, UPPER FLOOR EXTENSION REAR DORMER ROOF EXTENSION AND EXTERNAL ALTERATIONS	20/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00104/FUL	17/01/2023	Mr Simon Morgan	FUL	156 North Road Gabalfa Cardiff CF14 3BH	Change of use from the current 'sui generis' of car sales and servicing to B1 office and Digital press printing and signage cutting / preparation	03/05/2023	Permission Granted	Minor - Offices (B1(a))
23/00379/HSE	23/02/2023	MR ROSS KAHLER	HSE	68 Llantarnam Road Mynachdy Cardiff CF14 3EG	Single Storey Rear Extension	05/05/2023	Permission Granted	Householder
23/00048/HSE	16/01/2023	Mr. Mohammad Akram	HSE	52 Llanishen Street Gabalfa Cardiff CF14 3QD	Construction of single storey rear extension, rear dormer roof extension, installation of two roof lights on the front roof and outbuilding in rear garden	13/04/2023	Permission Granted	Householder
GRANGETOWN 22/02213/HSE	21/09/2022	Dr Rukhsana Jabar	HSE	8 Abercynon Street Grangetown Cardiff CF11 7AJ	Removal of Existing Garage and construction of outbuilding in rear garden	24/03/2023	Permission Granted	Householder

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23/00157/HSE	30/01/2023	Peter Hunt	HSE	13 Taff Terrace Grangetown Cardiff CF11 7AL	Single Storey Rear Extension	27/03/2023	Permission Granted	Householder
22/02764/FUL	23/11/2022	Aldi Stores Limited	FUL	Aldi Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	Removal of existing plant and installation of new replacement plant and enclosure, extension to footpath, installation of new concrete slab and other external alterations.	12/04/2023	Permission Granted	Other Consent Types
22/02351/DOC	11/10/2022	Mr Tim Beckett	DOC	242 Penarth Road Leckwith Cardiff CF11 8TU	Discharge of Condition 4 (Car Parking Layout) of 22/00809/MNR	17/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00134/FUL	02/02/2023	Mr Tom Raybould	FUL	54 Redlaver Street Grangetown Cardiff CF11 7JS	CHANGE OF USE FROM LIGHT INDUSTRIAL UNIT TO WORK LIVE UNIT INCORPORATING AFFORDABLE HOMES TO THE GROUND FLOOR AND ASSOCIATED LIVING ACCOMMODATION TO THE FIRST FLOOR INCLUDING EXTERNAL AND INTERNAL MATERIAL ALTERATIONS.	18/04/2023	Permission Granted	Minor - Other Principal Uses
23/00512/CLD	07/03/2023	Mr & Mrs Hirani	CLD	17 Dorset Street Grangetown Cardiff CF11 6PS	Proposed rear dormer extension to annex roof structure with associated external works	24/04/2023	Permission Granted	Householder

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23/00922/NMA	25/04/2023	.	NMA	Pizza Hut Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	Proposed Non-Material Amendment to Planning Permission 22/00982/MNR to make minor changes to approved elevations	16/05/2023	Permission Granted	Non Material Amendment
HEATH								
23/00297/HSE	09/02/2023	Mr Hugo Souto	HSE	129 Pantbach Road Heath Cardiff CF14 1TY	Demolition of rear single storey extension and conservatory and construction of single and two storey rear and side extensions	27/03/2023	Permission Granted	Householder
23/00098/FUL	20/02/2023	Mr Gurpreet Randhawa	FUL	200 Manor Way Whitchurch Cardiff CF14 1RP	Construction of new dwelling to side of existing dwellinghouse, and single storey rear extension, first floor side extension, rear dormer roof extension and porch extension to existing dwellinghouse at 200 Manor Way	19/05/2023	Refuse	Minor - Dwellings (C3)
23/00281/CLD	10/02/2023	Mr Henry James	CLD	20 Crystal Avenue Heath Cardiff CF23 5QL	Creation of rear dormer window and single storey ground floor extension to rear	03/04/2023	Permission Granted	Other Consent Types
22/03036/DOC	13/03/2023	Mr G Walsh	DOC	University Hospital Of Wales Heath Park Way Heath Cardiff CF14 4XW	Partial Discharge of Condition 3 (Arboricultural Method Statement) of 20/01860/MJR	17/04/2023	Partial Discharge of Condition (s)	Discharge of Conditions
22/03016/DOC	21/12/2022	Mr Geraint Sewell	DOC	Former Highfields Centre 18 Allensbank Road Heath Cardiff	Discharge of Conditions 7 (Imported Soil) of 17/02464/MJR	17/04/2023	Full Discharge of Condition	Discharge of Conditions

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23/00454/HSE	28/02/2023	Mr Groves	HSE	2 Lon-y-parc Heath Cardiff CF14 6DF	Demolition of existing detached garage and replace with smaller garage to the side of the property and creating side access to the rear garden	24/04/2023	Permission Granted	Householder
23/00493/HSE	03/03/2023	Mr Mark Smethurst	HSE	10 Heathwood Grove Heath Cardiff CF14 3RD	Removal of existing original single storey rear annex and Construction of new single storey rear and part wrap around extension	25/04/2023	Permission Granted	Householder
23/00519/HSE	10/03/2023	Mr + Mrs Gareth Lane	HSE	15 Heol Gwynedd Heath Cardiff CF14 4PJ	Single storey rear extension, hip to gable conversion to existing roof and new solar panels to roof	09/05/2023	Permission Granted	Householder
23/00627/HSE	21/03/2023	Ms Judith Williams	HSE	191 King George V Drive East Heath Cardiff CF14 4EQ	Single Storey Rear and Side Extensions	11/05/2023	Permission Granted	Householder
22/00506/MNR	22/03/2022	Mr Harding	FUL	72 Heathwood Road Heath Cardiff CF14 4BP	DEMOLITION OF EXISTING PRIVATE DWELLING PROPERTY, GARAGE, OUTBUILDINGS, AND SWIMMING POOL AND CONSTRUCTION OF 4 NO SEMI DETACHED DWELLINGS WITH FRONT GARDENS AND OFF ROAD PARKING, AND PRIVATE REAR GARDENS	15/05/2023	Permission Granted	Minor - Dwellings (C3)
22/01351/MNR	23/06/2022	Mr Morgan	FUL	Rear Of 65 Caerphilly Road Birchgrove Cardiff CF14 4AD	PROPOSED DEMOLITION OF COMMERCIAL UNIT & ERECTION OF SINGLE STOREY DWELLING	15/05/2023	Permission Granted	Minor - Dwellings (C3)

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23/00707/HSE	04/04/2023	Mrs Anna Fox	HSE	54 Rhydhelig Avenue Heath Cardiff CF14 4DE	Proposed single storey rear extension with two storey side extension	15/05/2023	Permission Granted	Householder
23/00673/HSE	29/03/2023	Dr Philippa Grainger	HSE	7 St Brioc Road Heath Cardiff CF14 4HJ	Ground floor rear extension and hip to gable loft conversion with rear flat roof dormer	19/05/2023	Permission Granted	Householder
23/00307/NMA	28/02/2023		NMA	Blocks 2 And 4 Government Buildings St Agnes Road Heath Cardiff CF14 4AZ	Proposed Non-Material Amendment to Planning Permission 22/01600/MNR - Amend the wording of Conditions 7 (Biodiversity) and 9 (Soft Landscaping) to provide enhancements prior to occupation of the site	27/03/2023	Permission Granted	Non Material Amendment
LISVANE AND THORNHILL								
23/00660/HSE	23/03/2023	Mrs Admundson	HSE	4 Brookvale Drive Thornhill Cardiff CF14 9EH	Erect a orangery extension to the rear elevation	15/05/2023	Permission Granted	Householder
22/02664/HSE	13/12/2022	Helen McMaster	HSE	6 Crofta Lisvane Cardiff CF14 0EW	Proposed Garage Conversion into habitable room, Porch Extension and First Floor Side Extension	27/04/2023	Refuse	Householder
23/00141/HSE	25/01/2023	Dominic Curran	HSE	Velindre Fach Cherry Orchard Road Lisvane Cardiff CF14 0UE	Two storey rear and side extension.	26/04/2023	Permission Granted	Householder

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22/02050/HSE	22/09/2022	Mr A Couzens	HSE	12 Fairthorn Close Thornhill Cardiff CF14 9FG	Second storey extension to side and rear single storey extension	26/04/2023	Permission Granted	Householder
22/03032/HSE	30/12/2022	Mr L Povey	HSE	Cherry Orchard Cottage Cherry Orchard Road Lisvane Cardiff CF14 0UE	FIRST FLOOR REAR EXTENSION AND FORMATION OF A REAR DORMER	24/04/2023	Permission Granted	Householder
23/00049/ADV	09/01/2023	Mr Robert Downs	ADV	Plot 1 Ty-draw Road Pontpennau Cardiff	New Signage	24/04/2023	Permission Granted	Advertisements
23/00310/HSE	13/02/2023	Mr+Mrs Christopher and Rachel Evans	HSE	34 Rowan Way Lisvane Cardiff CF14 0TD	Single storey rear extension with external alterations and associated works	17/04/2023	Permission Granted	Householder
23/00149/HSE	31/01/2023	Zubair Wani	HSE	2 The Spinney Lisvane Cardiff CF14 0SU	Double and Single Storey Extensions to Side and Rear	05/04/2023	Permission Granted	Householder
23/00130/NMA	19/01/2023	The Carlyle Trust Ltd	NMA	Land To North Of Lisvane Road Lisvane Cardiff	Proposed Non-Material Amendment to Planning Permission 11/01301/DCO - Minor amendments to roof materials for plots 1-7, 11-12, 21-22. Originally approved as full brick with brown roof tiles, and are to be constructed in full brick with grey roof tiles	03/04/2023	Permission Granted	Non Material Amendment
23/00460/DOC	28/02/2023	Mr Ian Stockdale	DOC	Plot 1 Ty Draw Road Cardiff	Discharge of Conditions 5 (Imported Soils) and 6 (Imported Aggregates) of 20/01863/MJR	27/03/2023	Full Discharge of Condition	Discharge of Conditions

