



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

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

## AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	THURSDAY, 14 MARCH 2024, 10.30 AM
Venue	CR 4, COUNTY HALL - MULTI LOCATION MEETING
Membership	Councillor Stubbs (Chair) Councillors Humphreys, Ahmed, Hunt, Joyce, Michael, Reid-Jones, Robson, Shimmin and Wong

### 1 Apologies for absence

To receive apologies for absence.

### 2 Declarations of Interest

### 3 Minutes

To approve as a correct record the minutes of the meeting held on 11 January 2024.

### 4 Petitions

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

Application 24/00050/NMA – Land to the North West of Whitchurch Hospital Playing Fields, Cardiff

### 5 Development Control Applications

a 24/00050/NMA - Land To The North West Of Whitchurch Hospital Playing Fields, Cardiff

b 22/00820/MJR - Land At Former Youth Hostel 2 Wedal Road, Roath Cardiff, CF14 3QX

c 23/02475/FUL - The New Penn 204A Brynfedw, Llanedeyrn Cardiff, CF23 9PW

d 24/00060/FUL - 56B Plas Mawr Road Fairwater, Cardiff CF5 3JX

6 **Applications decided by Delegated Powers**

1 January – 1 March 2024

7 **Urgent Items (if any)**

8 **Date of next meeting**

The next meeting of the Committee is 11 April 2024 at 10.30 am.

**Debbie Marles**

**Interim Monitoring Officer**

Date: Friday, 8 March 2024

Contact: Mandy Farnham, 029 2087 2618, [Mandy.Farnham@cardiff.gov.uk](mailto:Mandy.Farnham@cardiff.gov.uk)

## **WEBCASTING**

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PLANNING COMMITTEE

11 JANUARY 2024

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

64 : APOLOGIES FOR ABSENCE

Apologies were for absence were received from Councillor Heather Joyce.

65 : DECLARATIONS OF INTEREST

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

Councillor	Item Number	Nature/Reason of Interest
Cllr Robson	5b – 20/0187/MJR	Prejudicial – Employer has previously commented on the application
Cllr Hunt	5c – 23/01427/FUL	Prejudicial – Frequently uses the business premises to which the application relates.

66 : MINUTES

The minutes of the meeting of the Planning Committee on 21 December were approved as a correct record and signed by the Chair.

67 : PETITIONS

There was a petition attached to application 20/00187/MJR, however the petitioner spoke at Committee on 7 December 2023 and therefore not on this occasion.

68 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development management applications in accordance with the Town and Country Planning Act 1990:

RESOLVED: Pursuant to this Committee's delegated powers the following development management applications be determined in accordance with the recommendation set out in the reports of the Director of Planning, Transport and Environment, subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 74 of the Planning (Listed Building & Conservation) Act 1990.

**APPLICATIONS GRANTED SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT**

22/02673/FUL – PENTWYN / LLANRUMNEY  
Cardiff East Park and Ride, Eastern Avenue, Old St Mellons, Cardiff, CF23 8HH

Demolition of existing structures and redevelopment of the site to provide commercial floorspace (Use Classes B1, B2, B8, A3) and/or ancillary Class A1), associated drive-thru and car parking; the re-provision of the park and ride; a bridge across the Rhymney River; site wide landscaping and associated works.

Subject to the amendment of Conditions 7, 18 and 19 (as set out in the Amendment Sheet and Late Representations dated 11.0.24).

### **APPLICATION GRANTED**

23/01427/ FUL – HEATH  
35 St Isan Road, Heath, Cardiff, CF14 4LU

Construction of two storey extension to side and rear of existing building, roof alterations including raising of ridge height and dormers, extending existing Pharmacy and creating 2no. additional flats with provision of amenity space and bike store.

*(Councillor Garry Hunt left the meeting during consideration of this application in accordance with his personal and prejudicial interest)*

### **APPLICATION REFUSED**

20/00187/MJR – LLANDAFF  
Land at De Braose Closer, Danescourt, Cardiff

Residential development comprising 36 dwellings together with associated infrastructure, public open space and woodland management

*(Councillor Adrian Robson the left the meeting during consideration of this application in accordance with his prejudicial interest)*

### **REASON:**

This application was considered Planning Committee on 7 December 2023. It was resolved to defer the application to the next meeting of the Committee for reasons for refusal based on the objections raised by the Committee.

The application was refused for the following reasons:

1. The development, by reason of its location within a significant identified area of Open Space, would exacerbate the existing deficiency of Open Space within the Llandaff ward, as identified by the Open Space Survey (2022), contrary to the provisions of Policy C4 of the adopted Local Development Plan (2016) and guidance contained within Planning Policy Wales (Edition 11, February 2021) (paragraph 4.5.3).
2. The creation of an extensive, engineered vehicular access through the significant woodland, including the removal of trees, would

cause unacceptable harm to the established character and appearance of the existing mature and established woodland and public footpath network which cannot be mitigated by replanting, or the translocation scheme proposed, or outweighed by any other benefits of the development. The proposal is therefore contrary to the provisions of KP5, EN6, EN7 and EN8 of the Local Development Plan (2016), Supplementary Planning Guidance Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity and; Trees and Development) (November 2017), as well as Chapter 6 of Planning Policy Wales (Edition 11, February 2021 – with Chapter 6 updated October 2023) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales: The National Plan 2040.

3. The development, by virtue of its siting and the quality of proposed connections for both walking and cycling, does not provide safe, legible and otherwise well designed connectivity to nearby shops, facilities and schools for the proposed affordable housing development, contrary to Policies KP5, T1 and C6 of the adopted Local Development Plan (2016) and guidance within the adopted Cardiff Residential Design Guide

#### 69 : APPLICATIONS DECIDED BY DELEGATED POWERS

##### RESOLVED:

To note the applications decided by Delegated powers between 1 December and 29 December 2023

#### 70 : URGENT ITEMS (IF ANY)

No urgent items were received.

#### 71 : DATE OF NEXT MEETING

The next meeting of the Committee is at 10.30 am on Thursday 8 February 2024.

The meeting terminated at 12.45 pm

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**PETITION**

COMMITTEE DATE: 14/03/2024

APPLICATION NO: 24/00050/NMA

APPLICATION DATE: 10/01/24

ED: **WHITCHURCH/TONGWYNLAIS**

APP TYPE: Non-Material Amendment

APPLICANT: Velindre NHS University Trust

**LOCATION: LAND TO THE NORTH-WEST OF WHITCHURCH HOSPITAL  
PLAYING FIELDS**

PROPOSAL: Proposed Non-Material Amendment to Planning Permission 22/02231/RES - addition of TCAR2 emergency access route (to the SE of the site), removal of the Hollybush bridge, updates to the position of the intake room, and lowering of the basement level by 300mm.

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**RECOMMENDATION 1:**

That the changes are APPROVED as a non-material amendment to planning permission number 22/02231/RES dated 16th March 2023 (Condition 1) subject to all the remaining conditions and details of the original consent numbered 22/02231/RES.

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**1. BACKGROUND INFORMATION**

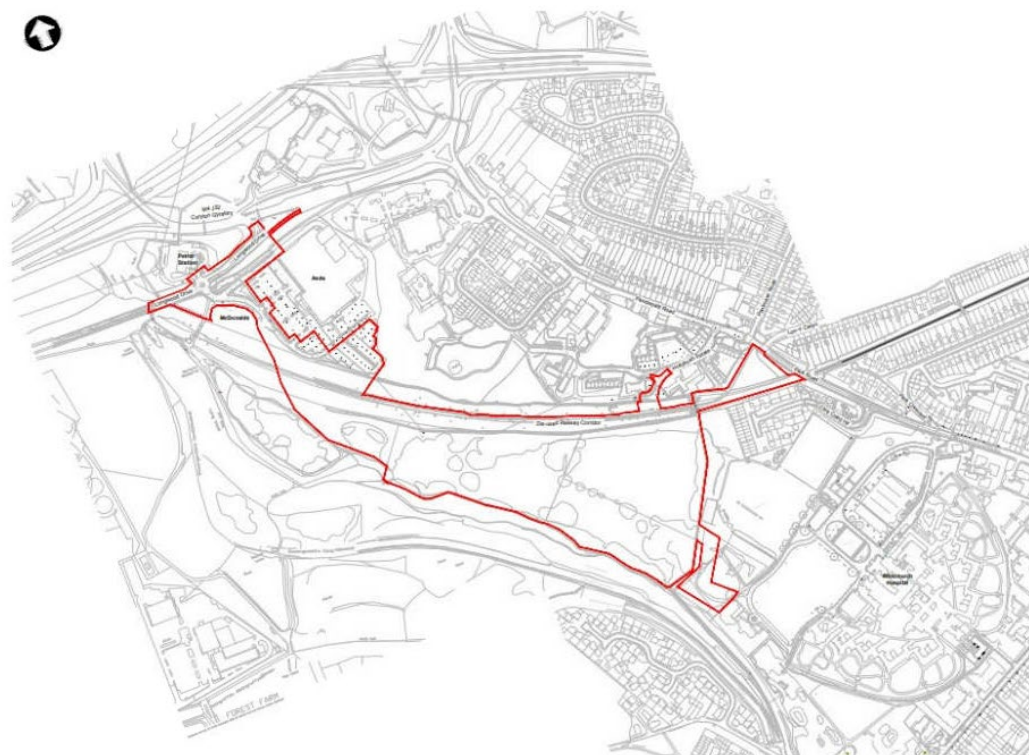
1.1 This application is reported to Planning Committee following receipt of a valid on-line petition of 50 signatures, which requests that the application is considered by the planning committee *"to enable a thorough, transparent, public examination of the documents and decision-making; for the views of the communities to be heard and enable any concerns to be addressed"*.

1.2 The petition states as follows: -

*"We, the undersigned, are of the view that the above listed application will have major effect on the immediate wider community. The community's concerns include the following: The lowering of the basement cannot be considered a Non-Material Amendment, given the additional environmental damage and increased HGV traffic through Whitchurch, and the effects on the amenities of local people. The revised HVAC intake room location has a material effect upon the PROWs that exist within this area of the development. The new alignments of the PROWs are not outlined on the maps for this application - in fact, the PROWs are not indicated or considered at all here. This application again includes a proposed incursion into the adjacent SSSI"*.

## 2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site comprises the land to the North West of Whitchurch Hospital Playing Fields, which was the subject of outline planning approval (ref. 17/01735/MJR) for a proposed new Velindre Cancer Centre (see Figure 1).



**Figure 1: Site Location Plan**

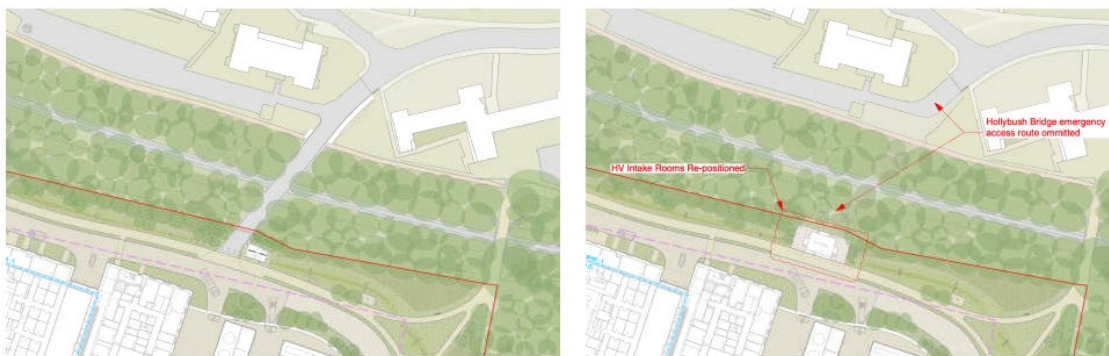
- 2.2 The site is 14.5 hectares in area and was formerly undeveloped land (prior to commencement of works at the site) characterised by rough grassland and scrub, enclosed by dense, broadleaved woodland and shrubs.
- 2.3 The boundary of the application site (established at outline stage) includes the main site for development of the hospital facility, and those areas required to facilitate access from the Coryton Gyratory and the emergency access route to the south.

## 3. DESCRIPTION OF DEVELOPMENT

- 3.1 Following the grant of outline planning permission (including detailed approval of access matters) under ref. 17/01735/MJR for a new Velindre Cancer Centre (and associated development), permission was granted for the approval of all detailed design matters reserved by condition relating to layout, scale, appearance and landscaping (22/02231/RES).
- 3.2 This application has been made under s96A of the Planning Act 1990 (as amended for Wales) for a Non-Material Amendment (NMA) to the above planning permission (22/02231/RES), and seeks to amend the approved development as follows:

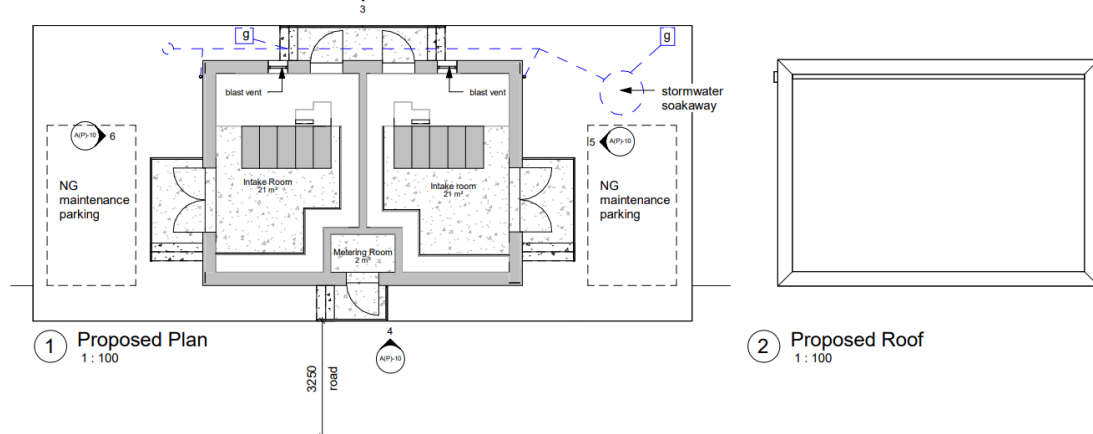
- The removal of the Hollybush bridge (formerly approved as the Emergency Access but now no longer required)
- The addition of an emergency access to the southeast of the site (TCAR2) (to reflect previous approval of the access)
- Revision to the position and design of the HVAC intake room
- Increase in the depth of the hospital basement level by 300mm

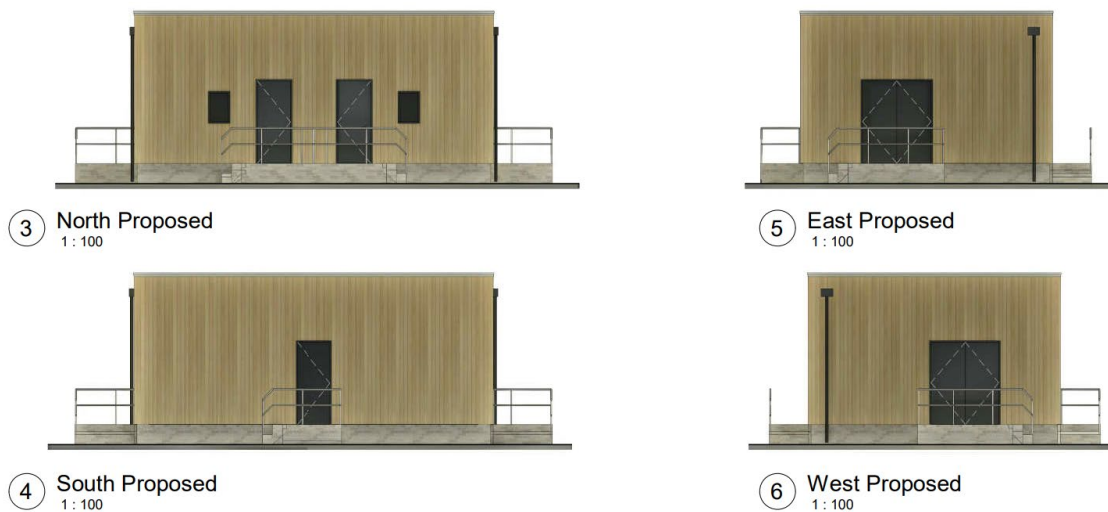
3.3 By way of background, the Reserved Matters consent identified two masterplan options – (Option A and Option B). Option A included the proposed emergency access bridge between the application site to the Hollybush Estate, which was also shown on the other approved drawings. Following the approval of the full application for the southern emergency access (see application 22/02280/FUL) the Hollybush bridge is no longer required and will not be built out (see figure 2 below).



**Figure 2: Omission of the Hollybush Bridge and associated footpath, that also shows the approved HV intake room and revised position under this NMA**

3.4 The HV generator intake room, would be realigned and configured to the northern boundary, in order to improve maintenance access/configuration for the intake room (see figure 3 below).





**Figure 3: Proposed HV building plans and elevations**

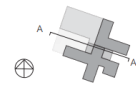
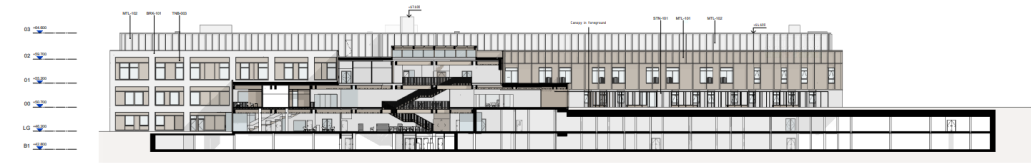
- 3.5 The addition of a permanent single carriageway emergency access route to the eastern boundary of the applicant site, would accord with the General Arrangement Masterplan Option B drawing approved under the reserved matters application (Drawing VCC-CAM-ZZ-ZZ-DR-LA-9002) which would link access from Park Road/Whitchurch (see figure 3).



**Figure 4: Addition of emergency access (TCAR2)**

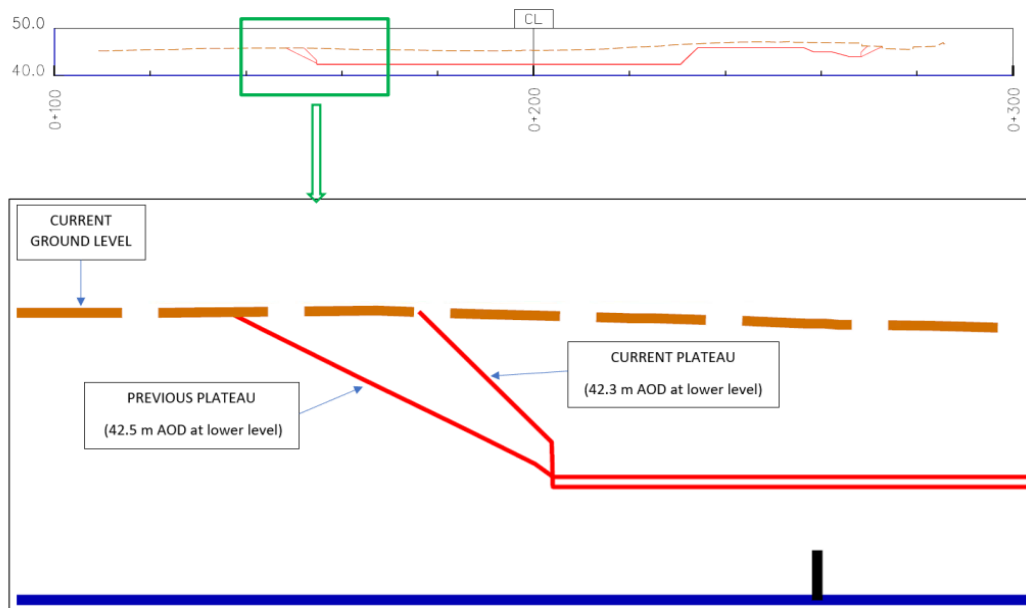
- 3.6 The applicants seek to lower the approved basement level to the Velindre hospital by 300mm from 42.8m AOD to 42.5m AOD. The basement level is to be accessed via a vehicle access ramp within the lower ground floor car parking and as such it is stated that no proposed external landscape levels would be impacted by this change. According to the supporting information, the footprint to the basement would be unchanged with no proposed amendments to the internal floorspace.
- 3.7 The supporting information states that the reduced building footprint (from the Outline permission) has led to low clear heights in certain points of the building which has a major impact at the Basement Floor Level in both the occupied and car park areas (see figure 4 below).

SECTION AA



**Figure 5: Typical section including basement as approved and proposed under the NMA**

3.8 The supporting earthworks information states that the excavated building plateau has only been lowered by 200 mm throughout the design evolution, which has led to an improved structural solution, as well as an improved earthworks strategy to mitigate additional volume of ground to be excavated. It is calculated that the combination of the changes to the basement and method of working will result in a reduction in the volume of material that would be excavated (see figure 5).



**Figure 6: extent of change for proposed earthworks**

3.9 Further information has been submitted by the applicant on the advice of the Planning Authority which included the following supporting documents and revised plans: -

- A(P)-10 REV 3 Proposed HV Rooms

- VCC-CAM-ZZ-ZZ-DR-LA-2001 General Arrangement - HV rooms
- Biocensus technical note
- VCC-CAM-ZZ-ZZ-DR-LA-0001 REV 5 Landscape Masterplan - wider context
- VCC-CAM-ZZ-ZZ-DR-LA-0002 REV 6 Landscape Masterplan
- Earthworks implications derived from the increased Basement Depth - Technical Note
- VCC-CAM-ZZ-ZZDR-LA-1321 Rev 5 Travel and Movement Diagrams - Cycle Links
- VCC-CAM-ZZ-ZZDR-LA-1322 Rev 5 Travel and Movement Diagrams - Pedestrian Movement
- VCC-CAM-ZZ-ZZDR-LA-1327Rev 5 Travel and Movement Diagrams - All Modes
- VCC-CAM-ZZ-ZZDR-LA-1329 Rev 5 Travel and Movement Diagrams - All Green Travel

3.10 The above plans and supporting documents provided additional information on the proposed HV inlet building, added all the public diverted routes across the application site, and provided a technical assessment of the changes lowering the basement level of the proposed hospital. Clarification was also provided on the ecological impacts of the changes which demonstrate that there would be a net improvement. There would be no impacts on habitat, in particular for dormice.

#### 4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

17/01735/MJR - Proposed Velindre Cancer Centre including specialist cancer treatment centre, centre for learning, research and development, primary means of access (from Coryton Interchange), emergency access (via Hollybush estate), temporary construction accesses, parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre.  
Granted 27/03/2018.

20/01108/MJR - Proposed engineering works to longwood drive and the Asda access highway and car park arrangements, enabling access to the proposed Velindre cancer centre.  
Granted 18/11/2020.

20/01110/MJR - Temporary construction access route for the construction of the approved Velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first.  
Granted 2/02/2021.

20/01481/MJR - Temporary construction access route for the construction of the approved velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first.



Approved 18/12/2020.

20/01515/MJR - Partial discharge of conditions 17 (construction environment management plan), 10 (highway and pedestrian works details), 13 (bridge finishes), and 14 (soil resource survey) (access and enabling works)) of 17/01735/MJR.

Approved 18/12/2020.

20/02632/MJR - Variation of part c of condition 1 to extend the time limit for the submission of reserved matters by 18 months to 27/09/22 and variation of part d of condition 1 to be: the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission – previously approved under 17/01735/MJR.

Granted 27/01/2021.

21/02620/MJR - Variation to the design of the northern access bridge – previously approved under 17/01735/MJR.

Approved 09/12/2021.

22/02231/RES - Application for the approval of Reserved Matters pursuant to Outline Planning Permission reference 17/01735/MJR for the delivery of the new Velindre Cancer Centre, parking, landscape works, pedestrian infrastructure and all other ancillary works.

Granted 16/03/2023.

22/02280/FUL - Temporary construction access route to the site of the approved Velindre Cancer Centre. The north-south connecting section is then proposed to be converted to provide a revised emergency access for the approved Velindre Cancer Centre.

Approved 22/02/2023.

24/00167/NMA - Proposed Non-Material Amendment to Planning Permission 17/01735/MJR Deletion of Conditions 10 and 12 to reflect the removal of the Hollybush Bridge from the approved development.

Approved 21/02/2024.

## 5. CONSULTATION AND PUBLICITY

5.1 The Non-Material process and the nature of the proposal mean that no formal publicity or consultation was undertaken or required as part of the consideration of this application, although notification was sent to internal and external consultees.

5.2 The application has been available to view online, and in addition to the above-mentioned petition, in response 9 letters of objection have been received. The summary of the objections are outlined below: -

- The exclusion of the Hollybush Bridge is only briefly considered, and this involves a major change to the Emergency Access route which will be through Whitchurch Hospital.

- The omission of the Hollybush Bridge has been done in an extremely confusing manner with no consideration or notices given to Hollybush Estate residents
- Concerns that the diverted Rights of Way Whitchurch 106 / 107 / 108 are not showing on maps submitted by the developer [*Note: These details have now been added to the NMA plans*].
- The changed location of the HVAC intake room has a material effect upon footpaths (including PROWs)
- Concerns that a cycle route has been identified as going along a current pedestrian route.
- The Council has not provided any legal undertaking for the transfer of any part of this SSSI to the developer, or for any easement for the SSSI. The area of the SSSI should therefore be removed from the plans.
- The dormice bridges appear to be tokenistic attempt to support dormice habitat.
- The additional construction from the changes to the basement will cause further unacceptable vibrations and noise for local residents.
- Various train stations and routes are included in the plans but there are no plans for these stations or new routes. This would suggest that the plans are misleading.
- The amount of documentation is extensive and not clear.

## 6. INTERNAL CONSULTEE RESPONSES

### 6.1 The **Public Rights of Way Team** advises as follows:

Following revisions of plans that now include details of the diverted public footpaths, there is no objection to the removal of the access bridge linking the Hollybush Estate.

One issue still not resolved is that the Adopted Footpath from Park Road linking through the site to Asda is being upgraded to a shared use cycle path. This requires a Cycle Track Conversion Order [*Note: This is separate from the NMA application*].

### 6.2 The **County Ecologist** has advised as follows:

Following the submission of further information, I have no objections from an GI/biodiversity perspective and recommend approval of the revisions.

### 6.3 The **Tree Officer** has no objection from an arboricultural perspective.

### 6.4 **Parks Services** advises as follows:

We are pleased to see the removal of the Hollybush Bridge which have resulted in the loss of green infrastructure and habitat within the railway cutting. The HV



building will result in a larger footprint. Will this result in any loss of trees.

## 7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Natural Resources Wales:** No objections to the proposed amendments, subject to advice.
- 7.2 **Fire Service:** Raise no objections to the proposals.
- 7.3 **CADW:** Has no objection to the proposed development.

## 8. ANALYSIS

- 8.1 When assessing and determining whether a proposed change would qualify as a non-material amendment, the Welsh Government has issued Planning Guidance entitled 'Approving Non-Material Amendments to an Existing Planning Permission' (July 2014) which provides guidance for local planning authorities to consider the following tests, as a starting point:

*(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?*

*(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?*

*(b) would the interests of any third party or body be disadvantaged in planning terms?*

*(c) would the proposed change conflict with National or Development Plan policies?*

- 8.2 In deciding whether a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission.