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22/02307/FUL	21/10/2022	REDROW HOMES LTD	FUL	Plot 567 Llwyn Y Pia Road Lisvane Cardiff CF14 0SX	SINGLE STOREY CONSERVATORY EXTENSION TO APPROVED DWELLING UNDER CONSTRUCTION	27/03/2023	Permission Granted	Householder
23/00418/NMA	28/02/2023	Mr Robert Downs	NMA	Plot 1 Ty-draw Road Pontpennau Cardiff	Proposed Non-Material Amendment to Planning Permission 20/01863/MJR to allow the removal of the retaining walls along the western boundaries, a traffic Vehicle island/barrier added to site entrance and the alignment of footpath altered to accommodate larger vehicles entering the site, an external generator location added and Substation omitted and amendments to the site boundaries	24/03/2023	Permission Granted	Non Material Amendment
LLANDAFF								
22/02983/PRAP	21/12/2022	Bobby Clayton	PRAP	Pwllmelyn Road Overbridge North Of Fairwater Station Pwllmelin Road Llandaff Cardiff	Installation of a temporary parapet	28/03/2023	Prior Approval Granted	Other Consent Types
23/00419/HSE	01/03/2023	Mr and Mrs Paul McVeigh	HSE	3 Heol Harlech Llandaff Cardiff CF5 2HX	Two storey and single storey side extensions with rear terrace area	05/04/2023	Permission Granted	Householder

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23/00759/WTCA	03/04/2023	Canon Jan Van Der Lely	WTCA	Llandaff Cathedral The Cathedral Green Llandaff Cardiff CF5 2LA	Grounds of Llandaff Cathedral as per submitted plan and James Pinder Treecare report. Remove the cherry laurels along the northern boundary of the churchyard including those directly to the rear of Prebendal House; prune the Sawara cypress directly adjoining the rear of Prebendal House to give 1.50m clearance from the structure and prune holm oak T19 as per the James Pinder report to clear the structure by 1.50m.	06/04/2023	GRANT - Works to Trees	Other Consent Types
23/00128/HSE	30/01/2023	Ms Olivia Hayward	HSE	10 Vaughan Avenue Llandaff Cardiff CF5 2HR	Demolition of existing detached garage and construction of single storey extensions to rear and side	11/05/2023	Permission Granted	Householder
22/02968/PRAP	17/01/2023	Bobby Clayton	PRAP	Llantrisant Road Overbridge South Of Danescourt Station Llantrisant Road Llandaff Cardiff	Installation of temporary parapets	27/03/2023	Permission Granted	Other Consent Types
23/00514/HSE	07/03/2023	Mr Phillips	HSE	8 Heol Aradur Llandaff Cardiff CF5 2RE	Erect a storm porch to the front elevation	02/05/2023	Permission Granted	Householder
22/02834/HSE	25/11/2022	Henry Jones	HSE	St Cross 3 High Street Llandaff Cardiff CF5 2DX	Retention of replacement vehicular gates to the Western boundary wall of the site and Proposed resurfacing of the front garden path in pennant stone with alterations external finishes and roofing	12/05/2023	Permission Granted	Householder

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22/02958/ADV	14/12/2022	Route Media	ADV	Llandaff Rugby Football Club Western Avenue Llandaff Cardiff CF5 2AZ	Display of an illuminated signboard	24/03/2023	Refuse	Advertisements
22/02904/FUL	22/12/2022	Mrs Carol Jenkins	FUL	3 Roper Close Llandaff Cardiff CF5 2RD	Sub-division of single dwellinghouse to form 2no dwellings	24/03/2023	Permission Granted	Minor - Dwellings (C3)
22/00921/DCH	28/04/2022	Mr McNulty	HSE	10 St Michael's Road Llandaff Cardiff CF5 2AP	PROPOSED TWO STOREY REAR AND ONE STOREY SIDE EXTENSION WITH ASSOCIATED WORKS	24/03/2023	Permission Granted	Householder
22/00456/MNR	03/03/2022	Mr Brown	FUL	Bishop Of Llandaff High School Rookwood Close Llandaff Cardiff CF5 2NR	PROPOSED FLOODLIGHTING OF EXISTING ALL-WEATHER 3G SPORTS PITCH. EXTENSION OF OPERATING HOURS TO 9PM (MONDAY TO FRIDAY); NO CHANGE TO SATURDAY AND SUNDAY.	24/03/2023	Refuse	Minor - Other Principal Uses
20/01882/MJR	23/09/2020	.	FUL	Windrush 58 Pwllmelin Road Llandaff Cardiff CF5 2NL	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	23/05/2023	Permission Granted	Major - Dwellings (C3)
23/00950/WTCA	27/04/2023	Mr Chris Snow	WTCA	10 Howell's Crescent Llandaff Cardiff CF5 2AJ	Bay in rear of 10 Howell's Crescent - remove 1x 120mm diameter branch, crown raise over Cherry 0.50m to clear growing space and reduce over-extended busy growth on top.	18/05/2023	GRANT - Works to Trees	Other Consent Types

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23/01070/WTCA	11/05/2023	Mr Sam Grace	WTCA	9 Llandaff Place Cardiff Road Llandaff Cardiff CF5 2AE	3x Sycamores, rear boundary - Fell all 3 to ground level, Removing all arisings.	17/05/2023	GRANT - Works to Trees	Other Consent Types
22/02835/LBC	25/11/2022	Henry Jones	LBC	St Cross 3 High Street Llandaff Cardiff CF5 2DX	Retention of replacement vehicular gates to the Western boundary wall of the site. Repairs to the boundary wall; works to the roof of the lean-to and adjacent copings; repairs to the chimney stack. Proposed works include resurfacing of the front garden path in pennant stone; the replacement of the existing roof-light to the principal elevation; the general replacement of all gutters, downpipes and external foul drainage goods with cast iron of appropriate profile and minor internal amendments to the store room on the second floor	12/05/2023	Permission Granted	Listed Buildings
22/01296/MNR	04/07/2022	Mr Reynolds	VAR	Trenewydd Fairwater Road Llandaff Cardiff CF5 2LD	VARIATION OF CONDITION 2 OF 19/03148/MNR TO SUBSTITUTE APPROVED PLANS	29/03/2023	Permission Granted	Renewals and Variation of Conditions
LLANDAFF NORTH								
23/00246/HSE	07/02/2023	Ei Houcyne Ei Idrysy	HSE	169 Mynachdy Road Mynachdy Cardiff CF14 3HL	Loft conversion with hip to gable roof extension and rear dormer	14/04/2023	Permission Granted	Householder
23/00401/PRAP	02/03/2023	Bobby Clayton	PRAP	Station Road Overbridge Station Road Llandaff North Cardiff	Temporary parapet extensions at the overbridge.	26/04/2023	Prior Approval Granted	Other Consent Types

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23/00525/HSE	15/03/2023	MR SAFAR KARIMI	HSE	29 Aberdulais Road Llandaff North Cardiff CF14 2PH	Rear single storey flat roof extension	09/05/2023	Permission Granted	Householder
LLANISHEN								
22/02363/FUL	25/10/2022	Professor Iolo Doull	FUL	Coach House And Stables Hill House 90 Station Road Llanishen Cardiff CF14 5UX	Repair and restoration of grade II listed Coach House to Hill House and adaptation to domestic residential use	15/05/2023	Permission Granted	Minor - Dwellings (C3)
23/01035/DOC	03/05/2023	City And County Of Cardiff	DOC	The Court Special School Station Road Llanishen Cardiff CF14 5UX	Discharge of condition 10 (Slate roofing material) o LBC/21/00008/MNR	12/05/2023	Full Discharge o Condition	Discharge of Conditions
23/00604/HSE	20/03/2023	Mr and Mrs Bolton	HSE	1 Everest Avenue Llanishen Cardiff CF14 5AP	Single storey rear and side wrap-around extension	15/05/2023	Permission Granted	Householder
23/00603/DOC	21/03/2023	Barrie Cardiff Council	DOC	Former Government Buildings Ty Glas Road Llanishen Cardiff CF14 5FQ	Discharge of Conditions 3 (Updated Contractor Specific Demolition Method Statement), 4 (Use of Site Won Materials), 7 (Protection of Surface Waters), 8 (Site Waste Management Plan) and 9 (Site Access, Traffic Management, Parking, Loading/Unloading, Haul Routes) of the Prior Approval for Demolition (ref PRAP/22/00007/MJR) at the Former Government Buildings, Ty Glas Road Llanishen, Cardiff.	17/05/2023	Full Discharge o Condition	Discharge of Conditions

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22/02364/LBC	25/10/2022	Professor Iolo Doull	LBC	Coach House And Stables Hill House 90 Station Road Llanishen Cardiff CF14 5UX	Repair and restoration of grade II listed Coach House to Hill House and adaptation to domestic residential use.	15/05/2023	Permission Granted	Listed Buildings
23/00575/HSE	21/03/2023	Mr. Abdul Latif	HSE	5 Morris Avenue Llanishen Cardiff CF14 5JU	Replace existing single storey side storage extension with two storey side extension	11/05/2023	Permission Granted	Householder
22/02944/HSE	20/03/2023	MRS LUCY MAY ALLY	HSE	93 Llanon Road Llanishen Cardiff CF14 5AH	Single Storey Side and Rear Extension	09/05/2023	Permission Granted	Householder
23/00382/HSE	15/03/2023	Mr Christopher Williams	HSE	15 Mayflower Avenue Llanishen Cardiff CF14 5HP	Erection of a single storey lean-to porch entrance on front elevation, Re-rendering front of property, removing old features such as a concrete plant bed and storm cover. Making good of surrounding area	09/05/2023	Permission Granted	Householder
22/02700/DOC	05/12/2022	City And County Of Cardiff	DOC	The Court Special School Station Road Llanishen Cardiff CF14 5UX	Discharge of condition 10 (Slate roofing material) of 21/01602/MNR	05/05/2023	Full Discharge of Condition	General Regulations
23/00445/DOC	27/02/2023	-	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Discharge of Condition 5 (Fencing) of 20/00876/MNR	02/05/2023	Full Discharge of Condition	Discharge of Conditions

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23/00894/DOC	19/04/2023	City & County Of Cardiff	DOC	The Court Special School Station Road Llanishen Cardiff CF14 5UX	Discharge of Condition 6 (On site review of ceilings and Condition 7 (structural roof repairs) of LBC/21/00008/MNR	27/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00390/DOC	20/02/2023	C/O Agent	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Discharge of Condition 20 (Site Furniture) of 20/02175/MJR	26/04/2023	Full Discharge of Condition	Discharge of Conditions
22/02519/DOC	26/10/2022	Dwr Cymru C/O Agent	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Discharge of Condition 12 (Cycle Parking) of 20/02175/MJR	26/04/2023	Partial Discharge of Condition (s)	Discharge of Conditions
22/01273/MJR	16/06/2022	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 13 (ENCLOSURES OF 20/02175/MJR	26/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00754/DOC	13/04/2023		DOC	Former Government Buildings Ty Glas Road Llanishen Cardiff CF14 5FQ	Discharge of Condition 5 (Peregrine Falcon Precautionary Working Method Statement) of the Prior Approval for Demolition (ref PRAP/22/00007/MJR) at the Former Government Buildings, Ty Glas Road, Llanishen, Cardiff	17/05/2023	Full Discharge of Condition	Discharge of Conditions

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23/00045/HSE	28/03/2023	MR DAN MURPHY	HSE	65 Station Road Llanishen Cardiff CF14 5UT	GROUND FLOOR REAR/SIDE EXTENSION	18/05/2023	Permission Granted	Householder
23/00517/DOC	09/03/2023	C/O Agent	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Discharge of Condition 32 (Operational Pollution Control Plan) of 20/02175/MJR	22/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00245/HSE	01/02/2023	MR GURPAL SINGH	HSE	51 Ty Glas Road Llanishen Cardiff CF14 5EB	Two storey side extension, single storey rear, loft conversion with rear dormer and outbuilding with external alterations	22/05/2023	Permission Granted	Householder
22/00679/MJR	29/03/2022	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 40 (SUBSTATION DETAILS) OF 20/02175/MJR	05/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00377/HSE	17/02/2023	Leigh/Rhian Griffiths/Jarman	HSE	19 Heathbrook Llanishen Cardiff CF14 5FA	Ground floor side extension, re-build porch and loft conversion with rear dormer	13/04/2023	Permission Granted	Householder
23/00238/HSE	08/02/2023	Mr jason kelleher	HSE	67 Station Road Llanishen Cardiff CF14 5UT	Single storey rear extension	24/04/2023	Permission Granted	Householder

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23/00477/HSE	03/03/2023	Ian Openshaw	HSE	58 Station Road Llanishen Cardiff CF14 5LU	Replace defective flat roof with pitched roof	24/04/2023	Permission Granted	Householder
22/02702/DOC	10/11/2022	City & County of Cardiff	DOC	The Court Special School Station Road Llanishen Cardiff CF14 5UX	Discharge of Condition 6 (On site review of ceilings and Condition 7 (structural roof repairs) of 21/01602/MNR	24/04/2023	Full Discharge of Condition	General Regulations
22/02199/PRAP	24/10/2022	Bobby Clayton	PRAP	Llanishen Road Bridge (Footpath) Llanishen Station Station Road Llanishen Cardiff	Alteration of the existing Llanishen Road Bridge Footpath	26/04/2023	Prior Approval Granted	Minor - Other Principal Uses
LLANRUMNEY 23/00275/HSE	06/02/2023	Mr Jerome Sage	HSE	69 Uphill Road Llanrumney Cardiff CF3 4HE	Ground floor rear extension and rear dormer roof extension	06/04/2023	Permission Granted	Householder
23/00153/FUL	24/01/2023	Cardiff City Football Club	FUL	University Sport Pavilion And Field Mendip Road Llanrumney Cardiff CF3 4JN	Construction of Ground Maintenance Building with existing service yard	19/04/2023	Permission Granted	Minor - Industry/Storage/ Distribution
23/00557/HSE	20/03/2023	MR CHARLES MARSHALL	HSE	16 Laureate Close Llanrumney Cardiff CF3 5DG	Single Storey Rear Extension and Single Storey Front Infill Extension	17/05/2023	Permission Granted	Householder

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23/00536/DOC	16/03/2023	.	DOC	Former Llanrumney High School Ball Road Llanrumney Cardiff CF3 4YW	Re-Discharge of Condition 14 (Landscape Specification) and 22 (Flood Mitigation Measures) of 18/02594/MJR	18/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00535/NMA	22/03/2023	.	NMA	Former Llanrumney High School Ball Road Llanrumney Cardiff CF3 4YW	Proposed Non-Material Amendment to Planning Permission 18/02594/MJR to allow for minor changes to the layout, engineering, landscaping and housetypes as well as the introduction of a new condition to agree details of photovoltaic panels and air source heat pumps to be installed on site.	18/05/2023	Permission Granted	General Regulations
23/00329/HSE	13/02/2023	Mr Michael Elworthy	HSE	39 Taunton Crescent Llanrumney Cardiff CF3 4EP	Demolition of existing outbuilding and construction of extended kitchen with new wet room	14/04/2023	Permission Granted	Householder
PENTWYN 22/02930/FUL	13/01/2023	N/A	FUL	62 Ael-y-bryn Llanedeyrn Cardiff CF23 9LH	Retrospective application for the installation of an automated teller machine	26/04/2023	Permission Granted	Minor - Retail (A1-A3)
22/02931/ADV	13/01/2023	N/A	ADV	62 Ael-y-bryn Llanedeyrn Cardiff CF23 9LH	Retrospective installation of 1no non-illuminated to sign and 1no non-illuminated logo panel	26/04/2023	Permission Granted	Advertisements

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22/02190/FUL	26/09/2022	Mr Aneurin Brown	FUL	Ty Enfys Carehome Marle Close Pentwyn Cardiff CF23 7EP	Retention of a 1.8m high timber double boarded fence	19/05/2023	Permission Granted	Minor - Other Principal Uses

PENTYRCH AND ST FAGAI

23/00877/WTTPF	17/04/2023	Mr Elias Liaros	WTTPF	25 Cwrt Y Cadno St Fagans Cardiff CF5 4PJ	Remove the sycamore in the rear garden of 25 Cwrt y Cadno.	05/05/2023	Refuse	Other Consent Types
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23/00403/DOC	23/02/2023	Darryl Rowlands	DOC	Land To The North Of M4 Junction 33 Creigiau Cardiff	Discharge of Condition 32 (Public Art) of 14/00852/DCO in relation to Phases 4 and 5	02/05/2023	Partial Discharge of Condition (s)	Discharge of Conditions
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23/00278/FUL	13/02/2023	Mr Paul Jones	FUL	Ground Floor River House Ynys Bridge Court Gwaelod-y-garth Cardiff CF15 9YY	Change of use of ground floor from Class B1 to Class D1 (Dentist)	27/03/2023	Permission Granted	Minor - Other Principal Uses
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23/00764/NMA	13/04/2023	Mr Darryl Rowlands	NMA	M4 Junction 33 Motorway Junction 33 Creigiau Cardiff	Proposed Non-Material Amendment to Planning Permission 18/00696/MJR - Retrospective amendment to front elevation of Plot 11 (Harley Housetype) to substitute the cladding either side of the garage for brick	02/05/2023	Permission Granted	Non Material Amendment
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23/00054/DOC	07/03/2023	Mr Darryl Rowlands	DOC	Land To The North Of M4 Junction 33 Creigiau Cardiff	Partial Discharge of Condition 47 (Archaeology) of 14/00852/DCO	24/05/2023	Partial Discharge of Condition (s)	Discharge of Conditions
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23/01161/WTCA	22/05/2023	Mrs Allison Burrell	WTCA	49 Trem Y Coed St Fagans Cardiff CF5 6FA	Tree Works to horse chestnut rear 49 Trem y Coed as per submitted James Pinder Treecare Consulting report	24/05/2023	GRANT - Works to Trees	Other Consent Types
22/02972/NMH	24/03/2023	Mr Chris Hyde	NMH	1-3 Chestnut Cottages Crofft-y-genau Road St Fagans Cardiff CF5 6EG	Proposed Non-Material Amendment to Planning Permission 18/01648/DCH to vary condition 2 relating to approved plans to allow for replacement of approved 'stick on' Fernhill Stone Cladding finish to new individual extensions to 1 and 3 Chestnut Cottages with vertical siberian larch timber cladding	18/05/2023	Permission Granted	Non Material Householder
23/00215/SCR	27/01/2023		SCR	Land West Of Crofft-y-genau Road St Fagans Cardiff	Screening opinion to confirm the requirement for an Environmental Impact Assessment (EIA) in respect of the proposed development of a primary electricity substation	27/03/2023	Screening/Scoping Pending Decision	Other Consent Types
23/00175/NMA	26/01/2023	Mr Darryl Rowlands	NMA	Phase 1 And 2 M4 Junction 33 Motorway Junction 33 Creigiau	Proposed Non-Material Amendment to Planning Permission 18/00696/MJR - Amend the material layout plan to alter parking serving plot 55, alter the position of the hedgerow adjacent to plot 68 and swap colour doors between plots 51 & 55.	28/03/2023	Permission Granted	Non Material Amendment
23/00425/CLD	27/02/2023	Mr Merrick Layton	CLD	22 South Glade Gwaelod-y-garth Cardiff CF15 9TR	Proposed Loft conversion with rear flat roof dormer and front velux	24/04/2023	Permission Granted	Other Consent Types
23/00254/HSE	09/02/2023	Mrs Madison Thomas	HSE	Hollytree Cottage 2 Cardiff Road St Fagans Cardiff CF5 6EB	Extension and conversion of existing garage into office space including replacing flat roof with pitched roof and associated works	10/05/2023	Permission Granted	Householder