### *Reason for Application*

- 8.3 The submissions have emphasised that full planning permission for the permanent emergency access solution via Whitchurch Hospital (currently used as a temporary construction access for the enabling works and cancer centre) was not formally approved until 22 February 2023 (LPA Ref: 22/02280/FUL).
- 8.4 Due to the timing of the reserved matters application (22/02231/RES) the approved plans (Option A) still include the originally proposed emergency access bridge linking the application site to the Hollybush Estate. Following the approval of application 22/02280/FUL the Hollybush bridge is no longer required and will not be built, so this application has submitted a set of revised drawings to reflect the approved 'Option B' Masterplan arrangement, showing the removal of the Hollybush bridge and to ensure consistency across all proposed drawings.

8.5 It is noted that an associated application for a Non-Material Amendment (NMA) to delete Conditions 10 and 12 to reflect the removal of the Hollybush Bridge from the approved development, has recently been approved on 21<sup>st</sup> February 2024 (ref. 24/00167/NMA).

### *Assessment*

8.6 In assessing the application against the above tests, the following is noted:

- The proposals do not materially impact on the overall design or layout of the Velindre hospital site. While there are a large number of plans submitted, these only seek to update all approved documents to reflect the removal of the Hollybush Bridge.
- The proposed lowering of the basement does not change the overall height of the development as granted under the reserved matters. Moreover, the change plus structural solutions employed in the build will result in a reduction of the material to be excavated by just over 1000m<sup>3</sup> (from 60,621.9m<sup>3</sup> to 59,597.3 m<sup>3</sup>). This is considered to allay any local concerns expressed in the petition about *“additional environmental damage and increased HGV traffic through Whitchurch, and the effects on the amenities of local people”* as a result of the change in levels.
- The relocation of the emergency access has already been approved, while removal of the bridge would overall be a betterment on the original proposals for a link via the Hollybush Estate, as well as representing an improvement in terms of green infrastructure across the site as a whole.
- There would be no material changes in terms of impacts on environmental amenity as a result of the amendments, and the relevant conditions that were attached to the extant permission remain appropriate.
- The plans have been revised to include details of the diverted public footpaths, following which there are no concerns from the PRoW Officer, with the revised HVAC intake room location having no material effect upon the PROWs within this part of the site.
- Dormice, otter and bats, as well as their breeding sites and resting places, are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where a European Protected Species (EPS) is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will ‘not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range’.

- The proposed changes to the HV intake building have demonstrated that there would be no detrimental impact in ecological terms. The proposed changes will avoid the need to undertake any further vegetation clearance to what was already being undertaken under their approved licence. The changes also include the removal of the emergency access road, which provide additional benefits to the local dormouse population through avoiding fragmentation impacts and the need for woodland clearance to the north of the site. The overall development is providing a total of approx. 9.56 ha of enhanced (6.33 ha) and newly created (3.23 ha) habitat both in on-site and off-site. The NMA proposals have no impact upon the existing EPS licenses for the site.

8.7 In addition to the above, the following response is provided to local concerns (that have not been addressed above): -

- There are no changes to the boundary of the site or any impacts from the NMA proposals on the SSSI
- The NMA to lower the basement will have no additional impacts in terms of vibration or noise (and given the reduction in excavation such impacts would be proportionally reduced)
- The diverted Rights of Way have now been added to the NMA plans, which have also been amended to clarify that the footpath along the southern boundary (through the woodland) is not a cycle path.
- The NMA does not propose any changes to the identified train stations and routes included.

## 9. EIA Development

9.1 The host application was accompanied by an Environmental Statement. The application therefore constitutes a “subsequent application” for the purposes of Part 3, Regulation 9(1)(a) & (b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. The application does not give rise to any significant effect on the environment, beyond those which were considered as part of the Environmental Statement approved under the original planning permission. On that basis, the environmental information already before the Local Planning Authority is considered adequate to assess the significant effects of the development on the environment and should be taken into consideration as part of this application in accordance with the provisions of Regulation 9(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. Having regard to the tests outlined above, the proposal can be considered a non-material amendment. For the reasons outlined above, it is the considered view of the Local Planning Authority that the Environmental Statement remains fit for purpose.

10. CONCLUSION

- 10.1 Taking into consideration the Welsh Government guidance referred to above, it is considered that the changes, individually and cumulatively, will not result in any material change to the overall scheme such that the proposal can be considered as a non-material amendment to planning permission ref. 22/02231/RES approved on 16th March 2023, subject to the conditions and details of the original consent.

11. RECOMMENDATION:

That the changes are APPROVED as a non-material amendment to planning permission number 22/02231/RES dated 16th March 2023 (Condition 1) subject to all the remaining conditions and details of the original consent numbered 22/02231/RES.

Condition 1 (List of Approved Plans)

1. The development hereby approved shall be undertaken in accordance with the following plans and documents:

SITE PLANS

VCC-WAB-ZZ-XX-DR-A-300001-Site Location Plan-28/11/2022

**VCC-WAB-ZZ-XX-DR-A-300002 Rev P03-Site Boundary Plan-09/01/2024**

**VCC-WAB-ZZ-XX-DR-A-300003 Rev P03-Site Layout Plan- 09/01/2024**

GENERAL ARRANGEMENT PLANS

VCC-WAB-ZZ-00-DR-A-301001-Basement Plan-28/11/2022

VCC-WAB-ZZ-01-DR-A-301002-Lower Ground Floor Plan-28/11/2022

VCC-WAB-ZZ-02 -DR-A-301003-Ground Floor Plan-28/11/2022

VCC-WAB-ZZ-03-DR-A-301004-First Floor Plan-28/11/2022

VCC-WAB-ZZ-04 -DR-A-301005-Second Floor Plan-28/11/2022

VCC-WAB-ZZ-RF-DR-A-301006-Roof Plan-28/11/2022

**VCC-CAM-ZZ-ZZ-DR-LA-2001 – General Arrangement HV Rooms-06/02/2024**

**A(P)-10 REV 3 Proposed HV Rooms-13/12/2023**

GENERAL ARRANGEMENT SECTIONS

VCC-WAB-ZZ-XX-DR-A-302001-Sections A-A, B-B, C-C & D-D-28/11/2022

VCC-WAB-ZZ-XX-DR-A-302002-Sections E-E, F-F, G-G & H-H-28/11/2022

VCC-WAB-ZZ-XX-DR-A-302003-Sections I-I, J-J & K-K-28/11/2022

VCC-WAB-ZZ-XX-DR-A-302004-Sections L-L & M-M-28/11/2022

GENERAL ARRANGEMENT ELEVATIONS

VCC-WAB-ZZ-XX-DR-A-303001-Elevations-28/11/2022

VCC-WAB-ZZ-XX-DR-A-303002-Elevations-28/11/2022

## LANDSCAPE DRAWINGS

### General Arrangement Plans:

**VCC-CAM-ZZ-ZZ-DR-LA-0001 Rev 5 - Landscape Masterplan (Wider Context)-22/09/2022**

**VCC-CAM-ZZ-ZZ-DR-LA-0002 Rev 6 - Landscape Masterplan-22/09/2022**

VCC-CAM-ZZ-ZZ-DR-LA-0003-Landscape Levels Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0004-Hard Landscape Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0005-Soft Landscape Summary-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0006-Landscape SUDS Infrastructure-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0007-Soil Management Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0008-Growing Medium Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0040-Masterplan Roof Level-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0050-Proposed Trees-22/09/2022

### Tree Planting Schedules:

VCC-CAM-ZZ-ZZ-DR-LA-0010-Woodland/Meadow Ecotone Trees - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0011-Dormouse Habitat and Woodland Trees 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0012-Garden Trees-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0013-Orchard Trees-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0014-Roof Garden and Atrium Trees-22/09/2022

### Planting Schedules:

VCC-CAM-ZZ-ZZ-DR-LA-0015-Neutral Grassland Wildflower Meadow - 12/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0016-Seasonally Wet Wildflower Meadow - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0017-Frequently Wet Wildflower Meadow - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0018-Shade Tolerant Wildflower Meadow - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0019-Retention Pond With Aquatic Planting - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0022-Prairie Perennial, Herbaceous & Shrub - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0023-Physic Garden - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0024-Mixed Native Hedge - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0025-Biodiverse Green Roof - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0026-Roof Garden - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0027-Atrium - 22/09/2022

### Strategy Plans:

VCC-CAM-ZZ-ZZ-DR-LA-0030-Habitat Retention & Management Plan -

22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0031-Ecological Enhancement Plan - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0035-Irrigation Strategy - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0037-Façade Maintenance Access Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0038-Landscape Parking Provision Strategy-  
22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0039-Hierarchy of Space - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1320-Travel and Movement Diagrams - Public  
Transport Links-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0051 revision 5 Proposed Detailed Tree Planting  
Plan 30/11/2022

**VCC-CAM-ZZ-ZZ-DR-LA-1321 Rev 5-Travel and Movement Diagrams -  
Cycle Links 22/09/2022**

**VCC-CAM-ZZ-ZZ-DR-LA-1322 Rev 5-Travel and Movement Diagrams –  
Pedestrian Movement-22/09/2022**

VCC-CAM-ZZ-ZZ-DR-LA-1323-Travel and Movement Diagrams - Private  
Cars, Taxi & Mini-bus-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1324-Travel and Movement Diagrams – Ambulance  
Access-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1325-Travel and Movement Diagrams – Servicing  
Access- 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1326-Travel and Movement Diagrams – Emergency  
Access - Fire Tender-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1327 Rev 5-Travel and Movement Diagrams - All  
Modes 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1328-Travel and Movement Diagrams - All Vehicular  
22/09/2022

**VCC-CAM-ZZ-ZZ-DR-LA-1329 Rev 5-Travel and Movement Diagrams - All  
Green Travel 22/09/2022**

VCC-CAM-ZZ-ZZ-DR-LA-1352-Key Plan Landscape Pavilions and Structures-  
22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-9002-Masterplan- Option B (TCAR2 with Hollybush  
Bridge Omitted)-29/11/2022

Sections:

**VCC-CAM-ZZ-ZZ-DR-LA-0100 Rev 4-Section Key-22/09/2022**

VCC-CAM-ZZ-ZZ-DR-LA-0101-Section A-A-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0102-Section B-B-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0103-Section C-C-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0104-Section D-D-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0105-Section E-E-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0106-Section F-F-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0107-Section G-G-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0108-Section H-H-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0109-Section I-I-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0110-Section J-J-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0111-Section K-K-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0112-Section L-L-29/11/2022

Details:

VCC-CAM-ZZ-ZZ-DR-LA-9004-Typical Tree Planting Details-30/11/2022

Documents

Updated Design and Access Statement prepared by White Architects (dated November 2022).

Transport Conformity Statement dated 30 November 2022 prepared by Steer. Planning Statement (REVISION A) prepared by Turley.

Environmental Statement as prepared by Mott McDonald

Desk Based Heritage Assessment prepared by Archaeology Wales.

Geo-Environmental Technical Assessment Update prepared by Arup.

Arboricultural Impact Assessment (including Method Statement and Tree Protection Plan) prepared by Mott McDonald and WSP.

Updated Arboricultural Impact Assessment prepared by Arb TS.

Updated Landscape Strategy prepared by Camlins dated January 2023.

Updated Landscape Habitat Maintenance and Management Plan prepared by Camlins dated January 2023

Flood Consequences Assessment prepared by Arup

Drainage Strategy prepared by Arup (Reference VCC-ARUP-ZZ-XX-RPC 0004).

Dormouse Mitigation and Management Strategy.

Updated Ecological Assessment Update prepared by RSK BioCensus dated January 2023.

External Lighting Strategy Update prepared by Hydrock (VCC-HYD-XX-XX-RP-E074002) dated January 2023.

Noise Compliance Statement prepared by Hydrock (VCC-HYD-XX-XX-RP-O555002 - Back-up Generators - Preliminary Noise Assessment).

Air Quality Compliance Statement prepared by RSK Report No.: 445158 01 (03).

Landscape NMA Planning Submission Note – 09/01/2024

RSK Biocensus Technical Note-09/02/2024

Earthworks implications derived from the increased Basement Depth Technical Note-01/03/2024

**Non Material Amendment Report Basement Level Adjustment-05/03/2024 (Includes proposed sections to the basement under the NMA)**

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.

Note: **BOLD** plans form part of application ref. 24/00050/NMA

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COMMITTEE DATE: 14<sup>th</sup> MARCH 2024

APPLICATION NO: 22/00820/MJR      APPLICATION DATE: 14/04/2022

ED:                                      PLASNEWYDD

APP TYPE:                              FULL

APPLICANT:                              WALES & WEST HOUSING ASSOCIATION

LOCATION:                                      LAND AT FORMER YOUTH HOSTEL, 2 WEDAL ROAD,  
ROATH

PROPOSAL:                                      DEVELOPMENT OF UP TO 5 STOREY BUILDING TO  
ACCOMMODATE 23 NO. AFFORDABLE APARTMENTS PLUS  
ASSOCIATED WORKS

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RECOMMENDATION 1:

That planning permission be GRANTED subject to the relevant parties entering into a binding legal agreement under the provisions of 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 9 of this report, and the conditions listed below in Section 12.

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.

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1.     DESCRIPTION OF THE SITE AND AREA

- 1.1    The application site extends to approximately 0.57 hectares and comprises previously developed land, having previously accommodated the Youth Hostel Association (YHA) Building which was demolished in 2018.
- 1.2    The YHA building was orientated facing towards Wedal Road, its siting likely due to the drainage easement which bisects the site north-west / south-east. The footings and the associated areas of hardstanding of the former buildings are still evident on-site.

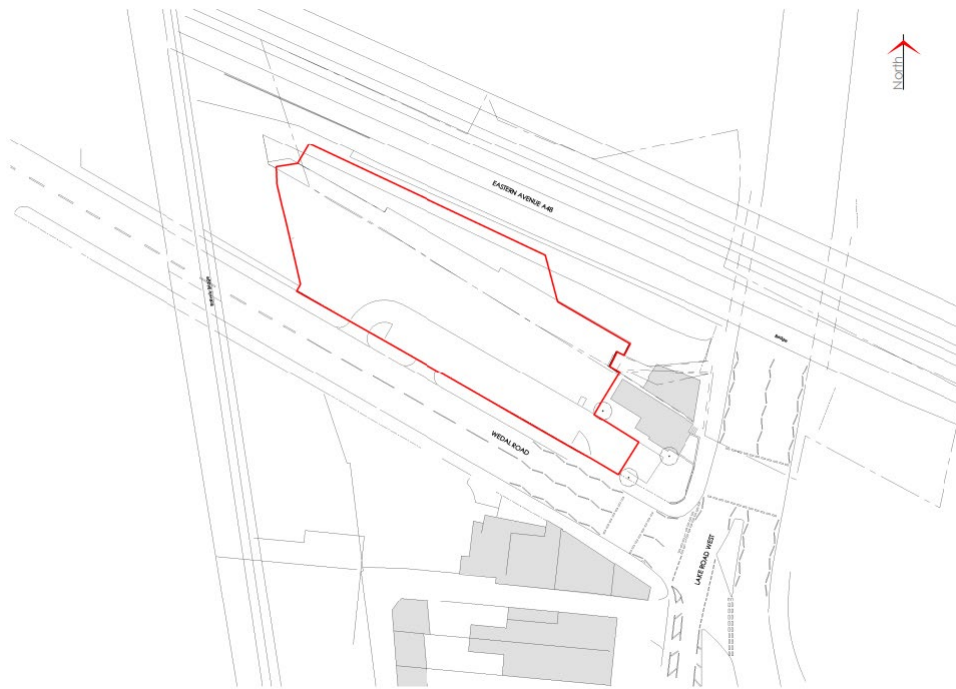


Figure 1: Site Location Plan

- 1.3 The site is generally flat and level, with a rise of approximately 1.6m across the site from approximately 15.1m AOD on the east boundary to approximately 16.7m at the west end of the site. A retaining wall approximately 1.5m high on the west boundary marks the embankment where the land rises sharply to meet the railway (approximately 24.4m AOD). At the rear of the site the land also rises sharply by approximately 3m where it is embanked to the Eastern Avenue dual carriageway (A48).
- 1.4 The neighbouring building to the east, 1 Lake Roath West, has recently been redeveloped into two flats. The Old Kiosk also adjoins the site and has recently been converted into a dwellinghouse. Wedal Road runs along the site's southern boundary, connecting Fair oak Road to Allensbank Road.
- 1.5 A number of trees are located on and adjacent to the northern and western site boundaries, most notably two category B pines, some Sessile Oak (also Category 'B', Ash and Silver Birch).
- 1.6 The site is located within the northern corner of the Roath Park Conservation Area, abutting the Conservation Area's west and northwest boundaries. It is sited approximately 90m from Roath Park, which is a Registered Historic Park and Garden.



Figure 2: Conservation Area / Historic Park and Garden Context

- 1.7 The majority of the site is located within flood Zone A with part of the eastern boundary falling within Zone B on the TAN15 development advice maps.
- 1.8 The vacant cleared site has two points of access which the neighbouring property at 1 Lake Road West has a right of access to.
- 1.9 The nearest train station is Heath Low Level, approximately 1.6km north-west. Bus services between the City Centre and Llanishen currently operate to the southeast via Ninian Road and Lake Road East.
- 1.10 The surrounding area predominantly comprises two and three-storey residential buildings from the Victorian and Edwardian eras. In addition, a coffee shop and a restaurant occupy ground floor premises in close proximity around the junction.
- 1.11 Two Sites of Importance for Nature Conservation (SINCs) are located in close proximity to the site: Cathays Cemetery approximately 40m to southwest and 75m to the northwest beyond the railway line and Eastern Avenue, and Roath Brook, approximately 100m to the east.



Figure 3: Looking West Up Wedal Road

## 2. DESCRIPTION OF DEVELOPMENT

- 2.1 This application initially sought full planning permission for a 3-6 storey building comprising 27 no. affordable apartments (25 no. 1 bed and 2 no. 2 beds) and associated works. This has subsequently been amended to a 3-5 storey building comprising 23 no. 1 bedroom apartments (see paragraph 2.18).



Figure 4: Proposed South Elevation



Figure 5: Floor Plans (Basement – 2nd)

- 2.2 All apartments are to be social rented and managed by the applicant, a Registered Social Landlord.

*Layout and Appearance*

- 2.3 The building is positioned to the rear (north) of the plot so as to avoid encroachment onto two sewer easements that run under and parallel to the front of the site (450mm and 825mm).
- 2.4 The apartments are arranged to have a single aspect to the south so as to face away from Eastern Avenue immediately north of the site (except for the apartment at the west end on each floor which would be dual aspect with kitchen/bathroom/hallway windows facing the dual carriageway (5 no. apartments in total)).
- 2.5 The building is designed to be a flat roof building ranging between 3 storeys at its eastern end rising to 5 storeys. Recessed windows and projecting bays will add architectural interest to the elevations. A contrasting smooth/rough facing brick finish is proposed using two brick types (details subject to further approval via condition).



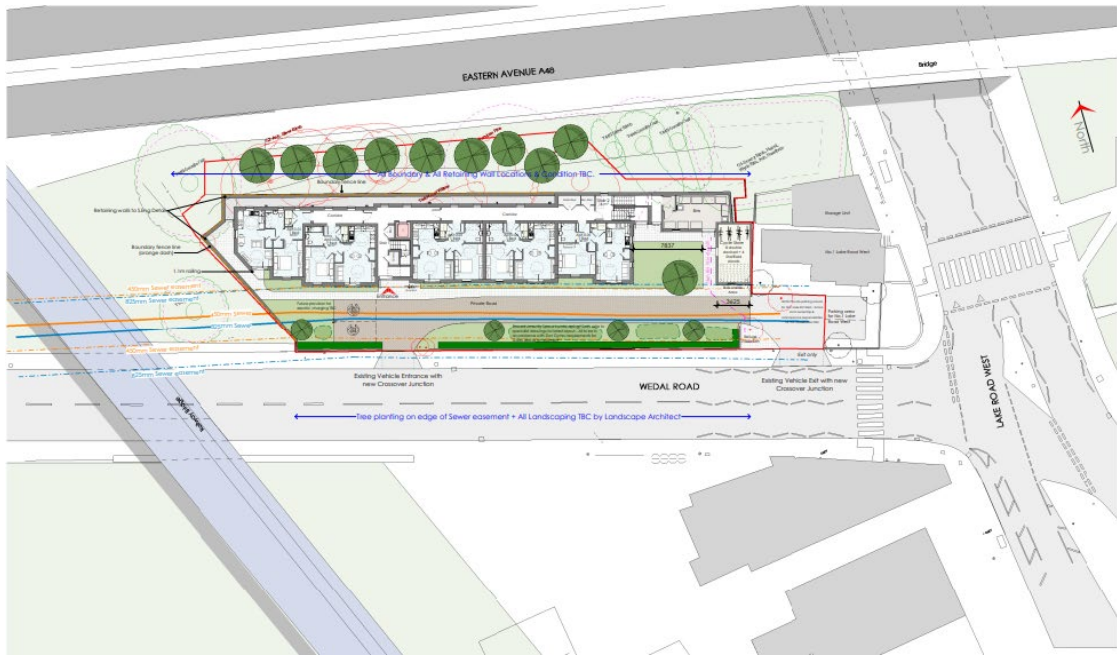


Figure 6: Proposed Site Layout

- 2.6 The finished ground floor level would be approximately 16.83m AOD. Allowing 3 metres per floor, the overall building height originally proposed would be approximately 16.5m (approximately 33m AOD).
- 2.7 Provision for refuse storage is made in an enclosed single-storey store adjacent to the east site boundary. The store will have a green roof. Refuse would be brought kerbside on collection day. The finished floor level of the refuse store would be approximately 15.33m AOD.

#### *Access and Parking*

- 2.8 4 no. off-street parking spaces (including 2 no. EV spaces) were originally proposed via a self-contained access/egress, resulting in the closure of the one-way in/out route through the site. The neighbouring apartments at 1 Lake Road West were to receive a private access instead of the previous right of access across the application site. The remainder of the one-way access would have been replaced by soft landscaping and pedestrian access routes.
- 2.9 Due to the legal rights of access being unable to be satisfactorily resolved, the amended scheme submitted in October 2023 now proposes retention of the existing one-way in/out access arrangements with a reduced provision of 2 no. off-street parking spaces. The neighbouring occupiers at 1 Lake Road West would retain their right of access and therefore use the drive to access their private parking area. The area for soft landscaping has therefore reduced.
- 2.10 The original application proposed 29 no. double-stacked cycle parking spaces in a secure covered cycle store at the eastern end of the site adjacent to the boundary with 1 Lake Road West. 1 no. uncovered 'Sheffield' stand is also proposed for visitors at the building entrance.
- 2.11 The October 2023 amended submission has changed this provision to 22 no.

secure and covered spaces for residents in a marginally larger cycle store (4 no. 'Sheffield' Stands providing 6 no. spaces and 8 no. double-stackers providing 16 no. spaces), plus retention of the 2 no. uncovered visitor spaces at the building entrance as originally proposed.

### Green Infrastructure

- 2.12 8 no. individual trees and 2 no. tree groups have been identified from the submitted tree survey. Of these, 5 no. trees have been classified as 'B' Category i.e. of moderate quality, desirable for retention. The remaining trees were either of 'C' or 'U' quality i.e. low/poor quality optional/unsuitable for retention.

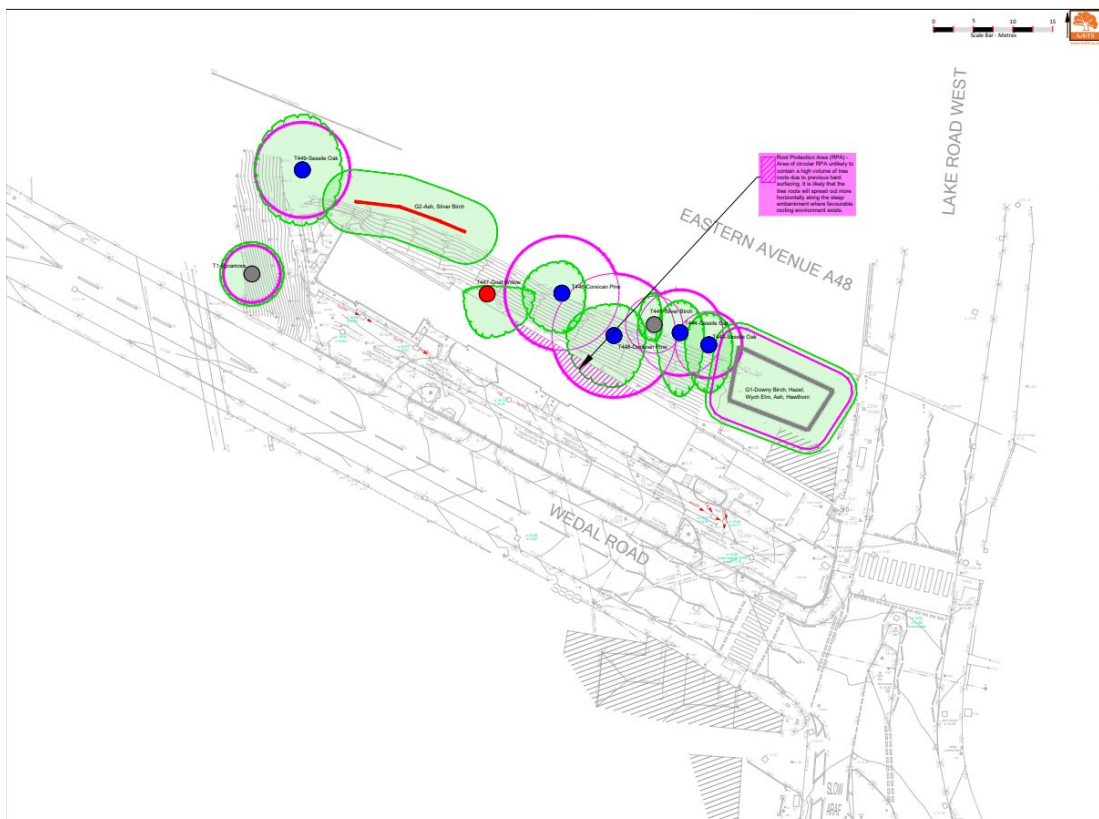


Figure 7: Tree Constraints Plan

- 2.13 3 no. individual trees are proposed for removal to facilitate construction, including 2 no. Category 'B' Corsican Pines, together with a 'U' category group of ash/birch. These trees are located on land owned by the Council's Highways Authority and are on or close to the northern site boundary with Eastern Avenue.
- 2.14 Replacement tree planting is indicated on the proposed site plan as part of the soft landscaping scheme for the development. The Green Infrastructure Statement received in the amended Planning Statement confirms that 9 no. new specimen trees will be planted to off-set the removal of the Category 'B' pine trees (together with 5 no. new trees to the front of the building).
- 2.15 A combination of green roofs (refuse store and cycle store), bioretention areas, conveyance swales, and rain gardens will be incorporated into the soft landscaping to meet SAB requirements.