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PENYLAN 23/00730/DOC	31/03/2023	Mr & Mrs Palmer	DOC	71 Ty-draw Road Penylan Cardiff CF23 5HD	Discharge of Condition 3 (Landscaping) of 22/02395/HSE	26/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00457/HSE	09/03/2023	MR BESTWN HUSSAIN	HSE	19 King Wood Close Penylan Cardiff CF23 9HE	Removal of Existing Garage, Two Storey Side Extension and External Alterations	02/05/2023	Permission Granted	Householder
23/00822/NMA	13/04/2023	Mr Michael davies	NMA	Roath Fire Station Colchester Avenue Penylan Cardiff CF23 9AN	Proposed Non-Material Amendment to Planning Permission 21/02486/MNR to allow the Tower to be moved from the approved position	02/05/2023	Permission Granted	Non Material Amendment
23/00952/WTTPP	27/04/2023	Mr Amit Chandratreya	WTTPP	93 Cyncoed Road Penylan Cardiff CF23 5SD	Rear garden of 93 Cyncoed Road: T1 oak - remove dead wood (exempt); T2 ash - crown reduce by 1.50-2.0m; T3 sycamore - crown reduce by 1.50-2.0m.	02/05/2023	GRANT - Works to Trees	Other Consent Types
23/00190/HSE	14/03/2023	Vicky Smith	HSE	11 Queensberry Road Penylan Cardiff CF23 9JJ	Demolition of Existing Garage and Construction of New Garden Structure and Single Storey Rear Extension and Raised Decking Area	09/05/2023	Permission Granted	Householder
23/00345/HSE	16/02/2023	MR MATT WHEELER	HSE	44 Ty-draw Road Penylan Cardiff CF23 5HD	Single Storey Rear/Side Extension, New Windows to Side Elevation and Dormer Conversion with velu rooflights to rear and window to front gable	24/04/2023	Permission Granted	Householder
23/00158/HSE	07/02/2023	MR MOHAMED RAFFIQUE	HSE	2 Clos Tecwyn Penylan Cardiff CF23 5ND	Retention of Ground Floor and First Floor Rear Extensions, Construction of Front Porch Extension and Detached Garden Structure	24/04/2023	Permission Granted	Householder

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23/00288/NMH	21/02/2023	Mr David Lloyd	NMH	10 Miterdale Close Penylan Cardiff CF23 5LG	Proposed Non-Material Amendment to Planning Permission 21/00456/DCH - To provide a pitch roof to the side 2 storey extension in lieu of a flat roof and the installation of roof lanterns to the single storey rear extension	20/04/2023	Permission Granted	Non Material Householder
23/00206/FUL	30/01/2023	Mr Dafydd Brown	FUL	Ysgol Gyfun Gymraeg Bro Edern Llanedeyrn Road Penylan Cardiff CF23 9DT	Part retrospective application for the installation of temporary Portakabin building to be used as an exam hall for a period of 52 weeks.	14/04/2023	Permission Granted	Minor - Other Principal Uses
22/00175/DCH	08/02/2022	Mr Gwyn	CLD	46 Stallcourt Avenue Penylan Cardiff CF23 5AN	REAR DORMER ROOF EXTENSION	14/04/2023	Permission Granted	Other Consent Types
22/02773/HSE	29/12/2022	Mrs Sue Payne	HSE	11 Boleyn Walk Penylan Cardiff CF23 5HR	Single Storey Side and Rear Extensions and Reconstruction of Front Porch	06/04/2023	Permission Granted	Householder
23/00299/FUL	08/03/2023		FUL	Unit 1 374 Newport Road Penylan Cardiff CF23 9AE	External shopfront alterations including replacement entrances, cladding and glazing	05/04/2023	Permission Granted	Minor - Retail (A1-A3)
23/01144/WTPP	18/05/2023	Charly Fullilove	WTPP	The Strafford Bronwydd Avenue Penylan Cardiff CF23 5JP	Oak growing at the side of 'The Strafford', 32 Bronwydd Avenue - works as per submitted Treescene Ltd tree report.	25/05/2023	GRANT - Works to Trees	Other Consent Types

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23/01135/WTCA	17/05/2023	Mr Homayon	WTCA	50 Lake Road East Penylan Cardiff CF23 5NN	T2 Cypress on the Lake Road East frontage of 50 Lake Road East - Fell to Ground Level	25/05/2023	GRANT - Works to Trees	Other Consent Types
23/01134/WTPPF	17/05/2023	Mr Homayon Frotan	WTTPF	50 Lake Road East Penylan Cardiff CF23 5NN	T1 Sycamore on the Lake Road East frontage of 50 Lake Road East - Fell to ground level and treat stump with EcoPlug Max (targeted glyphosate) to prevent regeneration.	25/05/2023	GRANT - Works to Trees	Other Consent Types
23/01133/WTPPP	17/05/2023	Richard Battrick	WTTPP	52 Lake Road East Penylan Cardiff CF23 5NN	Oak on Lake Road East frontage of 52 Lake Road East as per submitted plan. Reduce height by 2m maximum. Reduce Eastern aspect by up to 1.5m. Shape and balance crown to a pleasing and natural aesthetic form.	25/05/2023	GRANT - Works to Trees	Other Consent Types
23/00282/HSE	06/02/2023	mr Shalikram Kafle	HSE	6 Hugon Close Penylan Cardiff CF23 9BY	First Floor Side Extension with associated alterations	11/05/2023	Refuse	Householder
23/00455/HSE	21/03/2023	MR KEITH TAYLOR	HSE	14 Bronwydd Avenue Penylan Cardiff CF23 5JP	Ground Floor Side Extension, First Floor Front Extension, Alterations, Conversion of Existing Garage and Construction of Detached Garage	17/05/2023	Permission Granted	Householder
23/00641/CLD	31/03/2023	Ms Amy West	CLD	39 Ladysmith Road Penylan Cardiff CF23 5DT	Rear Dormer Roof Extension including insertion of rooflights to front elevation	18/05/2023	Permission Granted	Other Consent Types
PLASNEWYDD 23/00195/FUL	06/03/2023	mr. Wassam Al-Madi	FUL	36-38 City Road Roath Cardiff CF24 3DL	Change of use from grocery shop to A3 restaurant and take away with fume extraction	15/05/2023	Permission Granted	Minor - Retail (A1-A3)

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23/00582/HSE	06/04/2023	Ms Lindsey Owen	HSE	37 Bangor Street Roath Cardiff CF24 3LQ	Addition of Velux window to rear roof slope	17/05/2023	Permission Granted	Householder
23/00047/HSE	26/01/2023	MR SCOTT HARRIS	HSE	49 Pen-y-wain Road Roath Cardiff CF24 4GE	GROUND FLOOR REAR EXTENSION AND TWO DORMERS TO REAR TO EXISTING CLASS C4 HOUSE IN MULTIPLE OCCUPATION	17/05/2023	Permission Granted	Householder
22/03054/HSE	29/12/2022	Mr Kyle Davies	HSE	61 Strathnairn Street Roath Cardiff CF24 3JP	First Floor Rear Extension with associated works and external alterations	27/03/2023	Permission Granted	Householder
22/02709/HSE	25/11/2022	Mr James Davies-Hale	HSE	64 Arabella Street Roath Cardiff CF24 4TB	Single Storey Rear Extension	03/04/2023	Permission Granted	Householder
23/00120/FUL	15/02/2023	Ian Trigg	FUL	2 Princes Street Roath Cardiff CF24 3PR	New Flat Roof and Alterations to existing rear Laundry Room Extension	12/04/2023	Permission Granted	Minor - Other Principal Uses
23/00383/HSE	21/02/2023	Mr Khan	HSE	9 Mackintosh Place Roath Cardiff CF24 4RJ	Single storey rear extension and gym room within the rear garden	18/04/2023	Permission Granted	Householder

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23/00408/FUL	21/02/2023	Gravitational Wave Facility	FUL	Queens Building North 5 The Parade Roath Cardiff CF24 3AB	Replacement of flat roof covering and removal of rooflights, erection/installation of new external mechanical and electrical roof top plant (on basement roof) to southern elevation and Internal alterations to the basement, with associated alterations	19/04/2023	Permission Granted	Other Consent Types
23/00409/LBC	21/02/2023	.	LBC	Queens Building North 5 The Parade Roath Cardiff CF24 3AB	Internal alterations to the basement, including removal of internal walls from previous workshops, creation of laboratory space with erection of partition walls, removal of a section of parquet flooring, replacement of flat roof covering and erection/installation of new external mechanical and electrical roof top plant (on basement roof) to southern elevation	19/04/2023	Permission Granted	Listed Buildings
21/00243/MJR	03/02/2021	Doidge	FUL	69-71 Richmond Road Roath Cardiff CF24 3AR	CHANGE OF USE OF HOTEL TO 12 NO. SELF-CONTAINED APARTMENTS WITH ALTERATIONS AND ANCILLARY EXTERNAL WORKS.	20/04/2023	Permission Granted	Minor - Dwellings (C3)
22/02989/ADV	01/03/2023	-	ADV	145 Newport Road Roath Cardiff CF24 1AG	7m Pole Sign	27/04/2023	Permission Granted	Advertisements
22/01094/MNR	24/06/2022	Raffique	FUL	29 Mackintosh Place Roath Cardiff CF24 4RJ	CONVERSION OF EXISTING COACH HOUSE BUILDING TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION	02/05/2023	Permission Granted	Other Consent Types
22/02985/FUL	23/12/2022	JNR PROPERTIES JNR PROPERTIES	FUL	115 Richmond Road Roath Cardiff CF24 3BS	Conversion from 3 to 5 flats with ground and first floor rear & side extensions plus rear dormer and new garage	02/05/2023	Permission Granted	Minor - Dwellings (C3)