- 2.16 In respect of Ecology, as the site has been cleared, roosting opportunities for bats are considered to be limited in the Ecology Impact Assessment accompanying the application (including retained trees where dense ivy is covering trunks). The low number of habitats necessary to support reptile and amphibian species and the site's isolated situation will also result in limited/negligible impacts. The assessment identifies a number of enhancement measures including 6 no. bat boxes, 6 no. bird bricks, wildlife friendly fencing and planting measures to enhance habitats.

#### *Amended Plans*

- 2.17 The amended plans submission in October 2023 introduced the following changes to the original application:
- (i) Dwelling Units – 4 no. units removed to a reduced total of 23 no. 1 Bed apartments;
  - (ii) Storeys – reduction in overall height from 6 to 5 storeys;
  - (iii) Access – re-introduction of a one-way in/out route as per the arrangements for the previous youth hostel building;
  - (iv) Car Parking – reduction from 4 no. to 2 no. EV spaces;
  - (v) Cycle Parking – 22 no. covered and secure spaces in a marginally larger cycle store plus 2 no. visitor spaces;
  - (vi) Landscaping – reduced on-site soft landscaping provision along site frontage to accommodate one-way access/egress;
  - (vii) Refuse – relocated area for kerbside collections and storage area for bulky goods collections;
  - (viii) Drainage – revised designs to meet SAB requirements.

#### *EIA screening*

- 2.18 The development is appropriately classified as an 'urban development project' under Schedule 2 10b 'Infrastructure Projects' of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. However, given the scale of development does not meet the prescribed thresholds of a 5 Ha development area or more than 150 dwellinghouses, EIA is not required for the development.
- 2.19 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [22/00820/MJR](https://www.wrexham.gov.uk/22/00820/MJR)

### 3. PLANNING HISTORY

- 3.1 The site has the following relevant planning history: -
- 18/00141/MJR: Conservation Area Consent granted on 9<sup>th</sup> March 2018 for the demolition of two-storey pitched roof building;
  - 17/02929/MJR; Prior Notification of Proposed Demolition under Part 31 of Schedule 2 to The Town and Country Planning (General Permitted



Development) Order 1995 approved on 17<sup>th</sup> January 2018.

#### 4. POLICY FRAMEWORK

##### *National Policy*

- 4.1 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’.
- 4.2 ‘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.
- 4.3 ‘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.
- 4.4 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
- 4.5 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*

- 4.6 [Planning Policy Wales](#) (Edition 12) was revised and restructured in February 2024. Its primary objective 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.
- 4.7 It aligns with the themes and approaches set out in [Future Wales - the National Plan 2040](#) (see below) to deliver the vision for Wales that is set out therein.
- 4.8 PPW12 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.

- 4.9 The updated PPW12 places a stronger emphasis on taking a proactive approach to green infrastructure, securing net benefit for biodiversity, strengthening the protection of Sites of Special Scientific Interest (SSSIs) and giving more consideration to the protection and enhancement of trees and woodlands.
- 4.10 It states that *“development plan strategies, policies and development proposals should be formulated to look to the long term protection and enhancement of the special characteristics and intrinsic qualities of places, be these of natural, historic or built environments, ensuring their longevity in the face of change. This means both protecting and enhancing landscapes, habitats, biodiversity, geodiversity and the historic environment in their own right as well as other components of the natural world, such as water resources or air quality.”*
- 4.11 The document should be *read as a whole*, and where ‘must’ is used, it reflects a legislative requirement or indicates where action is needed now to achieve strategic outcomes in the longer term.

#### *Technical Advice Notes*

- 4.12 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -
- TAN 5: Nature Conservation and Planning (2009);  
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
  - TAN 10: Tree Preservation Orders (1997)
  - TAN 11: Noise (1997)
  - TAN 12: Design (2016)
  - TAN 16: Sport, Recreation and Open Space (2009)
  - TAN 18: Transport (March 2007)
  - TAN 20: Planning and the Welsh Language (2017)
  - TAN 21: Waste (February 2017)
  - TAN 24: The Historic Environment (May 2017)
- 4.13 On 16<sup>th</sup> July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 4.14 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable

future for our communities. 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*

- 4.15 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.
- 4.16 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate- resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 4.17 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

#### KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transport
- 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

#### *Environment*

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination

#### *Transport*

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

#### *Community*

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

#### *Waste*

- W2 Provision for Waste Management Facilities in Development

#### *Supplementary Planning Guidance:*

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

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

## 5. INTERNAL CONSULTEE RESPONSES

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

- (i) Vehicle Access – The latest plans show an access strategy that returns to the former 1-way (eastbound) arrangement within their site. Whilst this is not an ideal scenario (due to misuse and enforceability concerns), given that it existed for a number of years under the previous use it is not considered that it would be reasonable to object on Transport grounds. A relevant condition will help ensure that the proposed access and parking arrangements are adhered to, including junction improvements to create dropped footway access (as opposed to the bell mouth/kerbing cutting across the footway) plus resurfacing along the site frontage on Wedal Road.
- (ii) Cycle Parking - The amended plans show an additional double-stack space has been fitted in and the store's footprint has been marginally increased in size. These changes satisfy previous concerns regarding the quantum and mix of cycle stands (i.e. 'Sheffield' and double-stacker stands) and their accessibility. Final details would be sorted via condition.
- (iii) Car Parking – The amended provision of 2 no. spaces within the site would require a management condition. It is also noted that electric charging is intended but is subject to further confirmation.
- (iv) Traffic Generation/Car Parking – some concerns regarding the level of car parking on Wedal Road that is likely to arise as a consequence of the development and sought some realistic forecasts of likely demand.
- (v) Land Ownership – notes that the application requires the acquisition of Highways land and negotiations with the Council's Strategic Estates team are continuing.
- (vi) Refuse Collection Arrangements – the amended site plan shows the route for moving bins to the site frontage and a refuse collection storage area adjacent to the vehicle egress.

5.2 The **Housing Strategy Manager** advises that the application has been submitted by one of the Council's Registered Social Landlord (RSLs) partners. They support the proposals to deliver 23 no. affordable units to meet housing need in the area.

5.3 The **Operational Manager (Waste Management)** notes the provision on the amended plans and provides confirmation of the required bin provision, including bulky waste storage, details of requirements of access and manoeuvring, lighting, security, and collection distances. They signpost the SPG for further information. They do not object to the amended submission.

5.4 They also advise that collection methods will be changing over the next year. which will result in different/more receptacles being required for the storage of waste between collections. All bin storage areas should generally be outside of the main dwelling and for larger communal development of 10 or more

dwellings, in a suitably designed and designated internal waste storage area. The design must allow a degree of flexibility to be able to adapt to potential collection requirements including greater separation of waste into multiple containers. Flexibility should also allow for additional storage in the event of a disruption to services, during events beyond their control such as severe weather.

- 5.5 **Shared Regulatory Services, Neighbourhood Services (Noise)** has considered the new Noise and Vibration Assessment by Inacoustic dated 17<sup>th</sup> October 2023. Conscious that there has been dialogue on matters relating to road traffic noise levels, particularly the NW site boundary, they note that the new report details stringent mitigation measures to be applied to. They recommend a pre-occupation survey to ensure that the recommended mitigation works are carried out to the Local Planning Authority's satisfaction.
- 5.6 They also observe the centrally positioned elevator shaft and its relationship adjacent to habitable rooms in some of the apartments. They recommend a condition to secure sound insulation works which will also cover floor/ceilings between dwellings.
- 5.7 The **Operational Manager, Parks Services** advises that no public/functional 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. The request for an offsite contribution is applied consistently across both private and affordable housing developments. In providing for the additional residents the development will result in increased use of local public open spaces, with a corresponding need for increased maintenance, more rapid upgrading and potential expansion of existing facilities. This is regardless of the financial model for the development.
- 5.8 The Council's 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. Being mindful of the reduced number and type of dwellings in the amended submission, they have calculated the additional population generated by the development to be 29.9, which results in an open space requirement of 0.073ha of on-site open space or an off-site contribution of £31,023 (down from £37,456).
- 5.9 The use of S106 contribution 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. Consultation will take place with Ward Members to agree use of the contribution. Within the Plasnewydd ward, Roath Park Pleasure Gardens and Recreation Ground are within the distance thresholds set out in the SPG.
- 5.10 In respect of trees and landscaping he defers to the Tree Officer's comments but also places on record their objection to the removal of the x2 Category 'B'

Corsican Pines. The proposed replacement species (Acer Campestre, Acer Campestre 'Elsijk', Acer x zoeschense 'Annae' and Crataegus laevigata 'Paul's Scarlet') are not considered adequate for the loss of the two substantially larger and longer lived pines. Planning Policy Wales requires a minimum ratio of at least 3 trees of a similar type and compensatory size for every 1 lost but this is not being achieved.

- 5.11 Regarding SuDS, they understand the Authority will be required to adopt all SuDS serving residential developments of more than two dwellings and they expect maintenance of the soft landscaping elements of such systems will be carried out by the Grounds Maintenance Section in Parks. They note however in the Suds Adoption Areas Plan (2375-741 REV A) that the Suds features are to remain in private ownership.
- 5.12 The **Tree Officer** objects to the proposed development as he considers it to be contrary to EN8. Two 'B' category pines are to be removed to accommodate development. There is no overriding design justification for this and the mitigation for their loss is considered inadequate, comprising a group of small-medium sized trees to the rear and a medium sized tree to the frontage shoe-horned into a bed between building lines. This planting might reasonably be considered appropriate mitigation for the loss of the 'C' and 'U' category trees but there is no planting equivalent to the scale of the two pines, which are potentially massive trees that can live many hundreds of years. The tree report makes the assumption they are in terminal decline, but needle and stem diseases of pines can come and go and result in trees that look poorly one year looking much healthier the next.
- 5.13 As per the latest publication of PPW Chapter 6, permanent removal of trees will only be permitted where it would achieve significant and clearly defined public benefits. Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. The planting position for each replacement tree shall be fit to support its establishment and health, and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords.
- 5.14 So, if the loss of each pine could be justified, the mitigation planting must be of a similar type - e.g. Scots pine and x3 per tree lost, so a total of x6 Scots pines and planted in positions that ensure unconstrained long-term growth to optimise the environmental and ecological benefits they afford. It will be understood that with the proposed building design, the space to achieve such, were this approach to be considered acceptable in any event, is not being made available - the design of development would need to be substantially amended to provide the space necessary.

5.15 **The County Ecologist** has no objection to the amended application, subject to relevant conditions relating to approved documents, data shelf life, invasive species, ecological enhancements, construction and environmental management, external lighting, appointment of ecological clerk of works, and an Ecological Management Plan. He also makes the following comments:

- (i) Whilst the submitted landscape strategy includes a range of native species it does not appear to be consistent with the amount of Japanese Knotweed noted in the Preliminary Ecological Appraisal (PEA) nor is T1 accurately recorded;
- (ii) The CEMP has older plans inserted, fails to mention ecological receptors and has not addressed removal of Japanese Knotweed;
- (iii) Pollution Prevention Guidelines need to be expanded to address spillages avoidance/management;
- (iv) He agrees that the site, being a mix of hard standing, ephemeral short perennial vegetation, scattered trees and fly-tipped waste, is of low ecological distinctiveness;
- (v) Reptiles should be scoped into PEW/EcIA given site is adjacent to the railway line which provides connectivity to known populations;
- (vi) He agrees with the conclusions that low bat roosting potential exists and the precautionary approaches suggested i.e. sectional felling during winter months. Dawn surveys should take place prior to any felling during the active season;
- (vii) A condition to secure details of external lighting is accepted;
- (viii) Birds – appropriate precautions are given regarding tree felling during winter or with a prior inspection by an ecologist. The EcIA notes buffers required if nests are detected. Replacement trees should exceed number felled. Bird boxes will offset initial impacts;
- (ix) Vegetation on site has matured since 2020 therefore precautionary measures will be required for reptiles and habitat clearance;
- (x) Invasive non-native species – Japanese knotweed is present and must be addressed in the CEMP (it also appears to be present on the adjacent railway line);
- (xi) Invertebrates and protected plants are not mentioned;
- (xii) Enhancements – Section 6 duty to enhance is proposed to be satisfied through native planting, permeable paving, hedgehog friendly fencing;
- (xiii) Surveys were undertaken in January 2020 and therefore on the cusp of repeatability.



- 5.16 **Shared Regulatory Services, Environment (Enterprise and Specialist Services) (Air Quality)** notes that the Air Quality Assessment (AQA) provides information on baseline pollutant concentrations and assesses the impact of operational phases of the development. It concludes that the operational phase will have no detrimental effect on air quality within the area, and exposure for future residents are below the AQOs and Limit Values. The overall effect of the proposed development will not be significant. They therefore do not consider it appropriate to propose further mitigation measures. Dust mitigation measures in the CEMP have also been reviewed and are deemed to be acceptable.
- 5.17 In summary, they are satisfied with the AQA outcomes and have no further concerns regarding air quality and the development. There is no conflict with national, regional and local planning guidance relating to air quality.
- 5.18 **Shared Regulatory Services, Environment Team (Land Quality)** confirms previous advice that a former landfill site has been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites and may give rise to potential risks to human health and the environment for the proposed end use. Whilst the Geotechnical and Geo-Environmental report submitted with the application states that the risk from ground gas on site is considered negligible, the nearby historic landfill ('Wedal Road East Landfill') does not appear to have been fully considered. They therefore recommend the inclusion of a standard condition, with amendments requiring ground gas assessment in line with current guidance.
- 5.19 The report also includes a contamination assessment of the site which indicates that all of the substances tested for were found to be at concentrations below residential guidelines. However, the potential for contamination cannot be ruled out and the 'unforeseen contamination' condition is recommended.
- 5.20 Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.
- 5.21 They request the inclusion of the relevant conditions and an informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with LDP Policy EN13.

## 6. EXTERNAL CONSULTEE RESPONSES

- 6.1 **Dŵr Cymru Welsh Water** advise that a public sewer crosses the site and they provide a plan showing its approximate position. They recommend conditions and informatives to ensure no detriment to existing residents or the environment and to their assets.

- 6.2 **Natural Resources Wales** have concerns with the application however these can be overcome through attaching relevant conditions. They advise that version 2.0 of the Ecological Impact Assessment dated 4<sup>th</sup> October 2023 by Ecological Services Ltd continues to be appropriate and they note the recommendations. In respect of land contamination, controlled waters at this site are not of the highest environmental sensitivity therefore they have no further comment.
- 6.3 **South Wales Fire Service**: no objection and provides standing advice relating to access for appliances and provision of adequate water supply. They also comment on the climate emergency increasing the risk of flooding. In respect of fire risk, they advise the developer to ensure suitable safety measures are in place to contain and restrict the spread of fire, using fire-resistant materials and adequate separation between energy systems e.g. electric vehicle charging points, which is a new and emerging practice.
- 6.4 **Welsh Government (Transportation)** as highway authority for the A48(M) trunk road does not issue a direction in respect of this application.
- 6.5 **South Wales Police Design Out Crime Advisor**, in commenting on the amended plans, reiterates their original comments which provide detailed comments in respect of perimeter security, vehicle parking, external lighting, bicycle storage, bin storage, door and window security and access controls.
- 6.6 **Network Rail** have no comments to make on the application as the Core Valley Line is now owned by Transport for Wales.
- 6.7 **Transport for Wales** comments on active travel matters relating to the application including prioritisation of cycle parking above the private car in line with the transport hierarchy set out in PPW11, the need to make provision for cyclists within the site and along Wedal Road in line with the Council's Active Travel Network Map (of suitable width i.e. 1.5m minimum).
- 6.8 Their consultants Amey Infrastructure Wales advise that they will need to be engaged prior to any works beginning on site to establish the interface with any assets, ideally at least 3 months prior to the commencement of works.
- 6.9 **CADW** have no objection to the proposed development in regards to the registered historic parks and gardens of Cathays Cemetery and Roath Park. They agree with the conclusions of the Heritage Assessment accompanying the application that the development will have a negligible impact on the settings of these registered historic parks and gardens.

## 7. REPRESENTATIONS

- 7.1 **Jo Stevens MP** writes to place on record concerns that have been raised with her by constituents living in close proximity to the proposed development. She emphasises that she is not lodging objections to the application, or the proposal for social housing – we need a lot more social housing in Cardiff Central.

7.2 Her constituents have concerns about the height and style of the proposed building not being in keeping with the conservation area around it. There are also concerns about parking with a very small number of parking spaces planned as part of the development. In terms of access, Wedal Road is often extremely busy. The main entrance and exit onto the site is in close proximity to a very unsafe corner which in turn is in close proximity to a pedestrian crossing. Other roads around the site are often busy, and full of parked cars. Finally, the current proposals contradict vehicle access rights for a constituent.

7.3 **Councillors Robert Hopkins, Bablin Molik and Daniel Waldron** objected to the original submission and consider that the application should be determined by Planning Committee. Their objections are summarised as follows:

#### *Design & Scale*

- (i) Although the building steps from 3 to 6 no. storeys, it will dominate the surrounding area and residential properties to such an extent that it is out of kilter with all buildings in the immediate area;
- (ii) The DAS references high rise buildings on Clodien Avenue and UHW as justification for the height, both of which are a significant distance away and outside the conservation area;
- (iii) The application has not provided enough information to demonstrate that it will not be visible over existing roof tops or from Roath Park;
- (iv) Unconvinced by much greater use of red facing brickwork to blend the building into the immediate environment;
- (v) Heritage Assessment describes a 'negligible' degradation of the character and appearance of 1 Lake Road West and the wider conservation area.

#### *Neighbour Impact*

- (vi) Questions relationship with neighbours immediately east on grounds of overshadowing, overlooking, and therefore privacy;
- (vii) Concern regarding application accuracy (i.e. ownership boundaries);
- (viii) More information required in respect of noise impacts from railway and dual carriageway – no mitigation provided;

#### *Transport & Access*

- (ix) Insufficient car parking provision on site leading to increased overspill parking on-street (based on over-optimistic estimates for changes in travel habits);
- (x) Current public transport provision is inadequate. Nearest bus stop is 150m away and most buses are hourly. Furthermore bus services have recently been withdrawn on Lake Road West;
- (xi) Existing train stations at Cathays and Heath are unlikely to be accessed on foot, car travel is more likely due to the distances.

7.4 Following consideration of the amended submission, they maintain their objection to the application, expressing the following further concerns:

- (i) Design and Scale – former YHA building was only two storeys. Building will dominate and be out of kilter with the surrounding area.
- (ii) Neighbour impact – concern at overbearing, overshadowing, degradation of character and appearance of neighbouring properties;
- (iii) Noise Impacts – concern whether any mitigating measures from railway noise will be sufficient;
- (iv) Materials – continuing concerns regarding appropriateness of construction materials;
- (v) Transport and Access – remain sceptical regarding the sufficiency of the proposed parking arrangements;
- (vi) Legal Matters – supports the access rights for The Lodge, No. 1 Lake Road West.

7.5 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press on 19<sup>th</sup> May 2022 as it comprises major development that may affect the character and/or appearance of a conservation area.

7.6 Following receipt of additional information in support of the application in October 2023 (see summary in Paragraph 2.17), additional publicity was undertaken by way of notification letters to neighbours and interested parties.

7.7 4 no. representations have been received objecting to the amended proposals on the following summarised grounds:

*Design & Appearance*

- Scale/Massing – building too tall, out of scale, fails to respect local character and context (predominantly 2/3 storey pitched roof buildings);
- Unsympathetic design, dominant, discordant, alien feature.

*Conservation Area*

- Out of character with conservation area. Would neither preserve nor enhance the area's character;
- The tree-lined backdrop of the site preserves and enhances the conservation area;
- Site levels will exacerbate impacts upon the conservation area;

*Transport/Access*

- Parking provision is inadequate;
- Promised train station has not materialised (Cardiff Transport White Paper);
- Buses are infrequent and unreliable;
- Overspill parking will result (c. 23 – 46 cars expected).
- On-street parking restrictions have recently been subject to consultation;

- Active travel improvements planned for Wedal Road will further reduce on-street parking availability;
- Requests conditions to protect existing residents during construction disruption;
- Increased congestion at the Wedal Road / Lake Road West junction

#### *Residential Amenity*

- Overshadowing – no sunlight/shadowing analysis has been submitted;
- Overbearing / Unneighbourly – neighbouring property is c.1.5-1.7m below application site. Levels appear to be increasing. Single-storey structure on boundary.
- Odour – bin store abuts boundary
- Overlooking – windows within 21m of habitable rooms of neighbouring property resulting in loss of privacy
- Sited too close to neighbouring properties

#### *Green Infrastructure*

- Removal of mature trees and replacement with smaller immature trees;
- No ecology enhancement – diminishing of green corridor to north;

#### *Other Matters*

- Misleading plans/documents - inaccuracies relating to naming of neighbouring buildings and extent of title deeds;
- Increased pressure on existing drainage infrastructure;
- Access rights have been interfered with (due to temporary site enclosure). Concern that these obstructions will continue;
- Insufficient public consultation has taken place;
- Concern at lengthy determination process
- Amendments are so major that a new application should be submitted;
- Viability issues should not enable inappropriate development (see Parkhurst Road v SoS for Communities and Local Government & Anor [2018] EWHC 991)
- Affordable housing is much needed but does not override the objections

7.8 All public representations made on the application are available to view in full on the Council's website at:

[22/00820/MJR | Development of up to 5 Storey Building to Accommodate 23 no. Affordable Apartments Plus Associated Works | Land At Former Youth Hostel 2 Wedal Road Roath Cardiff CF14 3QX \(cardiffidoxcloud.wales\)](https://cardiffidoxcloud.wales/22/00820/MJR%20Development%20of%20up%20to%205%20Storey%20Building%20to%20Accommodate%2023%20no.%20Affordable%20Apartments%20Plus%20Associated%20Works%20Land%20At%20Former%20Youth%20Hostel%202%20Wedal%20Road%20Roath%20Cardiff%20CF14%203QX)

## 8. ANALYSIS

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

- Principle of Development
- Design and Appearance
- Roath Park Conservation Area
- Green Infrastructure
- Highways and Access
- Residential Amenity
- Sustainability / Energy

### Principle of Development

8.2 The cleared site comprises c.0.57 hectares having previously been occupied by the Youth Hostel Association premises which was demolished in 2018. The site comprises brownfield land as defined by Planning Policy Wales 12 (PPW12), within the settlement boundary, such that the principle of residential development in this location is therefore acceptable.

### Design and Appearance

8.3 LDP Policy KP5 (Good Quality and Sustainable Design) requires all new development to be of a high quality sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces through a range of 12 criteria, including:

- (i) Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;
- (vii) Achieve a resource efficient and climate responsive design that provides sustainable water and waste management solutions and minimise emissions from transport, homes and industry;
- (viii) Achieving an adaptable design that can respond to future social, economic, technological and environmental requirements;
- (ix) Promoting the efficient use of land, developing at highest practicable densities and where appropriate achieving the remediation of land contamination;
- (xii) Fostering inclusive design, ensuring buildings, streets and spaces are accessible to all users and is adaptable to future changes in lifestyle;

### *Height, Scale and Massing*

8.4 There has been a lengthy dialogue with the applicant regarding the height, scale and massing of the proposed development both at pre-application and post submission of the planning application. The amended scheme presented for determination represents the culmination of these discussions where the scheme has been reduced in height, number of storeys, and number of units.

- 8.5 A key focus of the discussions has been the site's location in the Roath Park Conservation Area, albeit in its northwestern most corner. The conservation area impacts are considered in depth in the following section of this analysis however the consistent recommendation to the applicant has been to reduce the height and scale of the development so that it does not protrude above the roof ridges of the terrace of two-storey Edwardian properties fronting onto the west side of the roundabout between Fair oak Road, Ninian Road, Lake Road West and Shirley Road. The amended scheme has now been reduced to a height that meets this expectation, albeit acknowledging that the development would be visible from restricted views westwards up Wedal Road.
- 8.6 The stepped approach to the design, from 3-storeys at the east rising to 5-storeys to the west where it adjoins the railway line, is considered to be an appropriate solution on what is a narrow, linear site. The added constraint of a water easement along the site frontage also requires any building to be sited at the rear of the site which further influences the linear footprint.
- 8.7 The positioning of the 3-storey part of the development by approximately 13.5m from the boundary with the neighbouring properties at 1 Lake Road East is considered to be a suitable separation such that the relationship in design terms is considered to be satisfactory and accords with the design principles set out in LDP Policy KP5. Residential amenity considerations are covered further on in this analysis.

### *Appearance, Materials and Detailing*

- 8.8 The modern flat roof approach to the building design is considered to be appropriate for this context, though the use of high quality external finishes will be important to ensure an end product that is appropriate for this location. Architecturally, the modern flat roof approach, which is set to the rear and moves away from the principal terrace of properties fronting onto the junction, ensures the building will be visually distinct from these traditional gable-fronted properties.



Figure 8: Materials Palette

- 8.9 The proposed palette of materials includes two contrasting red bricks as well as both light and dark grey mortar. Red brick is considered fundamental to the character of the area. Recessed windows and detailing to the elevations together with the projections and recesses to elevations will help to add interest and variety, particularly to the southern and eastern elevations. Conditions are proposed to secure these details, including samples of bricks and mortar to ensure the quality shown on the plans is implemented during the construction process.

#### Roath Park Conservation Area

- 8.10 LDP Policy KP17 (Built Heritage) commits to the protection, management and enhancement of the City's distinctive heritage assets including Conservation Areas and Historic Parks and Gardens. LDP Policy EN9 (Conservation of the Historic Environment) requires any development relating to historic assets (including their settings) to demonstrate that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 8.11 At the heart of Roath Park Conservation Area lies the Grade I registered historic park and garden of Roath Park; a late-Victorian space regarded as one of the finest late Victorian and Edwardian residential developments in the country. The park comprises of Roath Park Pleasure Gardens to the north-west and open Recreation Fields to the south-east. The conservation area encompasses both this registered park and a number of its surrounding streets. The Roath Park Conservation Area Appraisal identifies three areas of special character: Roath Park; the principal arterial streets surrounding the park; and side streets off the park.
- 8.12 Distinctive to the built quality of the place is its domestic scale, comprising of late-Victorian and Edwardian housing (be it terraced, semi-detached or several detached properties), with a tight-knit arrangement set-out to uniform building lines. These buildings feature a distinctive palette of high-quality materials integral to their *Arts-and-Crafts* influenced design; articulated by pronounced bay windows, steep gables and roofs, and ornate chimney stacks. The width and height of these buildings - and their building line - creates a strong sense of enclosure to the area. This enclosure is relieved by entrances to the side streets and, more significantly, the spaciousness afforded by front gardens, the mature trees which line the streets and the verdant backdrop of the Roath Park Recreation Ground and Pleasure Gardens.
- 8.13 The contrasting scale between houses defines a distinct hierarchy between arterial and side streets; houses on the arterial streets are generally larger (in terms of width, height and depth) than those to the side, which are constricted to two and three-storeys in height, with third storeys attained through the insertion of windows in the large gables and small dormer windows.
- 8.14 Roath Park Recreation Ground and Pleasure Gardens are the main focal points for the area. The buildings on Ninian Road, Ty-Draw Road and Penylan Road face directly onto them, and the side streets provided elevated views of the



same. There are attractive vistas along the tree-lined streets of Ninian Road and Ty-Draw Road, and impressive views and vistas can be found from within the Roath Park Recreation Ground and Pleasure Gardens.