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23/00144/FUL	01/03/2023	MR S & MRS S IBADASPAR CITY	FUL	176-178 City Road Roath Cardiff CF24 3JF	Rear first floor extension & conversion of existing residential space into 6 apartments.	09/05/2023	Refuse	Minor - Dwellings (C3)
23/00533/HSE	14/03/2023	mrs Peri Palmer	HSE	102 Roath Court Roa Roath Cardiff CF24 3SF	Single storey rear extension and loft conversion with dormer	09/05/2023	Permission Granted	Householder
22/02107/FUL	08/09/2022	Mr Rod Pesticcio	FUL	Partridge House Partridge Road Roath Cardiff CF24 3QW	Conversion of garages to form a one bedroom flat	10/05/2023	Refuse	Minor - Dwellings (C3)
23/00658/FUL	12/04/2023	Coffi Lab	FUL	8-10 Wellfield Road Roath Cardiff CF24 3PB	Change of use from Class A1 (retail) to a A3 Class (Cafe) and external alteration with the creation of a recessed seating area set back from the boundary, as well as the installation of floor mounted a/c condensers to the external wall and associated works	12/05/2023	Permission Granted	Minor - Retail (A1-A3)
23/00659/ADV	12/04/2023	C/o Agent	ADV	8-10 Wellfield Road Roath Cardiff CF24 3PB	New Signage	12/05/2023	Permission Granted	Advertisemen ts
23/00602/RES	13/04/2023	MR Rogiero Verma	RES	20-22 Richmond Roa Roath Cardiff CF24 3AS	Approval of Reserved Matters (Landscaping) pursuant to outline planning permission 21/01068/MNR	12/05/2023	Permission Granted	Minor - Dwellings (C3)

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23/00397/HSE	07/03/2023	MR JACK TRELOAR	HSE	31 Strathnairn Street Roath Cardiff CF24 3JL	Ground Floor Rear Extension and Alterations to Existing Class C4 House in Multiple Occupation	15/05/2023	Permission Granted	Minor - Dwellings (C3)
22/02421/FUL	17/10/2022	- M&M Estates	FUL	Madni Muslim Community Centre Trust 1-3 Dalcross Street Roath Cardiff CF24 4SE	TWO-STOREY SIDE EXTENSION OF THE EXISTING CENTRE ABOVE AN EXISTING GARAGE SPACE	15/05/2023	Refuse	Minor - Other Principal Uses
PONTPRENNAU AND OLD 23/00291/HSE	06/04/2023	BROWN	HSE	Briardene Ty-draw Road Pontpennau Cardiff CF14 0PF	Raise ridge to create second floor, extensions to rear and front elevations and porch	17/05/2023	Permission Granted	Householder
23/00706/CLD	29/03/2023	Ms Maria Keay	CLD	110 Heol Bennett Old St Mellons Cardiff CF3 6AG	Conversion of attic space and construction of dormer to rear elevation	18/05/2023	Permission Granted	Other Consent Types
23/00650/CLD	23/03/2023	Mr Mark Leadbeatte	CLD	23 Allen Close Old St Mellons Cardiff CF3 5DH	Provide solid roof and part solid walls / altered glazing to existing UPVC conservatory	19/05/2023	Permission Granted	Other Consent Types
23/00646/HSE	23/03/2023	Mr & Mrs Rhia and Jason Forsyth	HSE	103 Church Road Old St Mellons Cardiff CF3 6AJ	Two storey side and single storey rear extension	19/05/2023	Refuse	Householder

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23/00613/DOC	21/03/2023	Mr Sean Taylor	DOC	Land Adjacent To St Julians House Bridge Road Old St Mellons Cardiff CF3 6YJ	Discharge of Conditions 4 (Trees) and 5 (Arboricultural Method Statement) of 22/00665/MJF	22/05/2023	Full Discharge of Condition	Discharge of Conditions
22/02210/FUL	21/09/2022	MR ROB WILLIAMS	FUL	Part Of Land At St Julians Forge Bridge Road Old St Mellons Cardiff CF3 6YJ	Proposed demolition of annex and erection and ne build development to form two dwellings	03/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00551/HSE	15/03/2023	Ryan Hurley	HSE	3 Cranbourne Way Pontprennau Cardiff CF23 8SL	Loft conversion with front dormer and raised ridge	09/05/2023	Refuse	Householder
22/02272/HSE	14/11/2022	ASSAKAF	HSE	The Heathers Ty'r Winch Road Old St Mellons Cardiff CF3 5UX	PROPOSED SECOND STOREY EXTENSION TO FRONT AND SIDE	13/04/2023	Permission Granted	Householder
22/02786/FUL	14/12/2022	mr. Gyan Ghuman	FUL	Part Of Land At Four Winds Vaindre Lane Trowbridge Cardiff CF3 0UH	Construction of dwelling	18/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00269/NMH	07/02/2023	Mrs Aranka Szabo	NMH	37 Lascelles Drive Pontprennau Cardiff CF23 8NU	Non material amendment to vary condition 4 of 21/01969/DCH to allow the use of a painted render finish instead of matching brickwork	26/04/2023	Permission Granted	Householder

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22/01322/MNR	21/07/2022	Mr Johnson	FUL	St Johns College William Nicholls Drive Old St Mellons Cardiff CF3 5YX	PROPOSED ARTIFICIAL LAWN AREA	28/04/2023	Refuse	Other Consent Types
22/02119/DOC	11/01/2023	Mr Craig Weymouth	DOC	Land Adjacent To St Julians House Bridge Road Old St Mellons Cardiff CF3 6YJ	Discharge of Conditions 12 (Landscape Ecological Management Plan) and 13 (Construction Environmental Management Plan) of 20/02078/MJI	03/05/2023	Full Discharge of Condition	Discharge of Conditions
22/02007/HSE	14/02/2023	Mr Phil Hawkins	HSE	55 Dartington Drive Pontprennau Cardiff CF23 8SA	Two storey side extension and associated alterations	06/04/2023	Permission Granted	Householder
RADYR AND MORGANSTO								
23/00521/HSE	14/03/2023	Mrs Christine James	HSE	7 Min-y-coed Radyr Cardiff CF15 8AQ	Single storey porch Extension	27/04/2023	Permission Granted	Householder
23/00285/NMH	06/03/2023	Mr & Mrs Hargreaves	NMH	8 Ffordd Las Radyr Cardiff CF15 8EP	Proposed Non-Material Amendment to Planning Permission 21/02278/DCH - Amendment to side extension and removal of rear extension	19/05/2023	Permission Granted	Non Material Householder
21/02785/MJR	26/11/2021	-	DOC	Land North And South Of Llantrisant Road North West Cardiff	RE-DISCHARGE OF CONDITION 33 (DRAINAGE SCHEME FOR LLANTRISANT ROAD NORTH) OF OUTLINE PP 14/02157/MJR IN RESPECT OF SURFACE WATER DRAINAGE FOR THE NORTHERN DRAINAGE CATCHMENT ONLY	26/04/2023	Full Discharge of Condition	Discharge of Conditions

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21/02577/MNR	04/11/2021	Jones	VAR	Land Adjoining 7 King's Road Radyr Cardiff CF15 8EB	VARIATION OF CONDITIONS 1, 2, 3, 5, 6, 7, 9, 11 AND 12 OF 18/02209/MNR TO AMEND APPROVED PLANS, ALTER THE FINISHED FLOOR LEVELS, ALTERATIONS TO PROPOSED TREES, SITE ENCLOSURE, REAR EXTENSION, FRONT BAYS AND ROOF, REMOVAL OF THE SIDE FACING WINDOWS TO THE FRONT BAYS AND ALTERATION OF GLAZING TO FIRST FLOOR SIDE FACING WINDOWS, EXTERNAL FINISHING MATERIALS, CYCLE STORAGE, AND RETAINING WALLS	03/04/2023	Permission Granted	Renewals and Variation of Conditions
23/00172/HSE	24/02/2023	Mr Daniel Welsh	HSE	117 Heol Isaf Radyr Cardiff CF15 8DX	Removal of existing porch and balcony terrace and replacement with first floor side extension forming covered balcony with alterations to fenestration, roofing material and facade cladding and works to driveway and forecourt	24/04/2023	Permission Granted	Householder
19/03072/MJR	22/11/2019	-	DOC	Parcel 2A Plasdwr Land North Of Llantrisant Road St Fagans	DISCHARGE OF CONDITION 62 (ARCHAEOLOGY) OF 14/02733/MJR IN RELATION TO PARCEL 2A	03/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00696/WTTPP27/03/2023		Mrs Ann Palmer	WTTPP	10 Maes-y-bryn Radyr Cardiff CF15 8BB	T1 Oak : Crown Reduce by Approx 1.5 metres Back to Suitable Live Growth Points	30/03/2023	GRANT - Works to Trees	Other Consent Types
22/02337/HSE	06/10/2022	Mr R Spiteri	HSE	21 Clos Y Gwyddfild Morganstown Cardiff CF15 8EX	RETENTION OF HIP TO GABLE ROOF EXTENSION AND REAR DORMER ALONG-WITH SINGLE STOREY SIDE GARAGE EXTENSION	15/05/2023	Refuse	Householder
23/00160/HSE	25/01/2023	MR BRENDAN MCALOON	HSE	1 The Green Radyr Cardiff CF15 8BR	Proposed Double Storey Side Extension and Single Storey Rear Extension with associated alterations	14/04/2023	Permission Granted	Householder