### *Location*

- 8.15 The site in question is located to the north-westernmost fringes of the area, within a now-vacant site which abuts Eastern Avenue – a busy road upon a high embankment, which here defines the northern boundary of the area. To the north of this road, the Roath Park Lake and Gardens Conservation Area extends in linear formation, again to the north. The site lies within the second of those defined conservation area zones: ‘*Arterial Streets*’.

### *Form and Massing*

- 8.16 The Conservation Officer considers that the large and flat roof form results in a structure which is out of character for the domestic scale of the area, tempered somewhat by its detail and its location. The articulation of its facades and the breaking-up of its mass provides some softening of its presence, as does the low-relief brick detailing to its elevations. The proposed is located upon a vacant site very much to the fringes of the area, adjacent to the prominent and busy Eastern Avenue. It is, however, prominent within a limited number of conservation area views.

### *Visibility*

- 8.17 The proposed development will be visible from the south-eastern end of Wedal Road where, though set back from the road and softened by low-level landscaping, it will be prominent.





Figure 9: Wedal Road Viewpoint

- 8.18 As identified by the Heritage Assessment which accompanies the application, the proposed development will be visible only within a limited broader radius. In terms of the conservation areas and registered Roath Park, this is effectively within the immediate vicinity of Fair oak Roundabout (up to c. 100m south of the Site), within Roath Park (up to c.60m inside) and Lake Road West at the very southern end of the road adjacent to the A48 and the park entrance.
- 8.19 At all times of year, the proposed development will be clearly apparent from the eastern edge of Fair oak Roundabout, where it also forms a prominent backdrop to No.1 Lake Road West, located on the corner of Wedal Road and Lake Road West. Though it has recent development immediately adjacent, No.1 is a nicely composed and prominently located red brick building typical to the area, with a notably decorative chimney stack to its gable end. As such, it makes a positive contribution. Though some 'breathing space' has been provided between this building and the proposed, the new still forms a prominent backdrop to the building, and partially closes-off the long tree-lined view between that and the terrace of houses comprised of Nos. 1-31 Fair oak Road. The Conservation Officer considers that this will impact negatively upon the setting of the non-designated asset and the conservation area as a whole.



Figure 10: Fair oak Road Viewpoint

- 8.20 Further views are available from the southern side of Fair oak Roundabout, to the very western end of Ninian Road. Here, the new development completely closes off the longer tree-lined view between No.1 Lake Road West and the terrace of houses comprised of Nos. 1-31 Fair oak Road.
- 8.21 Further down Ninian Road, the new will not intrude upon one of those key long views down the street which has been identified within the Conservation Area Appraisal. In addition, the revised scale of the development now ensures that its flat roof form no longer substantially projects above the roofline of the terrace of houses to the fore (which are also considered to contribute positively to the conservation area). It does, however, project beyond their north-western end, and the Conservation Officer notes that this introduces larger flat roofed forms into this vista which he considers distracts and detracts from the prominence of these buildings - and the character and appearance of the area. This view is tempered by trees to the roundabout, which will obscure much of this intrusion during the summer months.





Figure 11: Ninian Road Viewpoint

- 8.22 Beyond this, i.e. within the park, views in winter will be partially obscured by the mature trees in the area, and much more so in spring, summer and early autumn. Cadw are satisfied that the setting impact upon the registered park will be negligible.

#### *Conclusion*

- 8.23 The Heritage Officer considers that, though tempered somewhat by its form, articulation and materiality, the proposed development introduces a large and flat-roofed form within the conservation area which is not characteristic of the area. He notes that this is further tempered by its marginal location upon a vacant cleared site, though it will be evident in a number of views from the northernmost fringes of the area. He concludes that the net result will be a low/moderate negative impact upon the character and appearance of the Roath Park Conservation Area.
- 8.24 While these impacts are noted, it is both necessary and important to assess other material considerations to determine whether there are identified benefits that outweigh these heritage impacts, having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that Local Planning Authorities pay *special attention* to the desirability of preserving or enhancing the character or appearance of a conservation area.

#### Green Infrastructure

- 8.25 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-

benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals. The importance of green infrastructure has also been strengthened in the recent publication of PPW12.

- 8.26 LDP Policy KP16 (Green Infrastructure) recognises that Cardiff's distinctive natural heritage provides a network of multi-functional green infrastructure and commits to its protection, enhancement and management to ensure its integrity and connectivity is maintained. However it also recognises that its protection and conservation needs to be reconciled with the benefits of new development. In this respect, an expectation is placed on development proposals to demonstrate how green infrastructure has been considered and integrated. Finally, biodiversity interests including connectivity of priority habitats and species and trees are listed together with other features and spaces as key natural heritage assets that help determine Cardiff's character, value, distinctiveness and sense of place.
- 8.27 LDP Policy EN8 (Trees, Woodlands and Hedgerows) states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.

#### *Trees*

- 8.28 The application proposes to remove 3 no. individual trees (plus tree group G2) from a total of 8 no. trees on the northern site boundary identified in the accompanying tree survey, of which 2 no. pine trees are 'B' Category trees. These two pine trees, due to their height, are visible from a number of key views in the area including from passing traffic along the A48. The two pine trees, due to their height, form a strong backdrop to the site and make a positive contribution to the area.
- 8.29 Both the Parks Planning Manager and the Tree Officer object to the removal of the trees, with the latter holding the view that there is no overriding design justification for their removal and the proposed mitigation is inadequate. The Tree Officer also disputes the survey conclusions that the pine trees are in terminal decline.
- 8.30 The constraints of the site (i.e. the easements across the frontage and the shallow depth of the site) will necessitate the removal of these trees in order to maximise the site's developable area. Furthermore, retaining walls need to be constructed to accommodate the building footprint so that the best use is made of this cleared brownfield site.
- 8.31 The proposed site plan indicates the provision of 9 no. replacement trees to the northern site boundary to compensate for the removal of the pines and other lower category trees, together with 5 no. trees to the front boundary and within the soft landscaped area. This replacement provision exceeds the 3:1 ratio set out in PPW12, albeit the size and species have not yet been confirmed at this stage. A condition would be necessary to secure full planting details as part of a site-wide landscaping scheme.

- 8.32 It is recognised that the removal of the two Category 'B' Pine Trees represents an impact that needs to be weighed in the planning balance against the beneficial impacts of the development.

### *Landscaping*

- 8.33 The site plan has been amended through the course of the application in response to representations from third parties. The latest version retains the existing one-way vehicle access route through the site, with separate access and egress. As a consequence, the opportunities for soft landscaping are limited to a buffer along the site frontage and the separation area between the 3-storey building and the neighbouring boundary to the east (enclosed by the bin and cycle stores).
- 8.34 Full details of the soft landscaping scheme would be secured via condition. This area would also include cellular storage, bioretention areas and rain gardens to meet SAB requirements.

### *Ecology*

- 8.35 It is agreed, being a cleared brownfield site with remnants of hard-standing with areas of ephemeral short perennial vegetation, that the ecological distinctiveness of the site is low. Subject to conditions, the County Ecologist is generally satisfied with the amended proposals and considers that the implementation of appropriate measures will satisfy the Council's Section 6 Duty to maintain and enhance biodiversity.

### Highways and Access

- 8.36 Chapter 4 of PPW12 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that "*new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions.*" It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 8.37 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and

- Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure.
- 8.38 LDP Policy KP8 (Sustainable Transport) states that development will be integrated with transport infrastructure and services to...reduce travel demand and dependence on the car, enable and maximise use of sustainable and active modes of transport, and provide for people with particular access and mobility requirements.
- 8.39 LDP Policy T1 (Walking and Cycling) supports developments that incorporate a range of measures to enable people to access employment, essential services and community facilities by walking and cycling, including high quality and sustainable design, permeable, legible, safe, convenient and attractive routes, connections to wider strategic networks, prioritisation of pedestrians and cyclists, provision of car-free zones and the provision of supporting facilities e.g secure cycle parking.
- 8.40 LDP Policy T5 (Managing Transport Impacts) states that developments, where necessary, will seek safe and convenient provision for a range of road users to thus contributing to reducing reliance on the private car (paragraph 5.2.30).

#### *Vehicle Access*

- 8.41 The original submission to create separate access/egresses for the apartment block and neighbouring property was amended to an in/out arrangement shared by both plots to ensure the legal right of access for the neighbouring property was respected.
- 8.42 Although the Operational Manager, Transportation has reservations concerning this arrangement, he acknowledges that his concerns do not amount to an objection. Principally, he is concerned about safety matters in the event that the one-way access is misunderstood or is used for ad hoc parking. Whilst these concerns are noted, it is considered that they can be satisfactorily addressed by way of condition to secure safety measures and the ongoing management of the site by the applicant.
- 8.43 Refuse Vehicles would not enter the site but would rather stop on Wedal Road adjacent the site exit where the refuse collection point is located. This arrangement is considered to be satisfactory, subject to a condition to secure this arrangement.

#### *Car Parking*

- 8.44 Two no. car parking spaces with electric charging capability are proposed to be provided within the site adjacent to the site entrance. Mindful of the site's eminently sustainable location, reasonably well served by public transport (nearest bus stops on Ninian Rd and Lake Rd East) and with local amenities and services within a short walk, this provision is considered to be satisfactory.

#### *Cycle Parking*

- 8.45 The amended proposals secure 22 no. secure and covered cycle parking spaces through a mix of 6 no. 'Sheffield' spaces (using 4 no. stands) plus 6 double-stacked spaces. The Operational Manager considers that this arrangement would be acceptable taking into consideration the improved quantum and mix of facilities and the availability of 2 further parking spaces utilising the 'Sheffield' stand adjacent to the building entrance. Overall the provision is considered to be satisfactory and makes every effort, bearing in mind the site constraints, to encourage future occupiers to access this active travel mode.

#### *Traffic Generation*

- 8.46 In responding to concerns regarding the potential for traffic generation and overspill parking from the development onto Wedal Road, the applicant advises that the provision of 2 no. off-street spaces is compliant with LDP Policy KP8 that seeks to reduce travel demand and dependence on the car and achieve a 50:50 modal split between the private car and public transport and active travel modes.
- 8.47 The applicant contends that the limited off-street parking available in the scheme will likely attract future residents who do not own a car. The parking restrictions on Wedal Road together with the high usage of the car parking bays opposite the site on Wedal Road are also likely to be a deterrent. The Transport Statement concludes that a handful of cars arising from the development may rely on Wedal Road for parking.
- 8.48 Whilst the Operational Manager, Transportation, has queried background data that led to these conclusions, he does accept that the lack of parking provision within the site is likely to be a deterrent and the on-site provision is in accordance with adopted parking guidelines. Any off-street parking is likely to be negligible.

#### *Conclusions*

- 8.49 The amended proposals are considered to be satisfactory and accord with adopted policies which favour the use of public transport and active travel modes above the private car. The site is well-served by public transport, local services and amenities are readily accessible within a short walk (0.5 miles to Crwys Road District Centre) and the cycle parking within the development has been enhanced through the application process. Relevant conditions will secure the necessary improvements to the access/egress points and the resurfacing works in the public highway.



### Residential Amenity

- 8.50 LDP Policy KP5 (Good Quality and Sustainable Design) seeks to achieve high quality sustainable design through ensuring, amongst other things, no undue effect on the amenity of neighbouring occupiers.
- 8.51 LDP Policy EN13 (Air, Noise, Light Pollution and Land Contamination) states that development will not be permitted where it would cause or result in unacceptable harm to health, local amenity because of air, noise, light pollution or unacceptable levels of land contamination.

### *Road Traffic Noise*

- 8.52 The amended Noise and Vibration Assessment accompanying the application (Inacoustic, 17<sup>th</sup> October 2023) found that the site is heavily influenced by transport sources (A48 corridor and Trains) and has an overall categorisation of Noise Exposure Categories (NEC) C to D.
- 8.53 Technical Advice Note 11 advises as follows for NECs C and D:
- (i) NEC C: Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
  - (ii) NEC D: Planning permission should normally be refused.
- 8.54 In order to reduce, as far as possible, the noise impacts from the A48 the layout has been designed such that no habitable room windows are positioned in the north elevation. The northern elevation would primarily comprise communal access corridors.
- 8.55 The exception to this is the north-western end of the building, where a small kitchen and small bathroom window on each of the five floors overlooks the A48, which, while not being habitable spaces, are, in the case of the kitchens, open plan into the lounge/dining space, meaning that the kitchen facades are considered habitable rooms. However, these
- 8.56 Shared Regulatory Services, Neighbourhood Services (Noise) has noted the stringent acoustic mitigation measures recommended by the amended assessment in order to achieve British Standards and consequently recommends a pre-occupation survey to ensure that the recommended mitigation works are carried out to the Local Planning Authority's satisfaction. A relevant condition would secure the recommended mitigation, together with sound insulation conditions to secure necessary works to the floors/ceilings between apartments and the elevator shaft and apartments.
- 8.57 Whilst the site falls within NEC C and D, it is accepted that the application of conditions can secure an acceptable living environment for future occupiers. This is ultimately a matter for the planning balance. It is also noted that while

TAN11 remains the extant guidance, it is anticipated that the TAN will be revised in the near future following consultations which seek a move away from noise categorisation of sites (which might prevent otherwise acceptable development which are able to mitigate for noise) towards a soundscape-based approach, which is now also reflected in PPW12.

### *Third Party Objections*

8.58 Objections to the application have been received from the occupiers of 1 Lake Road West and the Old Kiosk, both of which adjoin the site's eastern boundary. These properties have in recent years received planning permission (separately) for extensions and conversion to 2 no. flats (1 Lake Road West) and a dwellinghouse (The Old Kiosk). In response to the objections received from these neighbouring occupiers where they reference amenity concerns:

- (i) Overshadowing – no sunlight or shadowing analysis of the impact of the development is considered to be necessary, mindful of the stepped design of the building, their orientation and position, and the distances between the building and the neighbouring plots;
- (ii) Overbearing/Unneighbourly – the finished floor level of the bin store and cycle store at c.15.3m AOD would be marginally higher than the existing site levels on this boundary (c.15m). The ground floor would have a finished floor level of 16.8m AOD, approximately 1.5m higher than the bin and cycle stores. Mindful of the separation distance between the ground and upper floors from the neighbours, this relationship is considered to be satisfactory and would not be unduly overbearing or unneighbourly.
- (iii) Odour – whilst the bin store is sited close to the boundary, it will be a solid structure abutting the retaining walls with a green roof over. The door openings would be on the south elevation into the site, screened by the neighbouring cycle store. Refuse would be stored in containers with closing lids;
- (iv) Overlooking – The east elevation of the proposed building facing 1 Lake Road West would contain a kitchen window and secondary lounge window at ground, first and second floors. A bedroom window would also be installed at third floor. The east (rear) elevation of 1 Lake Road West has a first floor kitchen window, a first floor bedroom window (4m further away) and 2 no. rear dormer windows, one of which serves a bedroom facing the application site. The first and second floor kitchen and secondary lounge windows on the development would be sited approximately 13.5 metres from the boundary. The third floor bedroom window would be further away again, at approximately 16.5 metres from the site boundary. These distances are considered to be appropriate mindful that the predominant outlook from first floor kitchen and lounge is towards Wedal Road to the south and the views from the third floor bedroom to 1 Lake Road West achieve 10.5 metres to the boundary and 21 metres between habitable rooms. Views from the third floor bedroom towards the Old Kiosk to the north are more oblique and nevertheless achieve the required privacy standards.
- (v) Siting – the siting of the building within the plot appears to be sensitively

positioned and designed in order to achieve a satisfactory relationship with neighbouring properties. The positioning of the single storey flat roof bin and cycle stores is sensible making the best possible use of the developable area of the site (avoiding easements) and the 3 to 5 storey part of the building achieves a satisfactory separation thereby avoiding any unacceptable impact.

- 8.59 For the reasons given above, it is considered that the impacts upon future occupiers and neighbours would not be unacceptable and therefore LDP Policies KP5 and EN13 are satisfied.

#### Sustainability / Energy

- 8.60 Future Wales Policy 17 (Renewable and Low Carbon Energy and Associated Infrastructure) outlines support for developing renewable and low carbon energy at all scales.
- 8.61 PPW (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 8.62 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low carbon technologies.
- 8.63 The application proposes the use of green roofs (c.67m<sup>2</sup>) to both the refuse store and cycle store which has the benefit of not only providing biodiversity enhancement but also tackling the climate emergency through carbon sequestration.
- 8.64 The amended plans also show the installation of photovoltaics to the 5<sup>th</sup> floor roof, subject to detailed design. This represents a coverage of approximately 50% of the total roof space of the building.
- 8.65 The two no. car parking spaces within the site may also be provided with EV charging capabilities.
- 8.66 These measures, subject to appropriate details being secured via condition, are considered to be positive aspects of the development that satisfy the requirements of LDP Policy KP15 (Climate Change) in that carbon sequestration will occur, emissions will be reduced and renewable forms of energy will be delivered.

#### Section 106 Matters

- 8.67 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”.

- 8.68 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.
- 8.69 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.
- 8.70 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.
- 8.71 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, there is a 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.
- 8.72 The proposed broad Heads of Terms for the required section 106 agreement are as follows (in line with the Planning Obligations SPG):-
- Public Open Space: £31,023 towards the provision of new public open space and/or the management and maintenance of existing open space in lieu of any on-site provision.
  - Affordable Housing: That the applicant be obligated to develop the site for 100% Affordable Housing (23 no. affordable homes) as stated in the application.
- 8.73 Having regard to the legal and policy test outlined above, it is clear that the requested monies are necessary and reasonable to mitigate the impacts of the proposed development and thus ensure that the proposal accords with planning policy.

#### Overall Assessment – ‘The Planning Balance’

- 8.74 PPW12 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.

- 8.75 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.
- 8.76 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.
- 8.77 At 2.28 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.
- 8.78 Section 5 of PPW12 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.
- 8.79 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.
- 8.80 The analysis above has identified that there would be impacts in respect of a) the impact on the character of the conservation area; b) impact on / loss of trees; and c) noise environment.
- 8.81 In respect of the conservation area location, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that LPAs pay *special attention* to the desirability of preserving or enhancing the character or

appearance of a conservation area. The above analysis however, at paras 8.10 – 8.24, identifies that there would be a low/moderate negative impact on the Roath Park Conservation Area, notably in respect of the flat-roofed form of the large new building, and in views from the south-eastern end of Wedal Road.

- 8.82 While the views of the Heritage Officer are noted, it is also notable that the site is on the fringes of the conservation area, with such impacts restricted to a limited number of views within the immediate vicinity of Fair oak Roundabout. While such impacts remain acknowledged, it is nevertheless considered that this does not mean it is not possible to come to a conclusion that other benefits outweigh such impacts.
- 8.83 In terms of noise, the amended noise assessment accompanying the application found that the application site falls within Noise Exposure Categories C and D, in which TAN11 advises that planning permission is not normally granted (NEC C) or that permission be refused (NEC D). However, the assessment also notes the sensitive layout of the apartments facing away from noise sources (i.e. the A48 and, to some extent, the railway) and that acoustic mitigation would achieve satisfactory internal noise levels that are British Standard compliant. The SRS team also do not object on noise grounds. While weight cannot be attached to an unpublished new TAN11, nevertheless the known move away from strict noise categorisation of sites is also noted, such that it is considered that whilst the noise levels without mitigation would weigh against development proceeding, these can be overcome through design and mitigation such that it would be unreasonable to refuse the application, having particular regard also to the benefits below..
- 8.84 The loss of the two Category 'B' pine trees is a negative impact that weights against the development. PPW12 only permits permanent removal of trees where it would achieve significant and clearly defined public benefits. Where losses are unavoidable, compensatory planting proportionate to the proposed loss is required at a ratio equivalent to the quality, environmental and ecological importance of the losses, preferably onsite and at a minimum ratio of 3 trees of a similar type and compensatory size planted for each one lost (paragraph 6.4.42).
- 8.85 The application indicates that 9 no. new trees would be planted along the northern boundary to compensate for the 2 no. pine trees (and group of Category 'U' trees). There would also be 5 new trees planted in front of the building. Whilst the quantum of 14 no. new trees on the site exceeds the 3:1 ratio set out in PPW12, no details of the species type and tree size have yet been secured. It therefore cannot be confirmed at this stage whether this compensatory scheme will include pine trees of a similar type and compensatory size.
- 8.86 Individually and cumulatively, the above impacts could be argued to weigh against development proceeding. As noted above however, there may be occasions when one benefit of a development proposal outweighs others. Having regard to the above, the impacts described must be considered in the

context of the delivery of 23 no. much-needed affordable homes.

- 8.87 PPW12 requires the planning system to facilitate the provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places (4.2.2). The need for affordable housing is a material planning consideration which must be taken into account in...determining relevant planning applications (4.2.26).
- 8.88 The provision of 23 no. one bedroom affordable apartments in a sustainable location well-served by public transport with local amenities, facilities and services within a short walk is considered to be a positive aspect of the application that weighs heavily in its favour.
- 8.89 Noting that noise can be satisfactorily mitigated through acoustic glazing and a scheme of replacement tree planting would be secured by conditions, it is considered that even noting the low/moderate impact on the Conservation Area, and the need to pay special attention to conservation area, in this case the planning balance weighs in favour of the provision of much-needed affordable homes. The Section 106 will need to secure the provision of a 100% affordable housing scheme (where LDP Policy usually requires 20% on such sites) to ensure that the identified benefits of the scheme are retained in perpetuity.

#### Other Matters Not Assessed Above

- 8.90 As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:
- Land Ownership – the amended submission has clarified the extent of land ownership to resolve any confusion. The appropriate ownership certificate has been served;
  - Neighbouring access rights – the access rights of the neighbours at 1 Lake Road West have been retained through the amended proposals retaining the existing one-way vehicle access arrangements;
  - New Train Station – The Council is working closely with Welsh Government and Transport for Wales (TfW) regarding the business case for new train stations in Cardiff, including Roath Park Station at Wedal Road. This new station is referenced in the Transport White Paper and this remains a Council aspiration. The station currently forms part of the TfW proposals for the Core Valley Lines (CVL) new stations packages intended to follow on from CVL Transformation. Its business case will be progressed when further funding becomes available;
  - Wedal Road Active Travel Improvements – Cardiff's Active Travel Network Map identifies Wedal Road as a future cycling route. No design details of the route have yet been prepared;
  - Inaccurate Plans – the amended plans package is considered to be accurate and sufficient to determine the application;
  - Public Consultation – sufficient consultation has taken place in

accordance with legislative requirements;

- Scale of Amendments – it is appropriate to consider the amendments under this application as opposed to the submission of a new application. Interested parties and statutory consultees have been re-consulted for a sufficient time period. No third party rights have been prejudiced.

## 9. CONCLUSION

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

9.2 In determining this application, special attention must be given to the desirability of preserving or enhancing the character or appearance of the Roath Park Conservation Area, as required by Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990. Whilst there is acknowledged to be a low / moderate negative impact on the character and appearance of the conservation area, as covered earlier in this analysis, there are a number of considerations which support the granting of planning permission in this instance, as follows:

- (i) The site in its currently cleared state contributes little to the character and appearance of the conservation, other than the trees on the northern boundary;
- (ii) The water easements crossing the length of the site occupy approximately 50% of the site (the entire frontage), meaning the footprint of any development must be located at the rear of the site. This threatens the long-term future of the existing trees on the boundary with the A48.
- (iii) The site is located on an arterial road in the northwest periphery of the Conservation Area.
- (iv) The scheme has been amended such that it is now can only be seen from limited views within the conservation area as the existing buildings around the junction provide effective screening.
- (v) The modern, flat roof design contrasts effectively with the traditional arts and crafts architecture fronting onto the junction.
- (vi) The use of high quality red brick and architectural detailing will ensure a high quality finish that is appropriate for the conservation area.

9.3 Turning to the other material considerations, it is considered that noise impacts can be satisfactorily mitigated for through relevant conditions to ensure that future occupiers of these apartments will enjoy an acceptable living environment. Therefore, whilst the site does fall within noise exposure categories C and D, the application has successfully demonstrated that acoustic mitigation can satisfactorily overcome this issue.

9.4 The loss of the two no category 'B' pine trees is regrettable, but necessary in order to accommodate the building on this constrained site. PPW12 requires replacement planting, preferably onsite, at a ratio equivalent to the quality,



environmental and ecological importance of the trees lost and at least 3:1 (of a similar type and compensatory size). Notably, PPW12 also allows for the removal of trees where it would achieve significant and clearly defined public benefits (6.4.42). The application indicates that 9 no. new trees would be planted on the northern boundary, exceeding the minimum threshold required by PPW12, though precise details of the size and species would need to be secured by condition. A further 5 no. trees would also be planted in the soft landscaping area in front of the building, again secure via condition.

- 9.5 The impacts of this development have been fully assessed and are recognised. However, this cleared brownfield site retains significant development potential. The current scheme has been significantly amended through both the pre-application process and post-submission such that the scheme has successfully overcome earlier concerns and is now recommended for approval. The development would provide much needed affordable housing (with 100% provision secured through legal agreement) in a sustainable location, noting the identified impacts upon the Roath Park Conservation Area.
- 9.6 Accordingly, the proposed development is in accordance with LDP Policies KP4, K5, KP6, KP7, KP8, KP12, KP13, KP14, KP15, KP16, KP17, KP18, H3, H6, EN6, EN7, EN8, EN9, EN10, EN11, EN12, EN13, T1, T5, T6, C3, C5, C6 and W2.
10. OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION
- 10.1 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 10.2 Equality Act 2010. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.
- 10.3 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. It is also noted that section

2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.

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

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

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

## 11. RECOMMENDATION

### RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the relevant parties entering into a binding legal agreement under the provisions of **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 9 of this report, and 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.

## 11.1 CONDITIONS

### 1. STATUTORY TIME LIMIT

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

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

### 2. APPROVED PLANS

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

- PL\_03\_002 – Site Topographic Trees and Survey
- PL\_03-100 – Location Plan
- PL\_03-101C – Proposed Site Plan Showing Ground Floor
- PL\_03-102C – Proposed Site Plan Showing Roof Plan
- PL\_03-110C – Conveyancing Plan
- PL\_03-111A – Land Ownership Showing Ground Floor Plan Outline
- PL\_03-200B – Proposed Floor Plan Sheet 1
- PL\_03-201B – Proposed Floor Plan Sheet 2
- PL\_03-300B – Proposed South Street Elevation
- PL\_03-310C – Proposed South and West Building Elevations
- PL\_03-311B – Proposed North and East Elevations
- PL\_03-400A – Proposed Site Building Section
- PL\_03-401B – Proposed Site Building Section Looking North
- PL\_03-410A – Typical Façade Section and Elevation
- 2375-500G – Drainage and Engineering Strategy Plan
- 2375-501F – Impermeable Areas Plan
- 2375-599C – Proposed Highway Access

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 (CEMP)

No development including enabling works shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in order to manage the impacts of construction. The CEMP shall include:

- (i) a programme of works
- (ii) details of dust control measures
- (iii) noise management
- (iv) proposed temporary means of site enclosure
- (v) compounds and storage areas
- (vi) parking and access arrangements
- (vii) an existing highway inspection with a commitment to repair any damage caused by construction works.
- (viii) Emergency procedures: Emergency spill procedures and an incident response plan that will be followed in light of any spill at the site. This will include having the relevant materials to stop/contain a spill.
- (ix) Site contamination: How known contamination at the site will be managed. How unsuspected contamination if discovered will be managed.
- (x) Pollution prevention: Demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP6, GPP8, and GPP21 and PPG6. This will be through the consideration of:
  - Details of harmful materials that will be used/stored at the site ~approximate quantities.
  - Storage of plant and materials (including chemicals and fuels) – including unloading, containment, bunding and/or appropriate buffer zones, including from any drain.
  - How drainage will be controlled to prevent release of soil from the site, wastewater and contaminants, including wheel washing facilities, during construction to the storm water system, which includes implementing the site drainage strategy, this is a major consideration. Control at source is required.
  - Measures to monitor mobilisation of contaminants to water.
- (xi) A risk assessment of potentially environmental harmful activities/operations to that of ecological constraints at the site, along with green/blue infrastructure, (noting that Roath Brook is within 120m of the site and could be connected via surface water sewers).
- (xii) Proposed measures of how the location and timing of works will avoid harm to biodiversity features - both physical measures fences to signage, and sensitive working practices, to avoid or reduce impacts during construction;
- (xiii) The proposed times during construction when specialist ecologists and or ecological Clerk of Works may need to be present on site to oversee works, in line with approved plans and environmental regulations. It is expected as a minimum that there is likely to be a requirement for supervision for reptiles, bats and birds;
- (xiv) The inclusion of a Precautionary Method of Works (PMoW) covering reptiles and habitat clearance, given the re-vegetation of the site since 2020.
- (xv) Pollution Prevention: demonstrate/amend the current CEMP how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP2, GPP5, GPP8, and GPP21.

Also considering the aspects within PPG6 (under review). This will be through the consideration of:

- Details of harmful materials/liquids that will be used/stored at the site;
  - Details on the expected plant to be used;
  - Storage of plant and materials – including containment, bunding and/or appropriate buffer zones, including from any drain;
  - Emergency spill procedures and incident response plan that will be followed in light of any spill at the site. This will include having the relevant materials to stop/contain a spill;
  - Relevant Toolbox talks.
- (xvi) Names and full contact details of responsible persons, lines of communication and emergency contact details;
- (xvii) A monitoring/review procedure in light of any changes to construction or incidental finds - biological or non-biological;

Reason: In the interests of highway safety, public amenity, protection of the environment, green infrastructure, biodiversity and pollution prevention in accordance with Local Development Plan Policies KP16 (Green Infrastructure), T6 (Impact on Transport Networks and Services), and EN13 (Air, Noise, Light Pollution and Land Contamination).

#### 4. SEWER EASEMENT DETAILS

No development shall take place until a cross section drawing to show that the building will not have any load bearing issues on the public sewers crossing the site has been submitted to and approved in writing by the Local Planning Authority. The submitted section shall include the foundation type, depth and location along the full length of the building, and whether the piles rely on lateral support of the soil around them. The section shall demonstrate that the required protection zone measured 4 metres either side of the centre line of the public sewer will be maintained. The development shall be carried out and completed in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Local Development Plan Policy EN11 (Protection of Water Resources).

#### 5. INNS METHOD STATEMENT

No development shall take place until an Invasive Non-native Species Management Plan for invasive non-native plant species has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:

- An introduction to the site, and the proposed works;

- The legislation pertaining to the known invasive species (and others that could occur);
- Appropriate buffer zones to prevent further spread/containment, including where roots may occur;
- The methods of control, removal/disposal (in line with waste transfer etc) should the species be impacted directly and appropriate implementation dates in respect of the development; and
- Drawing/s indicating location and area that will be subject to eradication and/or control; and
- Monitoring details.

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

Reason: To ensure the protection of biodiversity and prevention of the spread of invasive species of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in accordance with Local Development Plan Policy KP16 (Green Infrastructure).

## 6. SOFT LANDSCAPING IMPLEMENTATION PLAN

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

- (i) A soft landscaping implementation programme, with clear deadlines for each planting type/area and how these ties with construction elements.
- (ii) Scaled planting plans covering all planting types prepared by a qualified landscape architect, horticulturist or garden designer (details of tree, shrub, hedge and woody climber planting may be provided by an arboriculturist) with ecological input as required.
- (iii) Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- (iv) Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect, horticulturist or garden designer (details of trees, shrubs, hedging and woody climbers may be provided by an arboriculturist).
- (v) Scaled tree pit sectional and plan drawings prepared by a qualified arboriculturist, landscape architect, horticulturist, or garden designer, that show the Root Available Soil Volume (RASV) as per the Cardiff Council Green Infrastructure Supplementary Planning Guidance, for each tree and expressed in cubic metres, where the tree will be growing in a constrained bed such as a car park or narrow verge.
- (vi) Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note (Soil Resource Survey and Plan), soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. The SRS and SRP shall be prepared by a soil scientist in full accordance with the DEFRA Construction Code of Practice for the

Sustainable Use of Soils on Construction Sites. The SRS and SRP shall incorporate trial pit and laboratory testing to characterise and quantify the soil resource and its suitability for re-use in-situ and site won, to support proposed landscape types. The SRP shall include full details of auditable site monitoring of soil handling operations by a soil scientist, to include reporting to the LPA to demonstrate compliance accordingly. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils to demonstrate they are suitable for the specific landscape type(s) proposed. Parameters shall include profile depths, textural range, nutrient status, pH on placement, drainage performance and other factors relevant to their functionality in supporting the landscape type. The SRS, SRP and topsoil and subsoil specification shall inform planting plans, tree pit sections, planting methodologies and aftercare specifications.

- (vii) Planting methodology including year 1 (minimum) post-planting aftercare (defect liability period) as prepared by a qualified landscape architect, horticulturist or garden designer (details on tree, shrub, hedge and woody climber planting may be provided by an arboriculturist) including full details of how they will oversee landscaping implementation and report to the Local Planning Authority to confirm compliance with the approved plans and specifications.

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

Reason: To maintain and improve the amenity and environmental value of the area in accordance with Local Development Plan Policy KP16 (Green Infrastructure).

## 7. GROUND GAS PROTECTION

No development shall take place until 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, has been submitted to and approved in writing by the Local Planning Authority.

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

All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the development. The approved protection measures

shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\*‘Gases’ includes 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 Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

### ACTION CONDITIONS

#### 8. ROAD TRAFFIC NOISE

Prior to the beneficial occupation of any apartment, a post-build Acoustics Report shall be submitted to and approved in writing by the Local Planning Authority. The Acoustics Report shall include a validated certificate of compliance by an approved Acoustic Assessor and shall demonstrate compliance with the noise mitigation measures and results outlined in InAcoustic’s Noise & Vibration Assessment dated 17<sup>th</sup> October 2023.

Reason: To protect the amenity of future occupiers, in accordance with Local Development Plan Policies KP5 (Good Quality and Sustainable Design) and EN13 (Air, Noise, Light Pollution and Land Contamination).

#### 9. SOUND INSULATION MEASURES

No development above foundation slab level shall take place until a scheme of sound insulation works to the floor/ceiling and party wall structure between apartments, and those internal habitable rooms partied to the proposed elevator shaft have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sound insulation scheme prior to the occupation of any apartment.

Reason: To protect the amenity of future occupiers, in accordance with Local Development Plan Policies KP5 (Good Quality and Sustainable Design) and EN13 (Air, Noise, Light Pollution and Land Contamination).

#### 10. ECOLOGY 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 planning permission, all the approved ecological measures and those secured through other planning conditions and ecological reports, shall be reviewed and, where necessary, amended and updated, with careful consideration of “new” ecological receptors. The review



shall be informed by update or further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of habitats and species, ii) identify any likely new ecological impacts that might arise from any changes and iii) and identify any changes to legislation, policy or best practice that may alter the conclusions of the assessment. Where the survey results/desk study indicate that changes have occurred that will result in ecological impacts, having not been previously addressed in the approved scheme, the original approved ecological measures shall be revised. New or amended measures and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works shall then be carried out in accordance with the new approved ecological measures and timetable. If a current ecological report suggests the reassessment of a particular feature before 2 years, that recommendation takes precedence.

Reason: To ensure the assessment of impacts from the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date information in accordance with Local Development Plan Policies KP16 (Green Infrastructure), EN6 (Ecological Networks and Features of Importance for Biodiversity), EN7 (Priority Habitats and Species) and EN8 (Trees, Woodlands and Hedgerows).

## 11. ECOLOGICAL ENHANCEMENTS

The following ecological enhancements covering green infrastructure to individual ecological receptors, shall be installed at the development to ensure along with relevant avoidance to mitigation, Net Benefits for Biodiversity can be achieved as part of the Step Wise Approach:

- (i) The enhancements specified in Section 5 of *“Ecological Impact Assessment Land at Wedal Road Cardiff, Ecological Solutions Ltd, 4<sup>th</sup> October 2023”* shall be installed at the development, along with the landscaping as shown on *“Wedal Road, Cardiff Landscape Strategy, TetraTech, drawing number: B031070 LA1, dated 29 March 2022”*.
- (ii) A green roof as indicated on *“Spring Design, Proposed Site Plan – Showing Roof Plan, drawing number: 03-102 Rev C”*.
- (iii) As a minimum 2, 1m<sup>2</sup> shallow trays of sand/gravel for use by gulls, installed on appropriate flat roof sections at the development. These shall be in sheltered positions such as behind parapets.

A drawing indicating the location of enhancements and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site) in line with guidance/best practice, will be provided to the Local Planning Authority each year (if implementation will take more than 1 year), or no later than one month after the buildings first beneficial use whichever is sooner.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhance biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Chapter 6 and policies KP16, and EN4 to EN8 of the Cardiff Local Development

Plan 2006-2026 and those elements discussed in “Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”.

## 12. BIODIVERSITY LIGHTING DESIGN STRATEGY

Prior to beneficial occupation of any part of the development a Biodiversity Lighting Design Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall accord with the Institute of Lighting Professionals Guidance Note 08/23 and align with the requirements of any necessary S38/S278 agreements. All external lighting shall be installed in accordance with the approved strategy prior to the beneficial occupation of any part of the development and shall be maintained thereafter. No other external lighting shall be installed without having first obtained the written approval of the Local Planning Authority.

Reason: To manage the impact of the development upon protected species in accordance with Local Development Plan Policies KP16 (Green Infrastructure), EN6 (Ecological Networks and Features of Importance for Biodiversity) and EN7 (Priority Habitats and Species).

## 13. SAMPLES OF EXTERNAL FINISHES

Prior to their installation, samples of the external finishing materials for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any residential unit hereby approved.

Reason: To ensure the finished appearance of the development is appropriate for this Conservation Area location in accordance with Local Development Plan Policies KP5 (Good Quality and Sustainable Design) and EN9 (Conservation of the Historic Environment).

## 14. BIODIVERSE GREEN ROOF DETAILS

No construction of the refuse store and cycle store shall take place above foundation level until a scheme for the design, construction, management and maintenance of an extensive biodiverse green roof has been submitted to and approved in writing by the Local Planning Authority. The green roof shall be constructed in accordance with the approved details prior to the beneficial occupation of any residential unit and maintained thereafter.

Reason: To integrate green infrastructure into the development in accordance with Local Development Plan Policy K16 (Green Infrastructure).

## 15. CYCLE PARKING

Prior to beneficial occupation of any apartment, details showing the provision of all cycle parking spaces including their specification and appropriate access to them shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development

being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with Local Development Plan Policies KP8 (Sustainable Transport) and T1 (Walking and Cycling).

#### 16. DELIVERY/ACCESS/PARKING STRATEGY

Prior to beneficial occupation details of a delivery/access/parking strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of allocation of car parking spaces, parking restrictions within the site, proposed routing of delivery and refuse vehicles including how the refuse collection area will be managed, and how the one-way access arrangement will be monitored and enforced. The approved details shall be implemented prior to the beneficial occupation of any apartment and retained thereafter.

Reason: To ensure that deliveries, parking and access are suitably controlled and managed in accordance with Local Development Plan Policy T5 (Managing Transport Impacts).

#### 17. HIGHWAY WORKS

Prior to beneficial occupation details of the proposed highway works shall be submitted to and approved in writing by the Local Planning Authority. The works shall include details of the conversion of existing vehicle crossovers to dropped footway type, frontage footway renewal including resurfacing and kerbs, and stopping up/reinstating former crossovers. The approved details shall be implemented prior to beneficial occupation of any apartment.

Reason: To ensure that the proposed development does not interfere with the safety of traffic or pedestrian accessibility in accordance with Local Development Plan Policy T6 (Impact on Transport Networks and Services).

#### 18. 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 shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing with the Local Planning Authority until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above

actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

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

#### 19. IMPORTED SOIL

Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

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

#### 20. IMPORTED AGGREGATES

Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

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

#### 21. 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 Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

## 22. MEANS OF ENCLOSURE

Prior to their construction details of the means of enclosure to the site including the retaining structures to the north and west site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be constructed in accordance with the approved details prior to the beneficial occupation of any part of the development.

Reason: To ensure the finished appearance of the development is appropriate for this Conservation Area location in accordance with Local Development Plan Policies KP5 (Good Quality and Sustainable Design) and EN9 (Conservation of the Historic Environment).

## 23. ROOF ACCESS DETAILS

Notwithstanding the roof access details shown on the 'Proposed Site Plan – Showing Roof Plan' hereby approved (drawing no. 03-102 Rev C), details of roof access for maintenance purposes shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The submitted details shall have regard to the sensitive Conservation Area location and be designed accordingly. The approved details shall be installed prior to the beneficial occupation of any apartment and retained thereafter.

Reason: To ensure the finished appearance of the development is appropriate for this Conservation Area location in accordance with Local Development Plan Policies KP5 (Good Quality and Sustainable Design) and EN9 (Conservation of the Historic Environment).

## 24. PHOTOVOLTAIC PANELS

Prior to their installation, details of the Photovoltaic Panels on the fifth floor roof space shall be submitted to and approved in writing by the Local Planning Authority. The approved panels shall be installed prior to the beneficial occupation of any part of the development and retained thereafter.

Reason: To mitigate against the effects of climate change in accordance with Local Development Plan Policy KP15 (Climate Change).

## 25. GREEN INFRASTRUCTURE AND LANDSCAPE MANAGEMENT PLAN

Prior to the beneficial occupation of any part of the development a Green Infrastructure and Landscape Management Plan (GILMP) shall be submitted to and approved in writing by the Local Planning Authority. The GILMP shall cover a period of up to 15 years post development and shall include the following:

- (i) Introduction to the site and the development to be implemented;
- (ii) Baseline description and evaluation of features to be managed, including more formal landscape elements to maximise their value to wildlife. This shall include as a minimum:
  - Biosolar roofs
  - SUDs/rain gardens.
  - Trees.
  - Hedgerow/shrubs.
  - Types of grasslands
  - Site enhancements.
- (iii) Ecological constraints on site that might influence management.
- (iv) Overall aims and objectives of management for points (ii) and (iii) above and the conditions that shall be achieved for (ii).
- (v) Appropriate management prescriptions for achieving aims and objectives as per (iv). This shall cover the first 5 years (short term) and up to 15 years (long term) management. An Irrigation Plan, along with ensuring that planting has been undertaken to the specification approved by Condition 6, with the correct soil volumes and types, as per a Soil Resources Plan, will be crucial to scheme success.
- (vi) A work schedule with timings (including an annual work plan capable of being rolled forward over a five-year period, but looking up to 15 years).
- (vii) Details of the body or organization responsible for implementing the plan, including any updates required.
- (viii) The monitoring requirements to determine the implementation of the landscaping, years 2 and 5, this will follow the aims and objectives to determine if they have been achieved. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the GILMP are not being met) how contingencies and/or remedial action will be identified, agreed in writing with the Local Planning Authority and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- (ix) Any “plants”, especially trees, hedgerows, or green roofs which within a period of 10 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: For the overall protection of biodiversity and to ensure the site's landscape and environmental features are adequately managed long term in

line with PPW12. This aligns the Environment (Wales) Act 2016 and with policies KP5, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan (2006-2026).

## REGULATORY CONDITIONS

### 26. PUBLIC SEWER CONNECTIONS

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Local Development Plan Policy EN11 (Protection of Water Resources).

### 27. REFUSE STORAGE FACILITIES

The residential refuse storage facilities hereby approved on the 'Proposed Site Plan Showing Ground Floor Plan' (drawing no. 03-101 Rev C) shall be provided prior to the beneficial occupation of any residential unit and shall be retained thereafter for future use.

Reason: To ensure satisfactory provision for waste management facilities in the development in accordance with Local Development Plan Policy W2 (Provision for Waste Management Facilities in Development).

### 28. ELECTRIC VEHICLE CHARGING

The two car parking spaces hereby approved shall be Electric Vehicle operational prior to the occupation of any apartment.

Reason: To ensure that appropriate provision is made for Electric Vehicle charging in accordance with Future Wales Policy 12 (Regional Connectivity).

### 29. ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION

The development shall be carried out in accordance with the design and implementation programme in the Arboricultural Report by Arboricultural Technician Services Ltd (10<sup>th</sup> October 2023) hereby approved.

Reason: To enable the Local Planning Authority to monitor compliance, to make good losses and ensure that the proposals will maintain and improve the amenity and environmental value of the area, in accordance with Local Development Plan Policy EN8 (Trees, Woodlands, and Hedgerows)

## INFORMATIVES

### 1. SUDS APPROVAL BODY

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

### 2. PUBLIC SEWER CONNECTIONS

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](http://www.dwrcymru.com)

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

### 3. CONTAMINATION AND UNSTABLE LAND

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

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should



controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
  - the safe development and secure occupancy of the site rests with the developer.
- (iii) Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

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

#### 4. BIODIVERSITY LIGHTING DESIGN STRATEGY

The Biodiversity Lighting Design Strategy shall:

- (i) Describe and provide baseline data on areas/features on site that are particularly sensitive for bats, dormouse and other nocturnal species, that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging. This should consider general site lighting and any associated public realm works;
- (ii) Show how and where external lighting will be installed across the site, demonstrating that the lighting/ light spill is unlikely to disturb or prevent bats or other nocturnal species using the site or impact upon their normal behaviours, highlighting any mitigation to lighting features to achieve this. There should be no light spill on green/blue corridors in particular and areas of known sensitivity. Appropriate lighting contour plans (0.5, 1, 3 and 5lux lines) and technical specifications will be supplied in accordance with the British Standard, where local authority adoption is required.
- (iii) Provide details of lighting to be used both during construction and at operation (if required).
- (iv) Confirm that plans meet that of S38 and S278 agreements of the Highways Act 1980 (if required).
- (v) Ensure all lighting considers being at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.

## 5. CONSTRUCTION SITE NOISE

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

COMMITTEE DATE: 14 March 2024

APPLICATION NO: 23/02475/FUL APPLICATION DATE: 23/10/23

ED: PENTWYN

APP TYPE: FULL PLANNING PERMISSION

APPLICANT: HOUSING DEVELOPMENT TEAM, CARDIFF COUNCIL

**LOCATION: THE NEW PENN, 204A BRYNFEDW, LLANEDEYRN, CARDIFF, CF23 9PW**

PROPOSAL: Demolition of the former New Penn Public House and the redevelopment of the site to accommodate affordable dwellings, including highway infrastructure, landscaping works, and green infrastructure.

RECOMMENDATION:

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

1. BACKGROUND INFORMATION

1.1 This application is reported to Committee because the applicant, Cardiff Council, is proposing a scheme which 'is not of a 'minor' nature' and therefore must be determined by the Planning Committee.

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site is located within the Pentwyn ward of Cardiff, to the north east of the City Centre, and comprises a 0.3ha brownfield site:

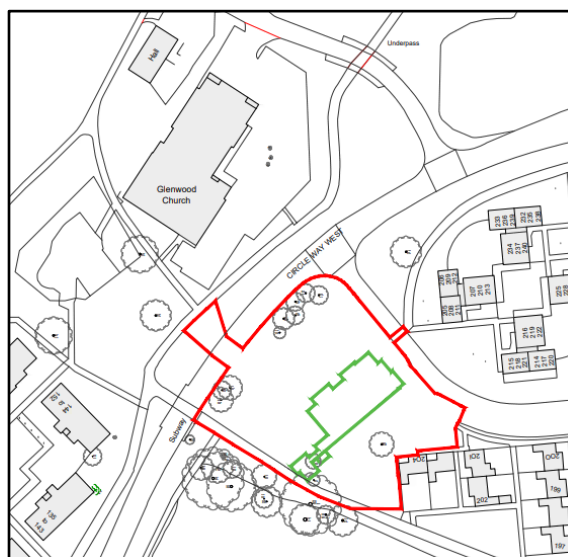


Figure 1: Site Location Plan

- 2.2 The site is roughly square in its shape and forms a corner plot which borders Circle Way West to the north west and Brynfedw to the north east.
- 2.3 The majority of the site is currently occupied by the former Pennsylvania Public House, which ceased trading in 2020. The building comprises a sprawling complex of single and two storey buildings set back from Circle Way West, with associated car parking and outside seating areas dominating the site's frontage:



**Figure 2: Circle Way West Site Entrance**

- 2.4 The remainder comprises land to the rear of the public house which forms a turning head and car parking area accessed off Brynfedw, as shown below:



**Figure 3: Car Parking Area and Turning Head off Brynfedw**

- 2.5 In terms of topography, the proposed developable area of the site falls gently from the north-west (Circle Way) to the south-east. However, the south-western boundary of the site falls steeply down to an existing footpath, which is owned and maintained by Cardiff Council.
- 2.6 The surrounding area, which encompasses the communities of Pentwyn and Llanedeyrn, is predominantly low density residential, in a typical Radburn design, with few pedestrian links. Properties within the vicinity of the site are generally two storey terraces and three storey apartment blocks finished in painted render elevations with concrete tiled roofs.
- 2.7 The site is well served by shops, faith provision and essential services such as healthcare, library, learning and leisure facilities. Education needs are met by English medium (EM) Springwood Primary and Welsh medium (WM) Berllan Deg Primary School, both within walking distance. Secondary school provision is met by Ysgol Gyfun Gymraeg Bro Edern (WM) and Llanishen High School (EM).
- 2.8 As shown in the image below, the site borders Llanedeyrn Woodlands Complex Site of Importance for Nature Conservation (SINC) which is also identified as an Ancient Woodland.



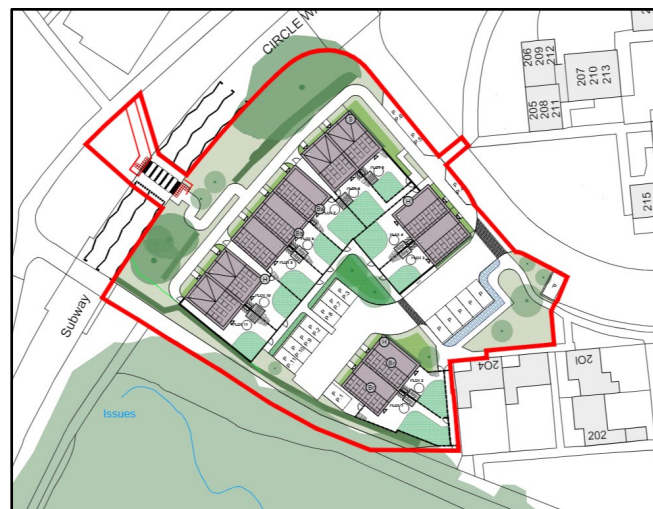
**Figure 4: SINC and Ancient Woodland**

2.9 The area to the south west of the application site which adjoins the identified SINC and ancient woodland is identified as being susceptible to surface water flooding, although this area is not within the developable area of the application site.

3. DESCRIPTION OF DEVELOPMENT

3.1 This development proposal seeks full planning permission for the demolition of the former Pennsylvania Public House and the redevelopment of the site to accommodate eleven affordable dwellings, with associated highway infrastructure, landscaping works and green infrastructure, as per the description of development.

3.2 The site will consist of eleven properties of between two and two-and-a-half storeys in height, and proposes the following site layout:



**Figure 5: Proposed Site Layout**

3.3 The dwellings proposed comprise a mix of 2 and 3 bedrooms, as per the accommodation schedule:

House Type	Storeys	No. of Units	Area (m <sup>2</sup> )
2-bed house	2	7	85
3-bed house	2.5	4	113

3.4 The two-bedroom dwellings (Plots 1-4 and 7-9) are two storeys in height, and comprise a hallway, WC and open-plan kitchen, dining, living and study area at ground floor level with two bedrooms and a bathroom at first floor level.

3.5 The three-bedroom dwellings (Plots 5-6 and 10-11) are two-and-a-half storey units which each comprise a hallway, WC and open-plan kitchen, dining, living area at ground floor level, two bedrooms, a bathroom and a study area at first floor level and an additional bedroom at second floor level. Plots 5 and 11 are designed to be dual aspect, given their position on the corners of the application site.

3.6 The dwellings are proposed to have multi-textured facing brick elevations in a grey and orange colour, with concrete-tiled roofs in blue/black:

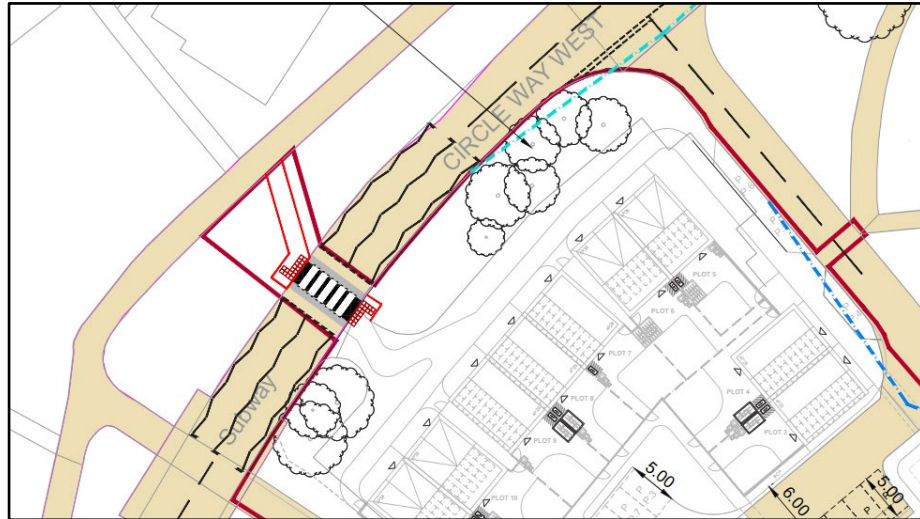


**Figure 6: Proposed Materiality**

3.7 The dwellings in Plots 3-11 are designed to principally face Circle Way West to the north west and Brynfedw to the north east, with amenity space provided to the rear. Plots 1-2 will face the north west and will also benefit from private rear amenity spaces.