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23/00335/HSE	23/02/2023	MRS DIANE SLADE	HSE	6 Dan-y-bryn Close Radyr Cardiff CF15 8DJ	Removal of existing flat roof dormers and replacement with pitched roof gable extension to the front and new dormer roof extensions to front and rear elevations including removal of chimney stack and other external works	14/04/2023	Permission Granted	Householder
22/02975/DOC	14/12/2022	Geraint John	DOC	Land Adjoining 7 King's Road Radyr Cardiff CF15 8EB	Discharge of condition 7 (Drainage) of 16/00859/MNR	27/03/2023	Full Discharge of Condition	Discharge of Conditions
23/00436/HSE	24/02/2023	Mr Phillips	HSE	2 Bryn Calch Morganstown Cardiff CF15 8FD	Garage conversion to habitable room with first floor extension above and new porch	13/04/2023	Permission Granted	Householder
23/00320/PRAP	27/02/2023		PRAP	Land At Heol Isaf Adjacent To Ty Mynydd Close Radyr Cardiff	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	27/03/2023	Prior Approval Refused	Other Consent Types
22/01507/MJR	18/07/2022	Powell	NMA	Phase 1B Land North Of Llantrisant Road North West Cardiff	REVISE WORDING OF CONDITION 8 OF RESERVED MATTERS APPROVAL 18/01318/MJF (AS AMENDED BY NMA 21/02744/MJR AND NMA 21/03007/MJR) TO REMOVE REFERENCE TO THE CONDITION BEING A 'PRE-COMMENCEMENT' CONDITION TO IT BEING A 'PRE-OCCUPATION' CONDITION	05/05/2023	Permission Granted	Non Material Amendment
22/02548/HSE	02/11/2022	Tom and Tracy Riley	HSE	5 Cuckoofield Close Morganstown Cardiff CF15 8FR	Two storey rear extension	27/03/2023	Permission Granted	Householder

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23/00601/PRNO	27/04/2023	Mr Damian Oliver	PRNO	Radyr Comprehensive School Heol Isaf Radyr Cardiff CF15 8XG	Demolition of two modular single storey buildings	25/05/2023	Prior Approval Not Required	Other Consent Types
23/00694/NMA	26/04/2023	Mrs Zoe Aubrey	NMA	Parcel 2B And Part Of Parcel 2A Of Phase 1 Land West Of Clos Parc Radyr And North Of Llantrisant Road Cardiff	Proposed Non-Material Amendment to reserved matters approval 19/03279/MJR (as amended via NMA 22/01455/MJR and 23/00221/NMA) to amend condition 1 approved plans in respect of the application site boundary	23/05/2023	Permission Granted	Non Material Amendment
22/01262/DCH	24/06/2022	Mrs Maggie Morris	HSE	12 Bryn Rhosyn Radyr Cardiff CF15 8RN	SIDE & REAR TWO STOREY EXTENSIONS	26/04/2023	Permission Granted	Householder
RHIWBINA 23/00372/HSE	20/02/2023	Mr & Mrs K Chichester	HSE	8 Lon-y-dail Rhiwbina Cardiff CF14 6DZ	Proposed garden room / studio in rear garden and associated works	13/04/2023	Permission Granted	Householder
23/00363/CLD	16/02/2023	Miss Victoria Cornelius	CLD	20 Ty'n-y-cae Grove Rhiwbina Cardiff CF14 6DB	Single storey rear and side extension	13/04/2023	Permission Granted	Other Consent Types
23/00391/HSE	21/02/2023	MRS LLINOS BROWN	HSE	68 Brynteg Rhiwbina Cardiff CF14 6TT	Single Storey Rear and Side Extension, and Proposed Single Storey Outbuilding	13/04/2023	Permission Granted	Householder

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23/00404/HSE	21/02/2023	Mr and Mrs Rob and Sally Backer	HSE	2 Wenallt Road Rhiwbina Cardiff CF14 6SD	Single storey rear and side extension with hip to gable and rear dormer loft conversion. New shed and raised patio to rear garden.	13/04/2023	Permission Granted	Householder
23/00451/DOC	28/02/2023	Williams	DOC	9 Pen-y-dre Rhiwbina Cardiff CF14 6EH	Discharge of Condition 6 (Samples of External Finishing Materials) of 20/01995/DCH	24/04/2023	Full Discharge of Condition	Discharge of Conditions
22/02925/HSE	30/01/2023	Mr Rhydian Hafal	HSE	73 Caer Wenallt Rhiwbina Cardiff CF14 7HQ	Demolition of existing side garage conversion and rear lean-to extension, Excavation of rear patio and proposed side and rear extensions and garden store	24/04/2023	Permission Granted	Householder
22/02668/PRAP	16/11/2022	Bobby Clayton	PRAP	Pantbach Road Overbridge Rhiwbina Cardiff	To extend the existing parapet by approximately 650mm on both sides of the bridge	24/04/2023	Prior Approval Granted	Other Consent Types
23/00220/FUL	07/02/2023	Rosie James	FUL	Allotments Adjacent To 54 Lon-y-Deri Lon-y-deri Rhiwbina Cardiff CF14 6JP	Replacement of allotment field gate with more secure gate	24/04/2023	Permission Granted	General Regulations
23/00081/HSE	16/02/2023	Mr and Mrs J Brotherton	HSE	8 Lon Ganol Rhiwbina Cardiff CF14 6EB	First Floor Rear/Side Extension, Single Storey Rear Extension, Replacement Front Porch and Associated Works	25/04/2023	Permission Granted	Householder

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22/03029/HSE	20/12/2022	Lewis Denham-Parry	HSE	99 Heol-y-coed Rhiwbina Cardiff CF14 6HR	Single-storey rear, side and front wrap-around extension, and two-storey side extension	03/04/2023	Permission Granted	Householder
23/00213/HSE	31/01/2023	mrs Gill Foode	HSE	11 Bryn Bach Rhiwbina Cardiff CF14 6LH	Proposed Front Porch	28/03/2023	Permission Granted	Householder
22/02999/HSE	20/12/2022	Steve and Jacquie Hicks	HSE	10 Clos Yr Hafod Rhiwbina Cardiff CF14 6RD	Ground floor rear extension, hip to gable roof extensions with replacement of existing front and rear dormers with pitched roof dormers	27/03/2023	Permission Granted	Householder
23/00181/HSE	01/02/2023	Amanda Shelley	HSE	23 Heol Mabon Rhiwbina Cardiff CF14 6RL	Rear extension, extension to garage and hip to gable loft conversion	19/05/2023	Permission Granted	Householder
22/02534/HSE	22/12/2022	Cassie Burrell	HSE	44 Heol-yr-efail Rhiwbina Cardiff CF14 4SS	Part Double storey part single storey side extension and rear alterations	19/05/2023	Permission Granted	Householder
23/00286/HSE	10/02/2023	Williams	HSE	70 Beulah Road Rhiwbina Cardiff CF14 6LY	Erection of side and rear double storey extension with hipped roof ridge height increase and gable end roofs to the rear, and alterations to front porch	18/05/2023	Permission Granted	Householder
22/02726/PRAP	24/11/2022	Bobby Clayton	PRAP	Overbridge Northern Avenue Whitchurch Cardiff	The proposal would extend the existing parapet height by approximately 715mm on both sides of the bridge	17/05/2023	Prior Approval Granted	Other Consent Types

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23/00597/HSE	30/03/2023	Daniel Jones	HSE	51 Beulah Road Rhiwbina Cardiff CF14 6LU	Rear second storey extension on existing single storey and associated alterations	17/05/2023	Permission Granted	Householder
23/00368/HSE	22/02/2023	Mrs Jones	HSE	4 Lon-y-Dderwen Rhiwbina Cardiff CF14 6JQ	Hip to Gable roof extensions to front and rear elevations, dormer roof extension to side elevation, and hip to gable roof extension to rear annexe extension and associated works	16/05/2023	Permission Granted	Householder
23/00405/VAR	15/03/2023	Rhiwbina Recreation Club	VAR	Rhiwbina Recreation Club Lon-y-dail Rhiwbina Cardiff CF14 6EA	Variation of Condition 3 of 21/02576/MNR for the removal of the temporary condition for the extension of the floodlights to 9.45pm on the block of three courts	15/05/2023	Permission Granted	Renewals and Variation of Conditions
23/00503/HSE	16/03/2023	Mrs Charlotte Edwards	HSE	2 Clas Ty'n-y-cae Rhiwbina Cardiff CF14 6DA	Ground floor rear extension with extension of existing loft conversion, with hip to gable to rear elevation and single dormer to side elevation	15/05/2023	Permission Granted	Householder
23/00494/LBC	03/03/2023	Dr Paula Devlin	LBC	47 Lon Isa Rhiwbina Cardiff CF14 6EE	Rear extension and internal refurbishment works	15/05/2023	Permission Granted	Listed Buildings
22/03001/HSE	04/02/2023	Mr Mark Wilson	HSE	96 Wenallt Road Rhiwbina Cardiff CF14 6TP	Hip to gable roof extension with rear dormer, demolition of garage, single storey side & rear extension and front porch.	09/05/2023	Permission Granted	Householder
23/00433/HSE	07/03/2023	MRS JILL BAKER	HSE	2 Clos Yr Aer Rhiwbina Cardiff CF14 6NH	Proposed Front and Rear Dormer Constructions	04/05/2023	Permission Granted	Householder