3.8 The vehicular access to the site is proposed to be reconfigured. The existing access point into the site from Circle Way West will be removed and Stopped Up, and the existing informal east-west pedestrian link along the Circle Way West frontage will be formalised with a new footpath, leading to a surface level pedestrian crossing point, as an alternative to the existing subway, as shown below:



**Figure 7: Proposed Pedestrian Crossing Point**

- 3.9 Further, the existing access point off Brynfedw will provide access to a resident's parking area to the rear of Plots 3-11, providing 8 car parking spaces for residents in Plots 1-3 and 7-11.
- 3.10 The existing 5 unallocated bays off Brynfedw are proposed to be improved and retained for use by existing residents, with an additional 3 spaces provided for Plots 4-6 in new parallel parking bays on Brynfedw.
- 3.11 The residents' car parking area is proposed to be finished in a permeable block paving, with footpaths leading to the rear of each plot finished in the same hardscape. Additional block paving will also be utilised for the 3 parking spaces off Brynfedw as well as between Plots 6 and Plots 9-10.
- 3.12 In respect of green infrastructure, the majority of existing trees will be retained, with an additional 10 trees planted within the courtyard area and adjacent to Brynfedw Road. Shrub planting is also proposed along the back garden's fencing to provide a green buffer between the properties and the rear car parking area, as shown below:



**Figure 8: Rear Garden Wall and Car Parking Area**

3.13 In order to clearly define the boundaries of each property, and to identify clearly the public and private areas within the application site, the applicant has provided an enhanced boundary treatment enclosures plan, as shown below:



**Figure 9: Boundary Treatment Plan**

3.14 The rear boundary treatment proposed at the rear of Plots 3-11 (shown in purple) is proposed as a dwarf wall with hit and miss fencing above, as shown in Figure 9 above. Between each property, wooden fencing of 1.8 metre height is proposed (shown in yellow), whilst the property boundaries which face the public areas are proposed to be 1.9 metre high facing brick walls (shown in orange).

3.15 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/02475/FUL](https://www.23/02475/FUL).



#### 4. RELEVANT PLANNING HISTORY

4.1 The site has the following relevant planning history: -

<u>Reference</u>	<u>Description of Development</u>	<u>Decision</u>	<u>Date</u>
02/01222/N	Erect double uPVC framed door and roller shutter	Granted	06.08.2002

#### 5. POLICY FRAMEWORK

##### *National Policy*

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

5.2 ‘Sustainable development’ means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

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

5.4 Well-being goals identified in the Act are:

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

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

##### *National Planning Policy*

5.6 [Planning Policy Wales](#) (Edition 12) was revised and restructured in February 2024. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

- 5.7 It aligns with the themes and approaches set out in [Future Wales - the National Plan 2040](#) (see below) to deliver the vision for Wales that is set out therein.
- 5.8 PPW12 takes the seven Well-being Goals and the five Ways of Working as overarching themes and embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.
- 5.9 The document should be read as a whole, and where 'must' is used, it reflects a legislative requirement or indicates where action is needed now to achieve strategic outcomes in the longer term.

#### *Technical Advice Notes*

- 5.10 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -
- TAN 2: Planning and Affordable Housing (2006)
  - TAN 5: Nature Conservation and Planning (2009);  
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
  - TAN 11: Noise (1997)
  - TAN 12: Design (2016)
  - TAN 16: Sport, Recreation and Open Space (2009)
  - TAN 18: Transport (March 2007)
  - TAN 21: Waste (February 2017)
  - TAN 23: Economic development (2014)
  - TAN 24: The Historic Environment (May 2017)
- 5.11 On 16<sup>th</sup> July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 5.12 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

## *The Development Plan*

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

### KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transportation
- 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

#### *Environment*

- EN5 Designated Sites
- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN13 Air, Noise, Light Pollution and Land Contamination

### *Transport*

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

### *Community*

- C2 Protection of Existing Community Facilities
- C3 Community Safety/Creating Safe Environments
- C5 Provision for Open Space, Outdoor recreation, Children's Play and Sport

### *Waste*

- W2 Provision for Waste Management Facilities in Development

### *Supplementary Planning Guidance:*

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

- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Infill Sites (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning Obligations (January 2017) (including Education Supplementary Planning Guidance, July 2023)
- Residential Design Guide (January 2017)
- Safeguarding Business and Industrial Land and Premises (2017)
- Waste Collection & Storage Facilities (October 2016).

## 6. INTERNAL CONSULTEE RESPONSES

- 6.1 The Authority's **Tree Officer** has continued to liaise with the developer throughout the consultation process, and has recommended the inclusion of planning conditions which secure finalised landscaping details, soil specifications and arboricultural impact assessments.
- 6.2 The **Affordable Housing Development Manager** raises no objection to the proposed development in a consultation response dated 30 October 2023. The scheme forms part of the Council's Housing Development Team - New Build Affordable Housing Programme, and 100% of the units are provided as affordable housing, to be owned by Cardiff Council as social rented accommodation.
- 6.3 In a consultation response dated 31 October 2023, **Shared Regulatory Services (SRS) Environment Team** recommend the inclusion of planning conditions and informative notes, in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with Policy EN13 of the

Cardiff Local Development Plan.

- 6.4 **Building Control** confirmed in a response dated 06 November 2023 that a full building regulations application will be required.
- 6.5 **Shared Regulatory Services (SRS) Air Quality Team** raise no concern regarding the operational aspect of the development and its impact on air quality in a consultation response dated 21 November 2023. It is recommended that the impact of dust generated by demolition and construction works is controlled through a Construction Environmental Management Plan (CEMP) condition.
- 6.6 No objection is raised by **Waste Management** in a consultation response dated 22 November 2023.
- 6.7 **Parks Services** require an off-site contribution of £23,449 towards Open Space Provision, to be secured through a Section 106 Agreement, entered into by the applicant and the Council.
- 6.8 **Transportation** raised no objection to the development proposal in a consultation response dated 5<sup>th</sup> March 2024, subject to the imposition of the recommended planning conditions.
- 6.9 **Shared Regulatory Services (SRS) Noise Team** raise no objection to the development in a consultation response dated 18 January 2024, subject to the inclusion of the recommended planning conditions.
- 6.10 The **County Ecologist** raised concerns about the lack of provision of an Ecotone in a consultation response dated 19 January 2024. This matter is addressed in Section 9 of this report.
- 6.11 The **Drainage Team** raise no objection to the development in a response dated 5 March 2024, and confirmed that the application is capable of achieving SAB Approval.

## 6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Responding to the consultation in a letter dated 08 November 2023, **Natural Resources Wales** recommends the inclusion of planning conditions which relate to land contamination and controlled waters, and pollution prevention. No objection is raised, subject to the inclusion of the recommended conditions.
- 6.2 **South Wales Police Designing Out Crime Officer** raise no objection to the proposed development in a response dated 02 November 2023, subject to consideration of the recommendations suggested.
- 6.3 **Dŵr Cymru Welsh Water** raise no objection to the proposed development in a consultation response dated 13 November 2023, and recommends the inclusion of a planning condition and informative notes.

## 7. REPRESENTATIONS

7.1 The application was advertised on the Council Website and by way of neighbour notification letters (30.10.2023 and 19.01.2024), site notices (09.11.2023) and advertisement in the local press (09.11.2023).

7.2 Two letters of objection have been received in response to the consultations undertaken, which raise concern about the following summarised points:

- *Privacy and Amenity*  
The redevelopment of the site will impact the existing levels of privacy and amenity afforded to the occupiers of properties which border the application site, and will cause direct overlooking into rear and private garden areas.
- *Highway Safety*  
The site layout alters the existing highway layout, and does not provide sufficient space for the turning of vehicles to enter the highway in a forward gear. Delivery and refuse vehicles would not be able to use the highway network within the site as proposed, which is dangerous.
- *Off-Street Car Parking Provision*  
There is not enough off-street car parking provided per dwelling, which are all 2-3 bedroom units. One space per property plus one visitor space is not sufficient, and will result in on-street parking. There are already issues with parking within the vicinity of the application site, and this development would worsen the existing situation.
- *Boundary Treatment Plan*  
The boundary treatment plan suggests alterations to neighbouring properties existing boundaries. This is not acceptable, and consent will not be given by property owners adjoining the development site.
- *Overdevelopment of the Site*  
There are too many properties proposed as part of this scheme; nine properties would be better.

7.3 All public representations made on the application are available to view in full on the Council's website at: [23/02475/FUL](#).

## 8 ANALYSIS

8.1 The key material considerations in the determination of this application are the principle of development, its impact upon the visual amenities of the area, and its impact upon green infrastructure.

### Land Use / Principle of Development

8.2 The planning system manages the development and use of land in the public interest, contributing towards the delivery of sustainable development and

improvement of the social, economic, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015, and as stated in paragraph 1.2 of Planning Policy Wales (Edition 12, February 2024).

8.3 The application site lies within the settlement boundary as defined by Policy KP3(B) of the adopted Local Development Plan (2016) (LDP) and has no specific land use policy designation or allocation.

8.4 The development proposal comprises the redevelopment of the existing brownfield site for affordable housing. The site was previously occupied by the former Pennsylvania Public House, which ceased trading in 2020.

8.5 Firstly, the proposed development must be assessed against Policy C2 (Protection of Existing Community Facilities) of the adopted LDP. The policy seeks to ensure that existing community facilities are maintained, and stipulates the following:

*Proposals involving the loss or change of use of buildings currently or last used for community facilities will only be permitted if:*

- i. An alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity or;*
- ii. It can be demonstrated that the existing provision is surplus to the needs of the community.*

8.6 In this case, and to demonstrate compliance with the aforementioned policy, a Community Facilities Assessment has been undertaken in support of the application. The findings of the assessment are outlined within the Planning Statement.

8.7 The Community Facilities Assessment identifies a wide range of alternative facilities that exist in the immediate area, including alternative public houses, which could fully or partially fulfil the role of the former Pennsylvania Public House, evidencing that criteria (i) of Policy C2 can be met.

8.8 In addition, and in respect of criteria (ii), the Pennsylvania Public House has been vacant since 2020, and has been marketed since its closure without any viable interest having been expressed in bringing it back into use as a public house.

8.9 The unfavourable trading conditions which likely led to the decision of the previous operators to cease operations and market the premises for sale is representative of similar conditions seen across the industry, and evidence of an under-used community resource. Furthermore, the community engagement process has not identified any over-riding requirement for the public house to be reinstated as a community facility, and as such the Community Facilities Assessment concludes that the former public house is surplus to the needs of the community. Given this, it is considered that the evidence submitted demonstrates compliance with criteria (ii) of Policy C2 of the LDP, and is therefore acceptable in this regard.



8.10 Secondly, Policy H6 of the LDP is relevant, given that the development comprises the change of use of land to residential use. The policy stipulates that development will be permitted where:

- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;*
- ii. The resulting residential accommodation and amenity will be satisfactory;*
- iii. There will be no unacceptable impact on the operating conditions of existing businesses;*
- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and*
- v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.*

8.11 Assessed against Policy H6, the proposal is considered to satisfy the criteria outlined above.

8.12 The Community Facilities Assessment identifies a wide range of alternative facilities that exist in the immediate area, including alternative public houses, which could fully or partially fulfil the role of the former New Penn, and the pub ceased trading in 2020 with no new management being interested, despite being marketed (i). The site is located within an established residential area (ii) and the introduction of housing in this location would not unduly restrict the operating conditions of existing businesses in the area (iii). The site is in a highly sustainable location, with easy access to a regular bus service and within walking distance of a range of community services and facilities (iv), and an assessment of the land contamination risk has been undertaken (v).

8.13 In conclusion, the residential development of the site is considered compatible with the surrounding land uses and is considered compliant with Policies C2 and H6 of the adopted Local Development Plan (2016). In principle, no land use policy concerns are raised, subject to detailed design, amenity, and transport considerations.

#### Impact on the Character of the Area

8.14 As noted earlier, the Welsh Government publication [\*Building Better Places: The Planning System Delivering Resilient and Brighter Futures\*](#) contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

8.15 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.

8.16 PPW12 also embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are



a tool to achieving this through both plan making and the decision making process.

- 8.17 Policy KP5 of the Local Development Plan (2016) states that all developments “*will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces*”. Design should be of the highest and most sustainable quality, and should aim to meet the wider objectives of promoting Cardiff as a world-class capital.

*Context, Character and Form*

- 8.18 The application site is a vacant brownfield site within a residential area, in a relatively poor visual state. The buildings on site previously made little contribution to the wider setting and streetscape, being set back behind a car park.
- 8.19 In general terms, the redevelopment of the site for residential development is considered as an appropriate and complementary form of development in this location. The site’s redevelopment will improve the general visual amenities of the area and will complement the residential nature of the immediate vicinity.
- 8.20 The wider context is generally characterised by a Radburn layout which results in a strict distinction between vehicular highways and segregated footpaths. Whilst developed with the very best of intentions, to reduce the impact of cars on homes, such areas are now regarded as a poor urban design, with a very inefficient use of urban land, with quite large areas of underused green space and areas lacking defensible space.
- 8.21 This scheme sensibly seeks to re-establish a clear distinction between front (street) and back (garden), which is a positive feature. The dwellings will be characterful and prominent on the corner plot between Circle Way West and Brynfedw, creating a landmark site, as shown below:



**Figure 10: Indicative View from Circle Way West**

- 8.22 This distinction and orientation allows for the formalisation of the existing east-west footpath along Circle Way West, leading to a new pedestrian crossing. Pedestrians will be able to access the northern side of Circle Way West without using the existing tunnel to the west of the site, improving the pedestrian environment surrounding the application site, and enhancing safety perceptions.
- 8.23 The dwellings form an attractive and coherent group with interesting and considered facades, with assertive gables establishing a rhythm to the streetscape. The disposition of the semis and short terrace in the centre appears organised, symmetrical and balanced.



**Figure 11: Elevation – Circle Way West**

- 8.24 In respect of massing, the properties are between two and two-and-a-half storeys, which aligns with the heights of dwellings found within the immediate area, as shown below:



**Figure 12: Indicative Massing from Circle Way West**

- 8.25 Given the context of the site, no concerns are raised in respect of the character or form of the proposed dwellings. The conversion of the vacant site to residential will significantly improve the visual appearance of the locality.

### *Site Layout*

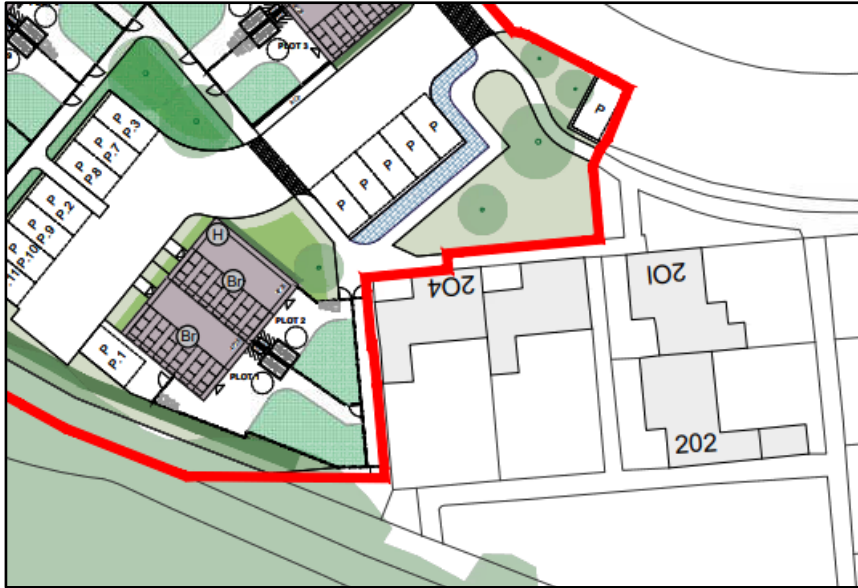
- 8.26 The site layout is generally well thought out; the land is efficiently used, and the developable area is maximised to an appropriate extent, with a density of 37 dwellings per hectare. It is not considered that the number of units proposed is overdevelopment.
- 8.27 The site integrates well with the surrounding context and is considered to be a good form of development in this location.
- 8.28 In consideration of the above, the overall design and intended finish of the scheme seeks to enhance the appearance of the general area, and introduces a modern form and layout of development which will provide affordable housing, whilst reflecting the existing and established character of the surrounding area.
- 8.29 The scheme introduces an attractive living environment for future residents and is considered to have no unacceptable impact upon the visual amenities of the area, due to its design, architectural features and intended finish. When considering the context of the site and the wider area, the development is considered to be appropriate in respect of its scale and therefore accords with criterion (i) of Policy KP5 of the adopted LDP.

### Impact on Residential Amenity

- 8.30 PPW12 states at paragraph 2.7 that *“placemaking in development decisions happens at all levels and involves considerations at a global scale, including the climate emergency, down to the very local level, such as considering the amenity impact on neighbouring properties and people”*.
- 8.31 The application site proposes the redevelopment of a brownfield site within an established residential area to provide 11 affordable dwellings. Whilst an assessment of the impact of the application upon the streetscene and character and appearance of the area considered the scheme acceptable, regard must be given to its impact upon neighbouring residential properties, as well as on the amenity afforded to proposed future occupiers.

### *Existing Occupiers*

- 8.32 Criterion (x) of Policy KP5 of the adopted LDP, states that development proposals should ensure that *“no undue effect on the amenity of neighbouring occupiers”* occurs.
- 8.33 Given the position of the site on a corner plot between Circle Way West and Brynfedw the only existing properties which adjoin the site are properties 203 and 204 Brynfedw, as shown below:



**Figure 13: Proposed Site Layout Plan and relationship to adjoining residential properties**

- 8.34 The property known as 204 Brynfedw is the only existing property proposed to lie adjacent to the proposed residential units (Plots 1-2).
- 8.35 To assess the impact of the development on the occupiers of the neighbouring property known as 204 Brynfedw, guidance contained within Supplementary Planning Guidance *Cardiff Residential Extensions & Alterations* (2017) (SPG CREA) is relevant. Paragraph 7.25 of the SPG states that to ensure a development does not result in a loss of privacy by means of overlooking, a minimum distance of 10.5 metres must be provided between the wall of the property and its boundary.
- 8.36 In this case, at its closest point, a distance of 8.59 metres is provided between the southeastern elevation of the proposed dwelling (Plot 2), and the western elevation of the existing dwelling. Whilst not strictly compliant with the aforementioned guidance, it is not considered that the development will cause direct overlooking into the side elevation of the adjacent property, particularly given that the western elevation of the existing property does not benefit from window openings, as shown below:



**Figure 14: Western Elevation (204 Brynfedw)**



- 8.37 It is considered that the developer has designed the scheme to minimise any form of overlooking to the greatest extent possible. As a distance of 8.59 metres has been provided, and as there are no window openings in the western elevation of the adjacent property, it would be remiss to argue that the levels of overlooking would be harmful for the occupiers of the neighbouring property. As such, the development, on balance, is considered to be acceptable in this regard.
- 8.38 The existing properties located to the north east of the site are separated by existing highway infrastructure. Therefore, no concerns are raised in respect of overlooking into residential properties to the north east, owing to the separation distance provided by the adjoining highway network.

#### *Future Occupiers*

- 8.39 In addition to the above, consideration must be given to the residential amenity of future occupiers. Supplementary Planning Guidance *Cardiff Residential Extensions & Alterations* (2017) (SPG CREA) states that “schemes should conform to standards for both privacy and amenity”. It also states that development should “provide enclosed and secure private rear gardens for all houses and ground floor flats that might serve as family accommodation”. Gardens should measure 10.5 metres in depth, or 50m<sup>2</sup> overall.
- 8.40 In this case, the majority of the dwellings exceed the guidance, with only four dwelling units falling short, offering between 40 and 49m<sup>2</sup> overall.
- 8.41 Notwithstanding this, the gardens serving these dwellings are well-proportioned, useable spaces which are level and south-facing. Given this, it is considered that the private amenity space provided for each plot is sufficient to demonstrate that the future occupiers will be provided with useable, private outdoor space, and therefore the scheme is considered acceptable in this regard. It is not considered that the slight deficit in four of the residential plots would warrant a refusal of planning permission on such grounds.

#### *Noise Impact*

- 8.42 Policy EN13 of the LDP seeks to ensure that developments do not cause harm to health or local amenity because of air, noise, light pollution, or the presence of unacceptable levels of land contamination. It aims to ensure that development proposals are not located close to potential sources of pollution.
- 8.43 Paragraph 5.181 of the LDP recognises that noise can have a harmful impact on people’s health and quality of life, and states that “new developments that are particularly noise-sensitive should be located away from existing or proposed sources of significant noise”.
- 8.44 In addition, PPW12 refers in Section 6.7 (Air Quality and Soundscape) to noise, noting that problematic forms of sound are generally experienced as noise pollution, and can affect amenity and be prejudicial to health or a nuisance.
- 8.45 In proposing new development, developers should “consider the long-term effects of current and predicted levels of air and noise pollution on individuals,

society and the environment and identify and pursue any opportunities to reduce, or at least, minimise population exposure to air and noise pollution, and improve soundscapes”.

- 8.46 In support of the application, a Noise Assessment Report (Wardell Armstrong, January 2024) has been produced, with recommended mitigation measures proposed at Section 5.
- 8.47 To ensure all mitigation measures detailed within the Noise Assessment Report are implemented, SRS have recommended the inclusion of a planning condition which requires the mitigation measures to be implemented as outlined, prior to the beneficial use of the dwellings.
- 8.48 In addition, and to protect the amenities of existing occupiers during the construction phase of development, it is recommended that construction hours are limited between the hours of 08:00 and 18:00 Mondays to Fridays, and 08:00 and 13:00 on Saturdays, with no working on Sundays or Public Holidays.
- 8.49 Subject to the inclusion of the recommended planning conditions, the development is considered to be acceptable in respect of its impact on noise, and is compliant with guidance contained within PPW12 and Policy EN13 of the LDP.

#### Transportation / Highway Impacts

- 8.50 Chapter 4 of PPW12 ‘Active and Social Places’ covers transport, stating that the planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport.
- 8.51 It further states that by influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Bringing services to people to reduce the need to travel;
  - Allowing people and goods to move easily from door-to-door by accessible, sustainable and efficient transport;
  - Use the sustainable transport hierarchy to give priority to meeting the demand for travel by walking, cycling and public transport ahead of private motor vehicles;
  - Encouraging people to make the change to more sustainable transport.
- 8.52 Policy T5 of the adopted LDP relates to managing the transport impacts of development proposals, to ensure that all new developments properly address the demand for travel and its impacts, contribute to reducing reliance on the private car, making satisfactory provision for access, parking and circulation with particular regards for pedestrians, cyclists and public transport users as well as to avoid unacceptable harm to the safe and efficient use and operation of the

road, public transport and other movement networks.

- 8.53 The explanatory text which supports Policy T5 of the adopted LDP states at paragraph 5.233 that “*in assessing the transport and access aspects of proposals the Council will be more likely to give favourable consideration to development which through their design and layout, give priority to movements by sustainable travel modes and reflect the user hierarchy in Department for Transport Manual for Streets*”. This specifies a hierarchy whereby pedestrians, cyclists, public transport and special service vehicles (emergency services, waste) are considered above the use of other motorised traffic.

#### *Access and Movement*

- 8.54 The development proposes the closure of the existing access point of Circle Way West. Access to the site will be provided from the existing access point off Brynfedw, as shown in Figure 7 above.
- 8.55 No concerns are raised in respect of the proposed vehicular access point, and the applicant has demonstrated that waste vehicles can access the site safely with appropriate visibility and turning space. The scheme is acceptable in this regard.

#### *Car Parking*

- 8.56 As specified within Supplementary Planning Guidance *Managing Transportation Impacts (Incorporating Parking Standards)* (2018) (SPG MTI), the maximum car parking spaces per residential unit required for this development is 2 spaces per 2+ bedroom units, which equates in this case to a maximum of 22 spaces.
- 8.57 There are a total of 11 car parking spaces provided as part of this scheme; 8 spaces provided to the rear of Plots 3-11, and 3 spaces provided in new parallel parking bays on Brynfedw to serve Plots 4-6. The existing 5 unallocated bays off Brynfedw will be retained for use by existing residents or visitors.
- 8.58 The car parking standards are maximum requirements to encourage a modal shift to more sustainable transport modes over the use of the private vehicle. This site is considered to be within a sustainable location, with excellent public transport links to the City Centre including bus services. This proposal introduces sufficient car parking spaces to serve the residential units, given that the standards are maximum, and therefore the scheme is considered to be compliant with the guidance contained within SPG MTI.
- 8.59 SPG MTI stipulates at paragraph 6.31 that “all off-street car parking spaces should have minimum dimensions of 5.0m x 2.5m”, with a minimum manoeuvring space of 6.0m behind a car parking bay.

#### *Cycle Parking*

- 8.60 SPG MTI requires a minimum provision of 1 cycle parking space per bedroom, which in this case, equates to 36 spaces. The development comprises two cycle shelters which provide 24 enclosed cycle parking spaces, together with separate

cycle stores located within the rear garden areas of each dwelling.

- 8.61 The scheme proposes cycle stores next to buildings and in view of habitable room windows, which are capable of being locked. Each cycle store is accessible from the rear of the properties, which is positive. Further details of the cycle stores to be installed will be secured through the imposition of an appropriately worded planning condition.
- 8.62 Subject to the inclusion of the recommended planning conditions, the scheme is considered to be acceptable in highway and pedestrian safety terms, and is compliant with the guidance contained within SPG MTI and Policy T5 of the LDP.

#### Impact on Green Infrastructure (Trees / Ecology)

- 8.63 Green infrastructure is defined in PPW12 (February 2024) as “the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places”.
- 8.64 Future Wales Policy 9 *Resilient Ecological Networks and Green Infrastructure* requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 8.65 The supporting text for Policy 9 within Future Wales states the following:

*As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being. Local green infrastructure assets such as public rights of way, common land, parks, village greens and allotments can all make a cumulative contribution towards wider national scale ecological connectivity. The real-life importance of urban green spaces was demonstrated when people were restricted to taking exercise in immediately local green spaces during the COVID-19 lockdown.*

- 8.66 PPW12 reflects this at paragraph 6.2.4, stating that green infrastructure “plays a fundamental role in shaping places and our sense of well-being, and are intrinsic to the quality of the spaces we live, work and play in. The planning system must maximise its contribution to the protection and provision of green infrastructure assets and networks as part of meeting society’s wider social and economic objectives and the needs of local communities”.
- 8.67 National and local policy is continuously evolving to advocate for sustainable development, in light of the declared climate and nature emergency. All relevant policies which should be considered as part of this planning application



emphasise the preservation and integration of green infrastructure into development proposals, to support, maintain and enhance the environment.

- 8.68 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 8.69 LDP Policy EN8 states that “development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change”.

### Impact on Trees

- 8.70 The application is supported by an Arboricultural Impact Assessment written by Wardell Armstrong (September 2023). It notes that the existing trees and hedgerow onto Circle Way West and the corner with Brynfedw Road are to be retained and integrated into the development, and will accordingly be protected during construction.
- 8.71 It also confirms that the implementation of the development as proposed would result in the loss of three category ‘C’ trees (2 x Ash, 1 x Alder) and part of hedge H1, identified in red within the extract below:

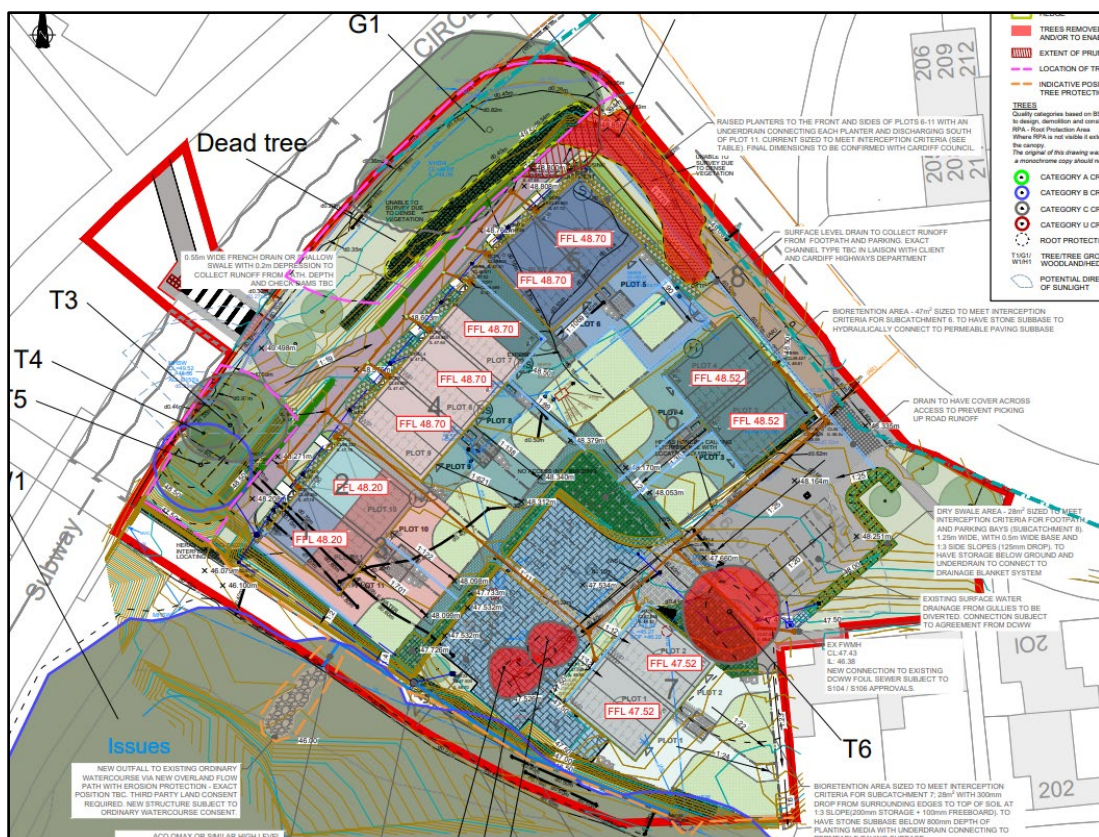


Figure 15: Tree Protection Plan Extract

- 8.72 The Authority's Tree Officer raises no objection to the proposed tree loss on arboricultural grounds, but notes that to mitigate the loss, a minimum of nine trees should be planted to accord with the guidelines contained within PPW12, which stipulates that at least 3 trees should be planted for every 1 lost. Ten trees are proposed to be planted in this case.
- 8.73 PPW12 also states that compensation planting must be at a scale, design and species mix reflective of that area lost, and the planting position for each replacement tree shall be fit to support its establishment and health, to ensure its unconstrained long-term growth.
- 8.74 Negotiations have taken place to ensure the species of compensatory planting are appropriate within this location, so that the trees can grow properly in the longer term. Given the agreement to include the recommended species, the scheme is considered to be acceptable in this regard, subject to the recommended planning conditions which will secure the finalised landscape specification, in accordance with Policy EN8 of the adopted LDP.

#### *Impact on Ancient Woodland*

- 8.75 As noted in Section 2 above, the application site lies to the north of an Ancient Woodland, as shown in Figure 4. The Ancient Woodland is separated from the application site by a footpath which runs in a north-south direction, and is set down topographically from the developable area, as shown below:



**Figure 16: View of Circle Way West showing application site, footpath, and Ancient Woodland**

- 8.76 The initial proposal incorporated a new drainage outfall into the Ancient Woodland, for water to flow into the ordinary watercourse within the wooded area. The Tree Officer raised an objection to this element of the proposal, as the impact of the new drainage outfall was not known, and it could not be demonstrated that harm would not be caused to the Ancient Woodland.

- 8.77 To address this objection, the Local Planning Authority has sought further advice from the Drainage Team and from Dŵr Cymru Welsh Water. It has been agreed that, in order to prevent damage or harm to the Ancient Woodland, water can be discharged into the existing drainage infrastructure on this occasion. The applicant has agreed with this approach, and reference to a new drainage outfall into the Ancient Woodland will be omitted from the proposal.
- 8.78 Given the above, the Tree Officer has confirmed that the objection previously raised has been addressed, and no further comments are provided in respect of this element of the proposal.
- 8.79 As the proposal no longer includes any works within, or immediately adjacent to, the Ancient Woodland, the application is considered to be acceptable in this regard.

### *Ecotone*

- 8.80 In addition to the above, concern is raised that there is an absence of an ecotone, as per guidance contained within Supplementary Planning Guidance Green Infrastructure (2017) which states that “the provision and management of a 15 metre-wide ecotone around woodland sites will normally be required”.
- 8.81 The Tree Officer notes the following:

*The basis for no ecotone seems to be the presence of a tarmac footway as a separation. I do not consider this to be sufficient reason not to specify an ecotone, even if the ecotone has to incorporate the footway.*

*Currently the only vegetated barrier to the woodland is a narrow hedgerow. I consider that the design needs to make much more significant compromises here to provide an ecotone to the ancient woodland - this should incorporate woody trees and shrubs suitable for a woodland edge and alkaline soils - *Corylus avellana*, *Crataegus monogyna* and *Viburnum lantana* are suggested as suitable components, and a section should be provided depicting the arrangement as it relates to any retained footway.*

- 8.82 The County Ecologist shares this view, and has requested that Plots 1 and 11 are omitted from the scheme to accommodate a wider ecotone, planted with native trees and clusters of native shrubs/understorey and bulbs.
- 8.83 This matter is addressed further in Section 8.124 – 8.131.

### Sustainability / Energy

- 8.84 Future Wales Policy 16 emphasises that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.

- 8.85 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 8.86 PPW12 (para 5.8.1) states that ‘the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures’.
- 8.87 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.
- 8.88 The Design and Access Statement submitted in support of the application states the following:

*Cardiff Council seek low carbon, low energy homes that are resilient to a changing climate and reduce energy demand and energy bills for their residents. Each home will be expected to achieve Welsh Government’s 2025 energy performance standards achieving a SAP rating of A, by using a high standard of fabric efficiency and low carbon heating. This means: fabric first, optimising solar gain, designing in renewable energy.*

- 8.89 This scheme reflects the Council’s Fabric First approach towards renewable energy and low-carbon development and is therefore consistent with the approach of Policy EN12 of the adopted LDP, as well as guidance contained within PPW12 and Future Wales.

#### Drainage and Flooding

- 8.90 Dŵr Cymru Welsh Water have confirmed that capacity is currently available in the water supply system to accommodate the development. In addition, the public sewer has adequate capacity to accommodate foul water associated with the development, albeit the existing public sewer which runs through the plot is proposed to be diverted to facilitate the new dwellings.
- 8.91 Whilst a separate application will need to be made under Section 185 of the Water Industry Act for the proposed sewer diversion, no objection is raised to the development in respect of foul water, subject to the inclusion of the recommended planning condition which requires the submission of details of a scheme to divert the public sewer crossing the site, prior to the commencement of development.
- 8.92 As noted in Sections 8.75-8.79 of this report, Dŵr Cymru Welsh Water initially requested the inclusion of a planning condition which prevents surface water and/or land drainage from connecting, directly or indirectly, into the public sewerage network.
- 8.93 Since receiving the consultation response, the Local Planning Authority have engaged with Dŵr Cymru Welsh Water and the Drainage Team to address the objection raised by the Tree Officer which relates to water discharging into the



Ancient Woodland.

- 8.94 In this case, both Dŵr Cymru Welsh Water and the Drainage Team have agreed that to avoid harm to the Ancient Woodland, water can be discharged into the public sewerage network in this case. As such, the recommended condition will not be imposed, and as an alternative, full details of the drainage scheme will be sought prior to the commencement of development. The development is capable of achieving SAB Approval, and water will be capable of being discharged into the existing drainage infrastructure, justified through a potential harmful impact on the Ancient Woodland.
- 8.95 Given this, and subject to the imposition of appropriate planning conditions and informative notes, the development is considered to be acceptable in respect of drainage, and is considered to comply with guidance contained within Policy EN10 of the Local Development Plan (2016).

#### Public Protection: Contamination

- 8.96 Policy EN13 of the adopted LDP states that “development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination”.
- 8.97 The application is supported by a report (Phase 1 Desk Study & Site Investigation Works, September 2023) which includes a preliminary contamination assessment of the development. The assessment identifies measurable concentrations of metals, inorganic and organic substances which were not deemed to pose a significant risk to future occupiers. In addition, contamination risk has been identified in relation an above ground tank. The report states ‘It is expected that the tank will be removed, by suitably qualified workers, during the enabling works.’ Following demolition/site clearance, supplementary site investigations and contamination assessments in the area of the tank and any other previously inaccessible locations a more robust assessment and inform any remediation works; to ensure the site is made suitable for use.
- 8.98 The report also includes the initial ground gas assessment based on a single monitoring visit. This indicates the need for ground gas protection measures at the development, but further monitoring and assessment is required to robustly assess this.
- 8.99 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, Shared Regulatory Services Environment Team have recommended the inclusion of conditions for unforeseen contamination, imported soil and imported aggregates.
- 8.100 Subject to the inclusion of the recommended planning conditions suggested by Shared Regulatory Services, the proposed development is considered to be compliant with Policy EN13 of the adopted LDP.

### Air Quality Impacts

- 8.101 Policy EN13 of the LDP seeks to ensure that developments do not cause harm to health or local amenity because of air, noise, light pollution, or the presence of unacceptable levels of land contamination. It aims to ensure that development proposals are not located close to potential sources of pollution.
- 8.102 No concerns are raised in respect of the development and its impact on air quality, and the application is therefore considered to be compliant with Policy EN13 of the adopted LDP.

### Section 106 Matters

- 8.103 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”.
- 8.104 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.
- 8.105 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.
- 8.106 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.
- 8.107 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 relate specifically to the provision of Affordable Housing and Open Space.

### *Affordable Housing*

- 8.108 In respect of Affordable Housing, it is noted that the scheme proposes 100% affordable units. Chapter 2 of Supplementary Planning Guidance *Cardiff Planning Obligations SPG* (July 2017) refers specifically to Affordable Housing and stipulates at paragraph 2.2 that a 20% Affordable Housing contribution will be sought on brownfield sites if the development meets any of the following criteria:

- Contain 5 or more dwellings; or
- Sites of or exceeding 0.1 hectares in gross site area; or
- Where adjacent and relates residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out opposite.

8.109 Given that the consent will be issued to the Council (rather than running with the land), with the Council's housing team delivering a 100% affordable unit scheme, such provision will be secured through a Unilateral Undertaking (under s106).

### *Open Space*

8.110 In respect of Open Space, the adopted 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 development where new on-site provision is not applicable.

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

8.112 An off-site contribution is therefore required towards the provision of new open space, or the design, improvement or maintenance of existing open space within the locality.

8.113 If the Council are minded to approve the application, and the applicant enters into a S106 Agreement with the Council to secure the payment of the contribution, consultation will take place with Ward Members to agree the use of the contribution.

8.114 Based on the information provided on the number and type of units proposed, the additional population generated by the development is calculated to be 22.6, which generates an open space requirement of 0.055ha which equates to an off-site contribution of £23,449.

8.115 The proposed broad Heads of Terms for the required section 106 agreement are as follows (in line with the Planning obligations SPG): -

- Affordable Housing (20%) to be provided and retained in perpetuity, in line with Chapter 2 of the adopted *Cardiff Planning Obligations SPG* (July 2017).
- Financial contribution of £23,449 towards Open Space.

8.116 Having regard to the legal and policy test outlined above, it is clear that the requested monies are necessary and reasonable to mitigate the impacts of the proposed development and thus ensure that the proposal accords with planning policy.

## Overall Assessment – ‘The Planning Balance’

- 8.117 PPW12 refers to the need to assess the Sustainable Benefits of Development and (at 2.26) 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.
- 8.118 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.
- 8.119 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.
- 8.120 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.
- 8.121 There is a 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.
- 8.122 Section 5 of PPW12 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.

- 8.123 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.
- 8.124 As noted in Section 9 of the report, the Tree Officer and County Ecologist have raised concerns regarding the lack of provision of an ecotone, which is recommended within Supplementary Planning Guidance Green Infrastructure (2017). It states that “the provision and management of a 15 metre-wide ecotone around woodland sites will normally be required”.
- 8.125 Noting the above, and acknowledging that ecotones play a key role in maintaining biodiversity and ecological balance, and specifically in this case, retaining and protecting the Ancient Woodland, it is important to consider the context of the application site.
- 8.126 Whilst the concerns are noted, the developable area does not extend to the boundary with the Ancient Woodland. The woodland is off set from the application site and is separated by the existing footpath and the underpass. If an ecotone were to be provided, it would not provide the correct function without being contiguous with the woodland, and the location of the existing footpath will prevent this.
- 8.127 As such, even if an ecotone were provided, it is not considered that it would fulfil its intended function, and therefore the lack of provision of a 15 metre-wide ecotone does not worsen the existing situation to an extent that would warrant refusal of a planning application on such grounds.
- 8.128 In addition, the provision of an ecotone in this location is not, on balance, considered necessary to mitigate the impact of the development, owing to the fact that affordable housing is being provided. The inclusion of an ecotone within the application site is likely to result in a non-viable development, as a minimum of two dwellings will need to be omitted from the scheme to ensure sufficient space is provided for an ecotone.
- 8.129 Building affordable housing often presents a complex trade-off, especially in consideration of trees, ecology and green infrastructure. Whilst preserving nature is crucial, and an important consideration in the planning process, providing affordable housing offers significant societal benefits that can sometimes be considered to outweigh the requirements associated with green infrastructure, as it is seen to address pressing social needs and contributing to broader societal benefits.
- 8.130 In this case, it is considered that no harm would be caused if an ecotone was not provided, given the context of the application site, developable area, and position of an existing tarmac footpath which separates the site from the Ancient Woodland.
- 8.131 The provision of affordable housing is a consideration that must be afforded

significant weight. In this respect, while not understating the significance of the comments received, the provision of 11 units of affordable housing is considered, on balance, to outweigh the requirements of an ecotone outlined in the Supplementary Planning Guidance.

## 9 CONCLUSION

- 9.1 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.
- 9.2 Having regard to the above and notwithstanding the concerns raised, in this case, it is clear that the development proposed will make an important contribution to the overall affordable housing supply within Llanedeyrn, by providing 11 affordable units on brownfield land which is currently unused and in a visually poor state.
- 9.3 The proposed development accords with the criterion of Policy C2 of the adopted Local Development Plan (2016) as well as Policy H6, and is therefore considered to be an acceptable form of development in this location. The dwellings proposed are generally considered to be in keeping with the characteristics of the immediate area, and do not introduce incongruous features which would warrant a refusal of planning permission on such grounds. Overall, the scheme is well thought out and is appropriate in terms of its scale, intended finish and layout, in accordance with criterion (i) of Policy KP5 of the adopted LDP.
- 9.4 Subject to the imposition of the recommended planning conditions, the scheme is on balance, considered to be an acceptable form of development in terms of trees, landscaping, ecology and biodiversity, and therefore accords with Policies KP15, KP16, EN5, EN6, EN7 and EN8 of the adopted LDP, and guidance contained with PPW12.
- 9.5 No concerns are raised in respect of highway safety, contaminated land or land drainage, and the development is therefore considered to be compliant with Policies EN8, EN13 and T5 of the LDP, subject to the imposition of the recommended planning conditions.
- 9.6 Given the above, and in conclusion, the development is considered to be acceptable in principle and is recommended for approval, subject to the following planning conditions and informative notes.

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

- 10.1 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty

has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

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

10.3 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.

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

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

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

## 11 RECOMMENDATION

11.1 RECOMMENDATION: **Permission Granted** subject to the following conditions

## 12 CONDITIONS

### Time Limit

#### 1. Time Limit

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

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

### Approved Plans

#### 2. Approved Plans

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

##### Plans:

- Site Location Plan 22007(05)110 Rev A
- Proposed Site Layout 22007 (05) 101 Rev M
- Demolition Plan 22007 (05) 110 Rev A
- Proposed Site Elevations 22007 (05) 112 Rev D
- House Type - 6P3B V1, Plans and Elevations 22007 (05) 140 Rev C
- House Type - 6P3B V2, Plans and Elevations 22007 (05) 141 Rev C
- House Type - 4P2B V1, Plans and Elevations 22007 (05) 142 Rev C
- House Type - 4P2B V2, Plans and Elevations 22007 (05) 143 Rev C
- Boundary Treatment Detail – Type A 22007 (05) 170 Rev A
- Boundary Treatment Detail – Type B 22007 (05) 171 Rev A
- Boundary Treatment Detail – Type C 22007 (05) 172 Rev D
- Material Finished & Boundaries Layout Plan 22007 (05) 150 Rev C
- Hard Finishes Layout 22007 (05) 151 Rev C
- Strategic Landscape Plan 2284504-SBC-00-XX-DR-L-004-PL05
- Detailed Soft Landscape Plan 2284504-SBC-00-XX-DR-L-301-PL04
- Tree Pit Details 2284504-SBC-00-XX-DR-L-201-PL03
- Refuse Strategy 22007(05)180 Rev B
- Proposed Drainage Layout CC2421-CAM-XX-XX-DR-C-0500-P05
- Surface Water Catchment Analysis CC2421-CAM-XX-XX-DR-C-1500-P03
- Proposed Ground Model Sections CC2421-CAM-XX-XX-DR-C-0610-P03
- Proposed Site Levels & Contours Plan CC2421-CAM-XX-XX-DR-C-0600-P05
- General Arrangement 226773\_PD03 Rev J
- Swept Path Analysis Standard Design Vehicle Parking Assessment 226773\_AT\_A01 Rev G

- Swept Path Analysis 11.2m Refuse Vehicle Servicing 226773\_AT\_A01 Rev M

Documents:

- Planning Statement, Amity Planning Consultants (October 2023)
- Design and Access Statement, Powell Dobson (October 2023)
- Noise Assessment Report, Wardell Armstrong (January 2024)
- Phase I Desk Study & Site Investigation Works, Wardell Armstrong (September 2023)
- Ecological Appraisal, Wardell Armstrong (May 2023)
- Bat Report – Building 1 – Emergence/Re-entry Surveys, Wardell Armstrong (February 2023)
- Bat Hibernation Survey Report, Wardell Armstrong (April 2023)
- Energy Hierarchy/Strategy Report P02, McCann and Partners (August 2023)
- Soft Landscape Specification PL03 29/02/2024
- Arboricultural Impact Assessment, Wardell Armstrong (September 2023)
- Soil Resource Plan, Wardell Armstrong (September 2023)

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. Contaminated Land – Ground Gas Protection

Prior to the commencement of any development works, except demolition, and following completion of the ground gas 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 LPA. If no protection measures are required than no further actions will be required.

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

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

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

#### 4. Contaminated Land Measures – Assessment

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

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2023) 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.

#### 5. Contaminated Land Measures – Remediation & Verification Plan

Prior to the commencement of the development, except demolition, 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' (2023) unless the Local Planning Authority agrees to any variation.

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

6. Foul and Surface Water

Notwithstanding the approved drawing entitled 'Proposed Drainage Layout CC2421-CAM-XX-XX-DR-C-0500-P05', no development shall commence until details of a scheme for the disposal of foul and surface water, incorporating sustainable drainage techniques, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to beneficial use of the development, hereby approved.

Reason: To protect the integrity of the public sewerage system, to ensure effective water cycle management, avert flood risk and protect the environment in accordance with Policy KP5, KP15, EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

7. Public Sewer Diversion

No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No development pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

8. Landscape Soil Specifications

No development shall take place until finalised landscape soil specifications have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall incorporate a soiling plan that annotates the soil profiles proposed for different landscape functions across the site, detailing profile depths and whether soils are in-situ, site won or imported. The soiling plan shall be cross referenced in updated tree pit sections and landscape specifications.

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 Cardiff Local Development Plan 2006-2026.

## 9. Landscaping Specification

Notwithstanding Condition 1, no development shall take place until a finalised landscape specification has been submitted to and approved in writing by the Local Planning Authority. The specification must incorporate full details as to how the project landscape architect will oversee landscape implementation at key phases of delivery (soiling, tree planting, rain garden construction), to ensure compliance with approved plans and specifications, and to report to the LPA accordingly. Upon completion, a final landscape audit shall be undertaken, and the results reported to the LPA.

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 Cardiff Local Development Plan 2006-2026.

## 10. AMS & TPP

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

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

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

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

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

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses in accordance with Policy KP15, KP16, and EN8 of the Cardiff Local Development Plan 2006-2026.

## 11. Biodiversity Enhancement Details

Prior to the commencement of development, a Scheme of Ecological Enhancement Measures and a Detailed Implementation Timetable shall be submitted to and approved by the Local Planning Authority. The Ecological Enhancement Measures shall thereafter be undertaken in accordance with the



approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason: To provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales and Policy KP16 and EN6 of the adopted Cardiff Local Development Plan 2006-2026.

## 12. CEMP

No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority, in order to manage the impacts of construction. The approved statement shall be adhered to throughout the construction period. The statement shall provide for: -

- 1) The parking of vehicles of site operatives and visitors;
- 2) Loading and unloading of plant and materials;
- 3) Storage of plant and materials used in constructing the development;
- 4) The erection and maintenance of security hoarding;
- 5) Wheel washing facilities to prevent mud being deposited on the road and measures to prevent debris being deposited on the highway;
- 6) Measures to prevent water from the site draining onto the highway
- 7) Measures to control the emission of dust and dirt during construction;
- 8) A plan to show any vibration, dust and noise arising from demolition and construction phases, and how these issues will be mitigated to control and manage the emissions from dust and noise to local residents and businesses within the locality;
- 9) a scheme for recycling / disposing of waste resulting from demolition and construction works;
- 10) A risk assessment of potentially environmental harmful activities/ operations to that of ecological constraints at the site;
- 11) Responsible persons (including a blank table for relevant details i.e. contact numbers), lines of communication and emergency contact details/

Reason: to avoid unacceptable harm to the safe and efficient operation of the highway, bus services, pedestrian and cycle routes in accordance with Policy T6 in the Cardiff Local Development Plan 2006-2026 adopted in January 2016 and for the general protection of biodiversity and pollution prevention and KP16, and EN5-EN8.

## 13. Architectural Detailing

Prior to the commencement of development, details of the architectural detailing of the elevations, including the depths of the reveals, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the details approved.

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).

#### 14. Pedestrian Crossing

Prior to the commencement of development, details of a scheme including the Stopping Up of the existing vehicular access point from Circle Way West, the formalisation of the footpath and the pedestrian crossing (including but not be limited to, surfacing, kerbs, edging, drainage, lighting, lining and signing required as a consequence of the scheme) shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to beneficial use of the development, hereby approved.

Reason: To ensure the reinstatement and improvement of the footways and pedestrian access points following construction, to facilitate safe movement and to make provision for satisfactory access in accordance with Policy KP5, KP8, T1, T5, and T6 of the Cardiff Local Development Plan 2006-2026.

#### 15. Electric Charging Vehicle Points

Prior to commencement of development hereby permitted details of passive/ active electric vehicle charging points shall be submitted for approval and upon approval implemented prior to beneficial use of the development hereby approved.

Reason To encourage sustainable travel; reduce carbon emission and reduce harm from motor vehicular air and noise pollution in accordance with Policies KP9 KP15 and E14 in the Cardiff Local Development Plan 2006-2026 adopted in January 2016.

#### Action Conditions

#### 16. Materials

Prior to their use in the development hereby permitted, samples of the external building finishing materials and ground surface materials for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance of the development in accordance with Local Development Plan Policy KP5 (Good Quality and Sustainable Design).

#### 17. Site Enclosures

The boundary treatments and means of site enclosure, shall be erected in accordance with the following drawing numbers, and shall be implemented prior to first beneficial use:

- Boundary Treatment Detail – Type A 22007 (05) 170 Rev A
- Boundary Treatment Detail – Type B 22007 (05) 171 Rev A
- Boundary Treatment Detail – Type C 22007 (05) 172 Rev D
- Material Finished & Boundaries Layout Plan 22007 (05) 150 Rev C

Reason: To ensure the amenities of the area are protected in accordance with Policy KP5 of the adopted LDP.

#### 18. Lighting Design Strategy

No lighting shall be installed at the site until such time as a “Lighting Design Strategy” (for biodiversity) considering bats and other nocturnal species, produced in accordance with the Institute of Lighting Professionals Guidance Note 08/23, has been submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be installed and maintained in accordance with the specifications and locations agreed.

Reason: To manage the impact of the development upon protected species in accordance with Policy KP16, EN6 and EN7 of the Cardiff Local Development Plan (2006-2026).

#### 19. Cycle Parking

Prior to beneficial use of the development hereby approved, accessible, sheltered and secure cycle parking spaces and any associated access arrangements shall be implemented in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved spaces shall be retained for the sole purpose of cycle parking.

Reason: In the interests of promoting and providing facilities for sustainable modes of transport in accordance with Policy KP5, KP8, T1 and T5 of the Cardiff Local Development Plan 2006-2026.

### Regulatory Conditions

#### 20. Hours of Construction

Demolition or construction works shall not take place outside the hours of:  
08:00am to 6:00pm Mondays to Fridays;  
08:00 to 1:00pm on Saturdays; and  
and at no time on Sundays or Public Holidays.