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23/00874/WTTPP	17/04/2023	Mrs Jennifer Jenkins	WTTP	Graig Farm Wenallt Road Rhiwbina Cardiff CF14 6TQ	Oak at Graig farm - reduce Crown by no more than 2m all over	27/04/2023	GRANT - Works to Trees	Other Consent Types
23/00949/WTCA	27/04/2023	Dr Nicholas Claydon	WTCA	25 - 27 Heol-y-deri Rhiwbina Cardiff CF14 6HB	Remove the birch in the front garden of 25-27 Heol Y Deri.	02/05/2023	GRANT - Works to Trees	Other Consent Types
23/00430/HSE	07/03/2023	Mr Peter Jones	HSE	54 Rhiwbina Hill Rhiwbina Cardiff CF14 6UQ	Proposed single storey rear Granny annex	03/05/2023	Permission Granted	Householder
RIVERSIDE								
23/00170/HSE	24/01/2023	MS SABINA ULAH	HSE	23 Beauchamp Street Riverside Cardiff CF11 6AW	First Floor Rear Extension	03/05/2023	Refuse	Householder
23/00491/FUL	21/03/2023	Mr Rhodri Edwards	FUL	Llandaff Fields Cathedral Road Pontcanna Cardiff	Temporary siting of changing room and storage block, consisting of 9no. portable units on one tennis court (of ten) at Llandaff Fields Tennis Court	05/05/2023	Permission Granted	General Regulations
23/00548/HSE	13/03/2023	Mr and Mrs L Davies	HSE	19 Pitman Street Pontcanna Cardiff CF11 9DJ	Single storey side/rear extensions	09/05/2023	Permission Granted	Householder

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23/00570/HSE	27/03/2023	Mr A Ahad	HSE	17 Machen Place Riverside Cardiff CF11 6ER	Single storey rear extension and loft conversion with rear dormer.	12/05/2023	Permission Granted	Householder
22/01562/MNR	13/09/2022	.	FUL	36 Cathedral Road Pontcanna Cardiff CF11 9LL	WORKS TO GARDEN INCLUDING CONSTRUCTION OF NEW TOILET BLOCK, PERGOLAS, AND SEATING	15/05/2023	Permission Granted	Other Consent Types
23/01116/WTCA	16/05/2023	Mr George Mead	WTCA	Glamorgan County Cricket Club Swalec Stadium Sophia Close Pontcanna Cardiff CF11 9XR	Grounds of Glamorgan County Cricket Club. Works to limes T6, T7, T443, T444, T446 and T447 as per submitted TR33Ltd report.	17/05/2023	GRANT - Works to Trees	Other Consent Types
23/00756/FUL	25/04/2023	MR PAUL ROGERS	FUL	38 Llanfair Road Pontcanna Cardiff CF11 9QB	Conversion into two self-contained flats with a single storey rear extension, rear dormer roof extension and external alterations	18/05/2023	Permission Granted	Minor - Dwellings (C3)
22/02159/OUT	22/03/2023	Mr Roger Tucker	OUT	Rear Of 87 Severn Road Pontcanna Cardiff CF11 9EA	Outline planning for 2 No. dwellings	19/05/2023	Refuse	Minor - Dwellings (C3)
22/02933/HSE	07/02/2023	Craig Darbey	HSE	39 Plasturton Gardens Pontcanna Cardiff CF11 9HG	Ground floor rear and side extension and replacement front wall and railings	19/05/2023	Permission Granted	Householder

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23/01175/WTCA	24/05/2023	Mr Duncan Evans	WTCA	51 Pontcanna Street Pontcanna Cardiff CF11 9HR	Removal of Ash Tree from Rear Garden.	26/05/2023	GRANT - Works to Trees	Other Consent Types
22/02195/HSE	20/09/2022	Ms D Brice	HSE	80 Hamilton Street Pontcanna Cardiff CF11 9BQ	Rear dormer roof extension, internal alterations and cladding at rear with alterations and new roof to detached garage at the rear and associated hard and soft landscaping.	27/03/2023	Refuse	Householder
22/02241/FUL	06/10/2022	RHYS LLEWELLYN	FUL	16 King's Road Pontcanna Cardiff CF11 9BZ	CONVERSION TO FOUR FLATS WITH EXTENSIONS AND DORMER LOFT CONVERSIONS	03/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00242/CLD	10/03/2023	MR ABDUL RAHMAN	CLD	116 Wyndham Crescent Pontcanna Cardiff CF11 9EG	Hip to Gable Roof Extension and Rear Dormer	05/04/2023	Permission Granted	Other Consent Types
23/00709/WTCA	28/03/2023	Mr Edward Simpson	WTCA	69 Cathedral Road Pontcanna Cardiff CF11 9HE	Dismantle and remove Acer pseudoplatanus 'Leopoldii' tree at the rear of 69 Cathedral Road	06/04/2023	GRANT - Works to Trees	Other Consent Types
22/00492/MNR	09/03/2022	Khan	FUL	6 Despenser Street Riverside Cardiff CF11 6AG	CONVERSION OF A SINGLE DWELLING INTO 3NO. APARTMENTS INCLUDING CONSTRUCTION OF A REAR DORMER ROOF EXTENSION	13/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00224/DOC	03/02/2023	Mr Matthew Hellyer	DOC	50 Ryder Street Pontcanna Cardiff CF11 9BU	Discharge of Conditions 3 (Fenestration to Front Elevation) and 4 (Rooflights) of 21/02554/DCH	13/04/2023	Partial Discharge of Condition (s)	Discharge of Conditions

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23/00343/FUL	23/02/2023	Mr Chris Miller	FUL	Riverside Health Centre Wellington Street Riverside Cardiff CF11 9SH	Replacement of Bike Shelter with shelter for community garden volunteers	14/04/2023	Permission Granted	Other Consent Types
22/03057/FUL	04/01/2023	Mr Amjad Iqbal	FUL	First Floor Flat 49 Talbot Street Pontcanna Cardiff CF11 9BX	Staircase to rear of first floor flat for fire escape and access to designated amenity space.	18/04/2023	Refuse	Householder
23/00037/HSE	09/01/2023	Ms H Griffiths	HSE	78 Hamilton Street Pontcanna Cardiff CF11 9BQ	Ground floor side/rear extension, refurbishment of existing rear outbuilding into study/ancillary accommodation	18/04/2023	Permission Granted	Householder
23/00294/HSE	08/02/2023	Simon & Julie Boyle	HSE	92 Cathedral Road Pontcanna Cardiff CF11 9LN	Single storey extension to the rear with a loft conversion with three dormers to the rear annexe.	20/04/2023	Permission Granted	Householder
22/02523/FUL	31/10/2022	Mr Rhodri Llewelyn	FUL	77 Wyndham Crescent Pontcanna Cardiff CF11 9EG	Proposed Ground Floor Rear/Side Extension, Rear roof dormer and internal reconfiguration	25/04/2023	Permission Granted	Minor - Dwellings (C3)
23/00887/WTCA	19/04/2023	James Matthews	WTCA	11 Plasturton Avenue Pontcanna Cardiff CF11 9HL	Remove cypress tree at rear of 11 Plasturton Avenue	27/04/2023	GRANT - Works to Trees	Other Consent Types

RUMNEY

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23/00279/FUL	03/03/2023	Mr Rhys Morgans	FUL	3 Colwyn Road Rumney Cardiff CF3 3JS	Demolish existing side extension, and construct new dwelling and associated works	17/05/2023	Permission Granted	Householder
23/00668/FUL	23/03/2023	Helen Dharmasena	FUL	St Augustine's Parish Church Church Road Rumney Cardiff CF3 4FF	Installation of 7 CCTV cameras on the exterior of the church building with associated works	18/05/2023	Permission Granted	Minor - Other Principal Uses
22/02592/RFO	26/10/2023	Gary Money	RFO	599 Newport Road Rumney Cardiff CF3 4FA	Request for Observations in respect Marine Licenc application - Construction of temporary scaffolding seaward of existing sheet piles near Rumney Reference CML2262	22/05/2023	Raise No Objection	Other Consent Types
23/01166/WTTPP	23/05/2023	Mr James Rees	WTTPP	635 Newport Road Rumney Cardiff CF3 4FB	Cedar on frontage of 635 Newport Road (Quill □ Quote PH) - works as per submitted Treescene Ltd Tree Hazard Assessment	24/05/2023	GRANT - Works to Trees	Other Consent Types
23/00336/HSE	15/02/2023	Mrs Elizabeth Payne	HSE	54 Ty-mawr Road Rumney Cardiff CF3 3BT	Erection of single storey rear extension to replace existing extension and two storey side and rear wrap-around extension with associated alterations	27/03/2023	Permission Granted	Householder
23/00218/HSE	03/02/2023	MR & MRS CLAUDE LE	HSE	40 Ty-mawr Avenue Rumney Cardiff CF3 3AF	Single Storey Side Extension, Single and Double Storey Rear Extension, Front Porch and Car Port	18/04/2023	Permission Granted	Householder
23/00362/HSE	17/02/2023	MISS REBECCA JAMES	HSE	31 Ty-mawr Avenue Rumney Cardiff CF3 3AF	Single Storey Side and Rear Extension, and Hip to Gable Roof Extension with Rear Dormer	18/04/2023	Permission Granted	Householder

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23/00277/HSE	16/02/2023	mr Cagri Coskun	HSE	59 Nevin Crescent Rumney Cardiff CF3 3NW	Hip to Gable Roof Extension and Rear Dormer Roof Extension and associated works	24/04/2023	Permission Granted	Householder
23/00527/HSE	15/03/2023	mr Joseph Feehan	HSE	32 Tyr-y-sarn Road Rumney Cardiff CF3 3BD	Extensions and Alterations to existing bungalow to create a two-storey dwellinghouse.	24/04/2023	Permission Granted	Householder
SPLOTT 22/01499/MJR	19/07/2022	Celsa Manufacturing (UK) Ltd	FUL	Celsa Manufacturing UK Rover Way Pengam Cardiff CF24 5TH	INSTALLATION OF A METAL SHREDDER FOR THE PROCESSING OF METALS, ALONG WITH ASSOCIATED DEVELOPMENT	24/03/2023	Permission Granted	Major - Industry/Storage/Distribution
23/00644/DOC	22/03/2023	Mr. Gareth Oram	DOC	House 3 The Maltings East Tyndall Street Splott Cardiff CF24 5EA	Discharge of Condition 3 (Proposed Partitions) of 23/00102/LBC	26/04/2023	Full Discharge of Condition	Discharge of Conditions
23/00478/HSE	01/03/2023		HSE	92 Madoc Road Splott Cardiff CF24 2TB	Single storey side extension	26/04/2023	Permission Granted	General Regulations

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23/00679/FUL	27/03/2023	Mr David Bayliss	FUL	Unit 10 Tremorfa Industrial Estate Martin Road Splott Cardiff CF24 5SD	Installation of three concrete pads and a drainage system, and change of use of site to a scrap metal storage and loading facility	19/05/2023	Permission Granted	Minor - Industry/Storage/Distribution
23/00373/FUL	09/03/2023	Mr YC Lim	FUL	Units 2, 3 And 4 Metalcraft Court Seawall Road Splott Cardiff CF24 5PG	Proposed replacement of light industrial units	09/05/2023	Permission Granted	Minor - Industry/Storage/Distribution
23/00786/FUL	18/04/2023	Mr Jordan Helyer	FUL	Units L And M St Catherines Park Pengam Road Splott Cardiff CF24 2RZ	Change of Use from mixed B8/D2 use to a Class D2 Strength Training Facility (Fitness Gym)	19/05/2023	Permission Granted	Minor - Other Principal Uses
23/00304/FUL	20/02/2023	Mrs S Patell	FUL	14 Carlisle Street Splott Cardiff CF24 2DS	Alterations to Shop Front	28/04/2023	Permission Granted	Minor - Retail (A1-A3)
TROWBRIDGE 23/00309/CLD	20/02/2023	Hafod Housing Association	CLD	25 Clos Gwlad-yr-haf Trowbridge Cardiff CF3 0DZ	Single storey rear extension	05/04/2023	Permission Granted	Other Consent Types
22/03059/HSE	03/01/2023	MR CHRIS SLOCOMBE	HSE	57 Matthysens Way Trowbridge Cardiff CF3 0PL	Single Storey Rear Extension	06/04/2023	Permission Granted	Householder

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23/00374/CLD	07/03/2023	Emma and Paul Lovering	CLD	65 Matthysens Way Trowbridge Cardiff CF3 0PL	Single storey rear extension	14/04/2023	Permission Granted	Other Consent Types
23/00266/HSE	03/02/2023	Hafod Housing Association	HSE	1 Heol Trostre Trowbridge Cardiff CF3 0JU	Single-storey side extension	18/04/2023	Permission Granted	Householder
22/02140/HSE	04/10/2022	Mr Liam Neal	HSE	Mardy House Mardy Road Trowbridge Cardiff CF3 2EH	Two Storey Side Extension and Alterations to Existing Ground Floor	26/04/2023	Permission Granted	Householder
23/00732/FUL	31/03/2023	Cornerstone Telecommunications	FUL	Telecommunications Aerial Links Business Park Fortran Road Trowbridge Cardiff	Removal of the existing 36m lattice tower and replacement with a new 36m lattice tower supporting 6no. relocated antennas, 6no. relocated dishes, 6no. new antennas and 2no. new dishes. The removal, replacement, and installation of associated ancillary equipment and associated works thereto	23/05/2023	Permission Granted	Minor - Other Principal Uses
23/00814/CLD	12/04/2023	Mr Mark Tozer	CLD	Hendre Lake Cypress Drive Trowbridge Cardiff	Demolition and construction of a new footbridge	28/04/2023	Permission Granted	General Regulations
23/00461/HSE	09/03/2023	MR STEPHEN MACE	HSE	6 Swanage Close Trowbridge Cardiff CF3 0LS	Two Storey and First Floor Side Extension	04/05/2023	Permission Granted	Householder

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23/00697/WTTPP	27/03/2023	Mr Alex Samuel	WTTPP	116 Matthysens Way Trowbridge Cardiff CF3 0PS	Oak - Rear Left - Reduce Back from Property to give 2m clearance to suitable growth point. Remove 150mm Diameter low limb on House side back to main stem, minor crown lift around the remaining outer skirt to a height approximately 2m above fences, formative prune to thin inward growing epicormic growth and any unstable deadwood over 20mm in diameter.	04/05/2023	GRANT - Works to Trees	Other Consent Types
23/00651/HSE	04/04/2023	Mrs Christine Hughes	HSE	46 Glandovey Grove Trowbridge Cardiff CF3 1RL	Single storey extension to rear	18/05/2023	Permission Granted	Householder
23/00579/FUL	15/03/2023	-	FUL	Land At Brookfield Drive St Mellons Cardiff	The installation of 15 no. air source heat pumps (ASHPs) and associated work	26/04/2023	Permission Granted	Other Consent Types
WHITCHURCH AND TONGV 22/02783/CLD	17/01/2023	Mr Dean Powell	CLD	21 Erw Las Whitchurch Cardiff CF14 1NL	Hip to Gable Roof Extension with Rear Dormer	24/03/2023	Permission Granted	Other Consent Types
22/02595/FUL	10/11/2022	Mr S Hoad	FUL	Cardiff Edge Business Park Longwood Drive Whitchurch Cardiff CF14 7YU	Development of a new two storey office/laboratory building and a new two storey multi-use hub building (cafe/gym/workspace) with associated parking and landscaping	25/05/2023	Permission Granted	Major - Other Principal Uses
23/00415/CLD	22/02/2023	Mrs Evans	CLD	42 Manor Rise Whitchurch Cardiff CF14 1QJ	Hip to Gable Loft Conversion with Rear Dormer	27/03/2023	Permission Granted	Other Consent Types

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23/00200/FUL	09/02/2023	Mr J Kavanagh	FUL	Cardiff Laboratories Forest Farm Road Whitchurch Cardiff CF14 7YT	Proposed development of a laboratory extension	28/03/2023	Permission Granted	Minor - Industry/Storage/ Distribution
22/02795/HSE	24/01/2023	Owen Rook	HSE	101 Bishop's Road Whitchurch Cardiff CF14 1LX	Remove existing privet hedge, and replace with a fence of feather edged boards	03/04/2023	Permission Granted	Householder
22/03043/FUL	12/01/2023		FUL	Velindre Hospital Velindre Road Whitchurch Cardiff CF14 2TL	The application is for a portakabin to be located adjacent to the main in patient waiting room. To provide an additional patient waiting area as the existing patient waiting area cannot cope with the numbers of patients being referred.	14/04/2023	Permission Granted	Minor - Other Principal Uses
22/02249/REN	11/10/2022	Clive Francis	REN	Whitchurch Hospital Bowls Club Park Road Whitchurch Cardiff CF14 7XB	RENEWAL OF 19/02632/MNR TO RETAIN THE DEMOUNTABLE UNIT AS CHANGING ROOMS FOR BOWLS CLUB	20/04/2023	Permission Granted	Renewals and Variation of Conditions
23/00412/HSE	03/03/2023	Mr Richard Whyte	HSE	1 The Avenue Whitchurch Cardiff CF14 2EG	Replacement of existing tilt and turn uPVC windows at both ground and 1st floor levels with PVC- box sash windows in the same style as the original wooden windows	24/04/2023	Permission Granted	Householder
23/00326/NMH	01/03/2023	Steven and Sian Gunningham	NMH	23 Whitworth Square Whitchurch Cardiff CF14 7DR	Non-Material Amendment to Planning Permission 22/00593/DCH - Amend the proposed porch roof from flat to an apex design, and to amend the proposed double juliet balcony openings to the rea to general windows instead	26/04/2023	Permission Granted	Householder

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23/00126/HSE	24/01/2023	Mr Ray Pearce	HSE	3 Heol Iestyn Whitchurch Cardiff CF14 1QE	Part demolition of existing rear extension and erection of new single storey rear extension, loft conversion and extension with associated roof works and alterations	26/04/2023	Permission Granted	Householder
23/00872/WTTPF	17/04/2023	Mr Marc Williams	WTTPF	Bishops Close Whitchurch Cardiff CF14 1ND	Tree works in Bishops Close as proposed by surveyor and detailed in attached report	27/04/2023	GRANT - Works to Trees	Other Consent Types
23/00328/CLD	03/03/2023	Steven and Sian Gunningham	CLD	23 Whitworth Square Whitchurch Cardiff CF14 7DR	Rear single storey extension	28/04/2023	Permission Granted	Other Consent Types
23/00182/HSE	07/02/2023	Mr Craig Vaughan	HSE	36 Heol Penyfai Whitchurch Cardiff CF14 1SB	Single storey side and rear wrap around extension, loft conversion with hip to gable extension, front and rear dormer roof extensions, garden room, and front driveway alterations	02/05/2023	Permission Granted	Householder
23/00619/HSE	22/03/2023	Mrs Gillian O'Keeffe	HSE	31 Heol Don Whitchurch Cardiff CF14 2AR	Single storey extension to the rear	04/05/2023	Permission Granted	Householder
23/00029/FUL	01/02/2023	Mr Bob Green	FUL	Asda Cardiff Coryton Longwood Drive Whitchurch Cardiff CF14 7EW	Hand car wash and associated facilities consisting of a cabin, canopied dry area and a wet area	09/05/2023	Permission Granted	Minor - Other Principal Uses
23/00612/HSE	20/03/2023	Lisa Murray	HSE	135 Manor Way Whitchurch Cardiff CF14 1RF	Ground floor rear extension and garage conversion into garden room with raised roof	11/05/2023	Permission Granted	Householder

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23/00272/FUL	06/02/2023	MR MICHAEL MARTIN	FUL	Whitchurch Builders & Decorators Supplies Ltd College Road Whitchurch Cardiff CF14 2NZ	Removal of existing storage sheds, containers and facilities and replace with new low level unit for storage and ancillary staff facilities	15/05/2023	Permission Granted	Minor - Industry/Storage/Distribution
23/00929/NMA	25/04/2023	Mr J Kavanagh	NMA	Cardiff Laboratories Forest Farm Road Whitchurch Cardiff CF14 7YT	Proposed Non-Material Amendment to Planning Permission 23/00200/FUL - Minor increase in the height to the extension to provide adequate space for servicing and maintenance	16/05/2023	Permission Granted	Non Material Amendment