Reason: To protect the amenity of the area and neighbouring occupiers in accordance with Policy KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.

#### 21. Noise Mitigation

The mitigation measures outlined within Section 5 of the Noise Assessment Report written by Wardell Armstrong (January 2024, CA12481 V1.0) shall be implemented at Plots 3 and 4, and 5 to 11, prior to beneficial use of the dwellings hereby approved.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected, in accordance with Policy EN13 of the LDP.

#### 22. 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 9, unless the Local Planning Authority gives written consent to any variation.

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 Cardiff Local Development Plan 2006-2026.

#### 23. Contaminated Land Measures – Remediation and Verification

The remediation scheme approved by condition 5 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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' (2023) unless the Local Planning Authority agrees to any variation.

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

#### 24. Contaminated Land Measures – Unforeseen Contamination

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

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

#### 25. Imported Soil

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

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

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

#### 26. Imported Aggregates

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

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

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

#### 27. Use of Site Won Materials

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

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

## INFORMATIVES

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The applicant may need to apply to Dŵr 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](http://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 Dŵr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dŵr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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

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

waste management license. The following must not be imported to a development site;

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

(iii) the safe development and secure occupancy of the site rests with the developer.

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

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

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COMMITTEE DATE: 14/03/2024

APPLICATION No. 24/00060/FUL

DATE RECEIVED: 11/01/2024

ED: FAIRWATER

APP: TYPE: Full

APPLICANT: Mr Michael Costas-Michael

LOCATION: 56B Plas Mawr Road, Fairwater, Cardiff, CF5 3JX

PROPOSAL: Subdivision of single hairdresser unit into two with new shop fronts and single storey side extension to provide toilet and storage

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#### RECOMMENDATION 1 :

That planning permission be GRANTED subject to the conditions listed below in Section 9.

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#### 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to subdivide a commercial unit into two units and erect a single storey side extension and install new shop fronts.
- 1.2 A single storey extension of approximately 3m x 2m is proposed to the north side with a flat roof 3m high, finished in facing brick. An additional aluminium framed shop front with stall riser plinth and roller shutter is proposed within the south part of the front elevation. Internally the premises would be subdivided into two separate units. Pedestrian access would be via the existing and new shop front doors.

#### 2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises a hairdresser's premises (Class A1) which occupies a single storey semi-detached building, adjoined by a hot food takeaway at no. 56A Plas Mawr Road and a hot food takeaway at no. 58 Plas Mawr Road, located within a group of commercial buildings at the junction of Plas Mawr Road and Pwllmelin Road.



Figure 1: Site Location Plan

### 3. **SITE HISTORY**

- 3.1 15/01015/MNR – planning application for three storey building accommodating 6 no self contained flats, and extension of existing A1 and A3 premises at ground floor level.

The application was positively determined in September 2015 by the Council's Planning Committee subject to the conclusion of a Section 106 Agreement relating to the provision of a financial contribution towards public transport enhancement. As a result of a delay in the completion of the S106 Agreement due to non-planning matters, the permission has yet to be issued. In 2021, consideration was given to any material changes in planning policy or site circumstance since the matter was assessed in 2015. In this regard, Policy H3: Affordable Housing of the Cardiff Local Development Plan had become relevant. In September 2021, it was resolved under delegated powers, to grant planning permission subject to the conclusion of a Section 106 Agreement to incorporate both a contribution towards public transport enhancement and affordable housing. It is anticipated that the completion of the S106 agreement will be concluded in the near future.

- 3.2 13/00861/DCO – planning permission granted for new extension at rear of property single storey for storage purposes, revised rear access to service yard, and security shutter to shopfront at no. no. 56a Plas Mawr Road.

- 3.3 10/02218/DCO – planning permission granted for new hot food takeaway in single storey extension to side and rear of existing fish and chip shop, new mechanical extract flue and relocation of rear external fire escape staircase at no. 58 Plas Mawr Road.

#### 4. **POLICY FRAMEWORK**

##### 4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 12, 2024)  
Future Wales - the National Plan 2040

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

KP5 (Good Quality and Sustainable Design)

##### 4.3 Relevant Supplementary Planning Guidance

Shopfront Design & Signage (2019)

#### 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Building Control: In our consideration under the fitting out of a small shop unit such as this we would require a maximum travel distance from the furthest point on the internal floor plan to the final exit (front door) of 12m. Unit 1 appears to be well under that and unit 2 appears to be just under 12m from the rear toilet lobby to the shop entrance, and so we wouldn't require a secondary means of escape route from either unit.

#### 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 None.

#### 7. **REPRESENTATIONS**

- 7.1 The application was publicised via the Council's website and by means of neighbour notification letters. An objection was received from the business owner and resident of no. 58 Plas Mawr Road, summarised as follows:

- a) *No benefit of increasing the number of shops to twelve. The Council originally planned six shop units here in the early 60's, this has now increased to eleven. This means that people are starting to sell each other's products;*
- b) *These two shops will be very small and not very profitable and be just changing ownership frequently;*
- c) *Anti-social behaviour will increase, there is already disturbance from youths at the next door kebab house. they do not have CCTV outside, will this be a requirement?*
- d) *One of the proposed units does not have a proposed secondary means of exit in case of emergency. The adjacent premises is entitled to secure*

*their lane door, this would trap people in a very small area;*

- e) *The applicant assumes that there will be no refuse, the Council's policy on refuse separation should be introduced at the outset to save any future disputes.*

## 8. **ANALYSIS**

- 8.1 The principal issues in the determination of this application concern the effect of the proposal upon the character of the area and the amenity of neighbouring premises.

Internal subdivision of the existing premises into two separate units does not constitute development requiring planning permission.

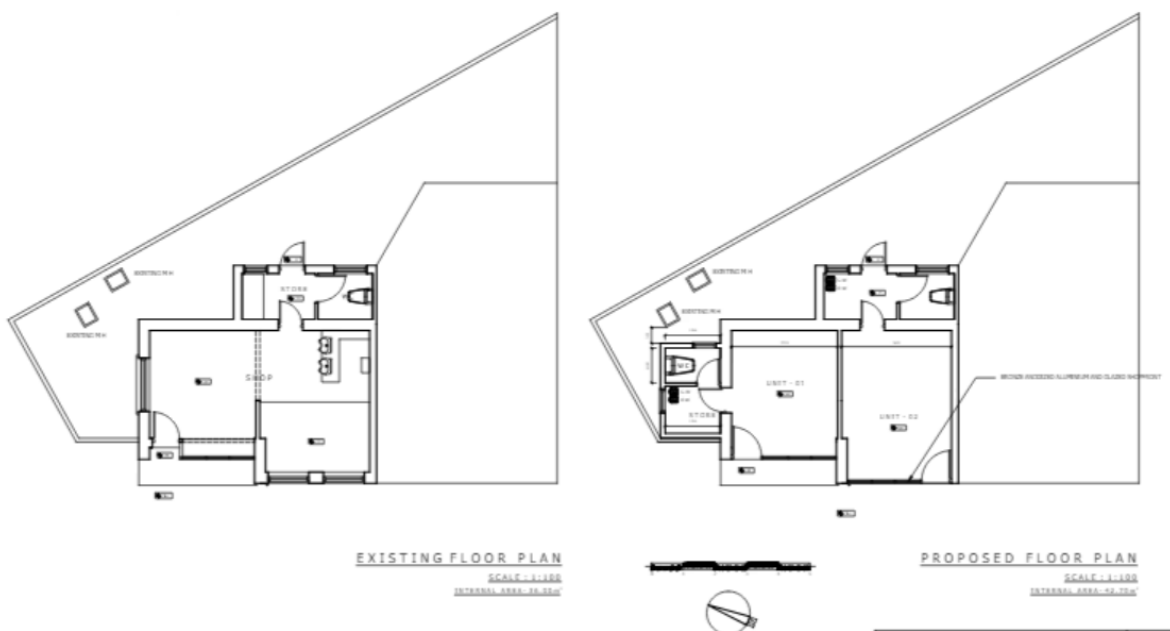


Figure 2 : Existing and Proposed Floor Plans

## 8.2 **Impact upon the Character of the Area**

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

The scale of the single storey extension and its relationship with the existing building and that of neighbouring properties is considered acceptable. The extension would be of minimal scale and largely enclosed from the public realm by an existing front facing wall. The new shop front would be of appropriate design and material, resulting in a more unified and frontage than

the existing brick frontage. It is noted that the Shop Fronts & Signage SPG recommends that external roller shutters should have a perforated design, however having regard that the existing roller shutters at the application premises and the adjoining premises at no. 56A Plas Mawr Road are of a solid non-perforated appearance, it is not considered reasonable in this instance to require the additional roller shutter to have a perforated design. As such, it is considered that the proposal would not have any adverse visual impact.

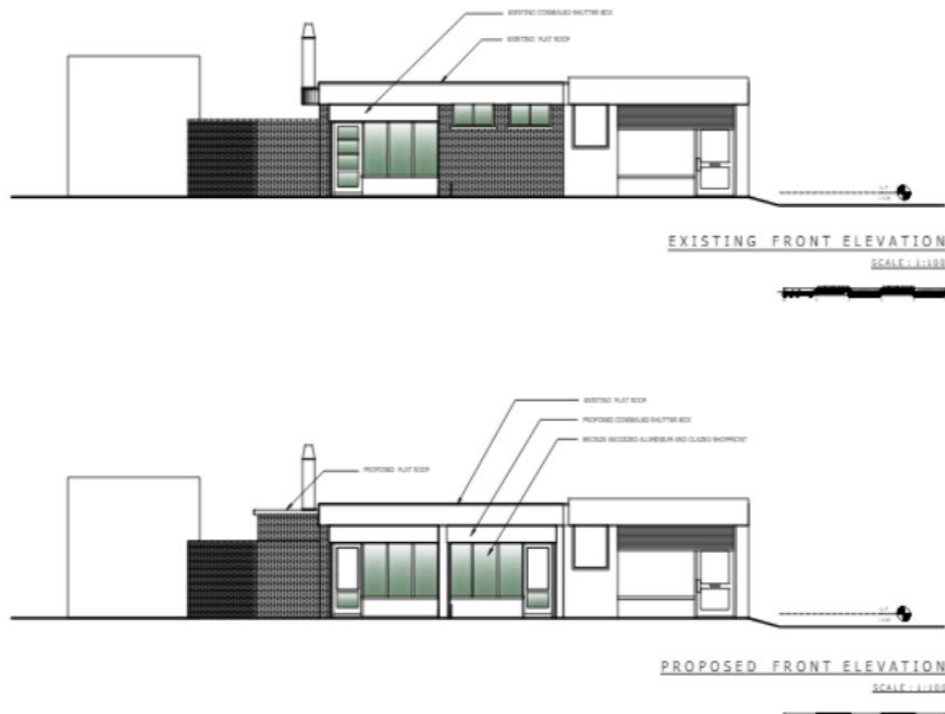


Figure 3: Existing and Proposed Front Elevation

### 8.3 Impact upon Neighbouring Premises

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

The scale of the proposal and its relationship with neighbouring premises is considered acceptable. It is considered that the proposal would not be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority.

It is also acknowledged that whilst a separate application, the committee have resolved to grant application reference 15/01015/MNR for a significantly larger development on the site.

#### 8.4 Representations

The objection received from the business owner and resident is noted. Specific issues are addressed as follows:

- a) Increased amount of shop units. Internal subdivision of the existing premises into two separate units does not constitute development requiring planning permission, and in any case competition is not a material planning matter.
- b) Small size of units. There is no planning requirement specifying a minimum internal size of a commercial class A1 retail premises.
- c) Antisocial behaviour. It is considered that the proposed alterations and subdivision would not result in antisocial behaviour. Internal subdivision of the existing premises into two separate units does not constitute development requiring planning permission, and the planning use class would remain the same as existing. Provision of CCTV is not a planning requirement.
- d) Means of escape. Not a material planning matter. Means of fire escape would be controlled as required by the Building Regulations, and in any case Building Control have confirmed that a secondary means of escape route is not required from either of the proposed units.
- e) Refuse storage. Having regard that the units would be of small scale and used for purposes within planning use class A1, it is considered that refuse storage containers can be adequately accommodated internally within the premises as existing.

#### 8.5 Other Legal Considerations

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

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

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

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

## 8.6 Conclusion

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

## 9. RECOMMENDATION:

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

- 1 C01 – Statutory Time Limit
- 2 The development shall be carried out in accordance with the approved drawings numbered:
  - 101 – existing and proposed floor plans;
  - 102 – existing and proposed front elevations;
  - 103 – existing and proposed rear elevations;
  - 104 – existing and proposed side elevations.

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

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**ADAMSDOWN**

<u>Application No.</u>	23/01865/FUL	<u>Date Valid:</u>	30/08/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	Hm Prison Knox Road Adamsdown Cardiff CF24 0UG	<u>Applicant</u>	Ministry of Justice				
<u>Proposal:</u>	Demolition of existing two storey prison workshop and erection of a newbuild two storey centre for prisoners comprising of teaching spaces, workplace settings, employment suite, lounge, and a working kitchen.						
<u>Decision Date</u>	16/01/2024	<u>Decision:</u>	Permission Granted				
<hr/>							
<u>Application No.</u>	23/01706/FUL	<u>Date Valid:</u>	27/07/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	82 Richards Terrace Roath Cardiff CF24 1RX	<u>Applicant</u>	Mrs Katie Hutt				
<u>Proposal:</u>	Change of use to Sui Generis- 9 bedroom House in Multiple Occupation with new outbuilding, single storey side extension and dormer loft conversion.						
<u>Decision Date</u>	19/01/2024	<u>Decision:</u>	Permission Granted				
<hr/>							
<u>Application No.</u>	23/02615/FUL	<u>Date Valid:</u>	03/11/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	50 Theodora Street Adamsdown Cardiff CF24 1PD	<u>Applicant</u>	MR MOHAMMED PARVAIZ				
<u>Proposal:</u>	Conversion of dwelling into 6 bed House in Multiple Occupation with single storey rear extension, rear dormer loft conversion and external alterations						
<u>Decision Date</u>	19/01/2024	<u>Decision:</u>	Permission Granted				
<hr/>							
<u>Application No.</u>	23/02522/FUL	<u>Date Valid:</u>	02/11/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	20 Beresford Road Adamsdown Cardiff CF24 1RA	<u>Applicant</u>	Mr David Tout				
<u>Proposal:</u>	Change of use from residential dwelling to class C4 House in Multiple Occupation.						
<u>Decision Date</u>	27/02/2024	<u>Decision:</u>	Permission Granted				
<hr/>							
<u>Application No.</u>	24/00054/DOC	<u>Date Valid:</u>	15/01/2024	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	Former Great Eastern Hotel 54 Metal Street Adamsdown Cardiff CF24 0LB	<u>Applicant</u>					
<u>Proposal:</u>	Discharge of Condition 15 (Contaminated Land Measures - Remediation Verification) of 18/03020/MJR.						
<u>Decision Date</u>	01/02/2024	<u>Decision:</u>	Full Discharge of Condition				
<hr/>							
<u>Application No.</u>	23/02410/HSE	<u>Date Valid:</u>	07/11/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	22 Stacey Road Adamsdown Cardiff CF24 1DU	<u>Applicant</u>	Mr kal Ghuman				
<u>Proposal:</u>	Revised detached store building at rear						
<u>Decision Date</u>	06/02/2024	<u>Decision:</u>	Permission Granted				
<hr/>							

Application No. 22/02319/HSE Date Valid: 26/10/2022 Type: HSE Statutory Class: Householder  
Address: 70 Stacey Road Applicant Mrs Sally Williams  
Adamsdown  
Cardiff  
CF24 1DW  
Proposal: Construction of detached domestic garage to rear  
Decision Date 30/01/2024 Decision: Permission Granted

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**BUTETOWN**

Application No. 24/00350/PRAP Date Valid: 15/02/2024 Type: PRAP Statutory Class: Other Consent Types  
Address: Crane House Applicant Mr Callum McGuiness  
Rover Way  
Butetown  
Cardiff  
CF10 4US  
Proposal: Demolition of the Crane House in full including the base slab with tarmac finish.  
Decision Date 27/02/2024 Decision: Prior Approval Granted

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Application No. 23/02774/DOC Date Valid: 30/11/2023 Type: DOC Statutory Class: Discharge of Conditions  
Address: Merchant Place And Applicant Cardiff Sixth Form College Ca  
Corys Buildings  
3 Bute Place And 57  
Bute Street  
Butetown  
Cardiff  
CF10 5AD  
Proposal: Discharge of Condition 19 (Roof Lanterns and Lights) of 22/02204/LBC.  
Decision Date 10/01/2024 Decision: Full Discharge of Condition

---

Application No. 23/02577/FUL Date Valid: 01/11/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)  
Address: 123 Bute Street Applicant .  
Butetown  
Cardiff  
CF10 5AE  
Proposal: Change of use and conversion of existing ground floor from commercial use to self contained apartment  
Decision Date 11/01/2024 Decision: Permission Granted

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Application No. 23/02578/LBC Date Valid: 01/11/2023 Type: LBC Statutory Class: Listed Buildings  
Address: 123 Bute Street Applicant .  
Butetown  
Cardiff  
CF10 5AE  
Proposal: Proposed change of use and conversion of existing ground and basement floors from commercial use to self contained apartment  
Decision Date 11/01/2024 Decision: Permission Granted

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Application No. 23/02171/LBC Date Valid: 19/09/2023 Type: LBC Statutory Class: Listed Buildings  
Address: 124 - 125 Bute Street Applicant .  
Butetown  
Cardiff  
CF10 5AE  
Proposal: Proposed conversion of existing properties to form 4 self contained 2 bed apartments.  
Decision Date 15/01/2024 Decision: Permission Granted

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Application No. 23/02170/FUL Date Valid: 20/09/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

<u>Address:</u>	125 Bute Street Butetown Cardiff CF10 5AE	<u>Applicant</u>				
<u>Proposal:</u>	Conversion of existing properties to form 4 self contained 2 bed apartments. On site refuse and cycle storage facilities.					
<u>Decision Date</u>	17/01/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	23/02509/DOC	<u>Date Valid:</u>	31/10/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u> Discharge of Conditions
<u>Address:</u>	Plot 5 Parmer Waterside Cardiff CF10 4AA	<u>Applicant</u>	Cardiff Sixth Form College			
<u>Proposal:</u>	Discharge of Condition 13 (Contaminated Land Measures- Remediation and Verification Plan) of 23/00209/FUL					
<u>Decision Date</u>	18/01/2024	<u>Decision:</u>	Full Discharge of Condition			
<u>Application No.</u>	23/02258/FUL	<u>Date Valid:</u>	28/09/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u> Householder
<u>Address:</u>	7 Windsor Esplanade Butetown Cardiff CF10 5BG	<u>Applicant</u>	c/o Agent			
<u>Proposal:</u>	Removal of an existing chimney stack, and replace dormer cladding from uPVC to lead and new dormer window.					
<u>Decision Date</u>	19/01/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	23/02259/LBC	<u>Date Valid:</u>	28/09/2023	<u>Type:</u>	LBC	<u>Statutory Class:</u> Listed Buildings
<u>Address:</u>	7 Windsor Esplanade Butetown Cardiff CF10 5BG	<u>Applicant</u>	c/o Agent			
<u>Proposal:</u>	Removal of an existing chimney stack, and replace dormer cladding from uPVC to lead and new dormer window.					
<u>Decision Date</u>	19/01/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	23/02482/DOC	<u>Date Valid:</u>	31/10/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u> Discharge of Conditions
<u>Address:</u>	Plot 5 Parmer Waterside Cardiff CF10 4AA	<u>Applicant</u>	Cardiff Sixth Form College			
<u>Proposal:</u>	Discharge of Condition 3 (Construction Environmental Management Plan) of 23/00209/FUL					
<u>Decision Date</u>	22/01/2024	<u>Decision:</u>	Full Discharge of Condition			
<u>Application No.</u>	23/02322/DOC	<u>Date Valid:</u>	20/10/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u> Discharge of Conditions
<u>Address:</u>	Merchant Place And Corys Buildings 3 Bute Place And 57 Bute Street Butetown Cardiff CF10 5AD	<u>Applicant</u>				
<u>Proposal:</u>	Discharge of Condition 4 (Biodiversity) of 22/02201/FUL					
<u>Decision Date</u>	24/01/2024	<u>Decision:</u>	Full Discharge of Condition			
<u>Application No.</u>	23/02611/DOC	<u>Date Valid:</u>	02/11/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u> Discharge of Conditions

Address: Merchant Place And Applicant Cardiff Sixth Form Cardiff Sixt  
Corys Building  
3 Bute Place And 57  
Bute Street  
Butetown  
Cardiff  
CF10 5AD

Proposal: Discharge of Condition 4 (Demolition Works) of 22/02204/LBC

Decision Date 24/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02890/DOC Date Valid: 13/12/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Merchant Place And Applicant Cardiff Sixth Form Dukes Edu  
Corys Building  
3 Bute Place And 57  
Bute Street  
Butetown  
Cardiff  
CF10 5AD

Proposal: Discharge of Conditions 17 (Re-use of Slates) and 18 (Samples of Roof Materials) of 22/02204/LBC.

Decision Date 24/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02502/DOC Date Valid: 31/10/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Plot 5 Parmer Applicant Cardiff Sixth Form College  
Waterside  
Pierhead Street  
Butetown  
Cardiff  
CF10 4AA

Proposal: Discharge of Condition 6 (Cycle Parking) of 23/00209/FUL

Decision Date 25/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02862/DOC Date Valid: 06/12/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Merchant Place And Applicant Cardiff Sixth Form Dukes Edu  
Corys Building  
3 Bute Place And 57  
Bute Street  
Butetown  
Cardiff  
CF10 5AD

Proposal: Discharge of Condition 3 (Existing Window Protection) of 22/02204/LBC.

Decision Date 29/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02442/FUL Date Valid: 07/12/2023 Type: FUL Statutory Class: Other Consent Types

Address: Land Opposite 10 Applicant Depot  
Curran Road  
Cardiff  
CF10 5DF

Proposal: Installation of a car park management system consisting of 1 x column mounted ANPR camera

Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 23/02443/ADV Date Valid: 07/12/2023 Type: ADV Statutory Class: Advertisements

Address: Land Opposite 10 Applicant Depot  
Curran Road  
Cardiff  
CF10 5DF

Proposal: Installation of 13 non-illuminated signs

Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 24/00150/DOC    Date Valid: 22/01/2024    Type: DOC    Statutory Class: Discharge of Conditions  
Address: Custom House    Applicant Mr Chris Spiteri  
56 Bute Street  
Butetown  
Cardiff  
Proposal: Discharge of Condition 9 (Scaffolding) of LBC/22/00035/MNR  
Decision Date 06/02/2024    Decision: Full Discharge of Condition

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Application No. 24/00081/DOC    Date Valid: 12/01/2024    Type: DOC    Statutory Class: Discharge of Conditions  
Address: Merchant Place And    Applicant Cardiff Sixth Form Dukes Edu  
Corys Building  
3 Bute Place And 57  
Bute Street  
Butetown  
Cardiff  
CF10 5AD  
Proposal: Discharge of condition 7 (Hot Works) of 22/02204/LBC  
Decision Date 07/02/2024    Decision: Full Discharge of Condition

---

Application No. 23/02936/VAR    Date Valid: 20/12/2023    Type: VAR    Statutory Class: Renewals and Variation of Conditions  
Address: 2 Ocean House    Applicant Mr Jalil Ahmed  
Clarence Road  
Butetown  
Cardiff  
CF10 5FR  
Proposal: Change of use from office space to physiotherapy (Approved 19 July 2022- 21/01417/MNR):-  
Variation of Condition 2 (Permitted Uses) of 21/01417/MNR to amend the approved scheme as follows:  
For the condition to allow the change of use from Physiotherapy to General Practitioner and no other purpose.  
Decision Date 08/02/2024    Decision: Permission Granted

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Application No. 24/00079/FUL    Date Valid: 15/01/2024    Type: FUL    Statutory Class: Minor - Other Principal Uses  
Address: Premier Inn    Applicant Mr Richie Collins  
Bute Place  
Butetown  
Cardiff  
CF10 4AA  
Proposal: Re-rendering of the south west elevation.  
Decision Date 12/02/2024    Decision: Permission Granted

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Application No. 23/02582/VAR    Date Valid: 08/11/2023    Type: VAR    Statutory Class: General Regulations  
Address: Cargo House    Applicant c/o Agent  
North Church Street  
Butetown  
Cardiff  
CF10 5EJ  
Proposal: Erection of 7 one-bed and 7 two-bed affordable residential shipping container units, one warden's office shipping container unit, rooftop P.V. solar panels, external storage containers (for storage of bins and a sprinkler store), boundary fencing, associated landscaping and other associated works. (Approved 16 February 2018- 17/02925/MJR):-  
Variation of Conditions 2 (Drawings) and 3 (Temporary Period) of 17/02925/MJR to amend the approved scheme as follows: 1) Renew temporary consent for the current use of the application site for affordable housing for an additional 5 years in order to allow the use of these units for families in homelessness. 2. Revisions to regularise position and minor design details of the containers, office and bike store.  
Decision Date 13/02/2024    Decision: Permission Granted

<u>Application No.</u>	23/02539/FUL	<u>Date Valid:</u>	02/11/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	The South Wales Islamic Centre Islamic Centre Alice Street Butetown Cardiff CF10 5LB						
<u>Applicant</u>	South Wales Islamic Centre						
<u>Proposal:</u>	Ground floor rear and side extensions.						
<u>Decision Date</u>	13/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02884/DOC	<u>Date Valid:</u>	13/12/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	Phase 1, Plot 2 Central Quay (Former Brains Brewery Site) Crawshay Street Cardiff CF10 5DS						
<u>Applicant</u>	Mr Barney Dawson						
<u>Proposal:</u>	Discharge of Condition 10 (Architectural Detailing) of 21/02883/MJR						
<u>Decision Date</u>	20/02/2024	<u>Decision:</u>	Full Discharge of Condition				
<u>Application No.</u>	23/02885/DOC	<u>Date Valid:</u>	13/12/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	Phase 2 Plot 2 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff						
<u>Applicant</u>	Mr Barney Dawson						
<u>Proposal:</u>	Discharge of Condition 10 (Architectural Detailing) of 21/02884/MJR						
<u>Decision Date</u>	20/02/2024	<u>Decision:</u>	Full Discharge of Condition				
<u>Application No.</u>	23/02666/LBC	<u>Date Valid:</u>	10/11/2023	<u>Type:</u>	LBC	<u>Statutory Class:</u>	Listed Buildings
<u>Address:</u>	The Wales Millennium Centre Bute Place Butetown Cardiff CF10 5AL						
<u>Applicant</u>	Mr Steven Morris						
<u>Proposal:</u>	Removal of a mooring post located 9.5m east of the wall of Bute West Dock Basin. The mooring post was not part of the original construction of the Bute West Dock. The small section of the post that still projects above ground is a hazard to pedestrians and cyclists.						
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02758/DOC	<u>Date Valid:</u>	27/11/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	Phase 2 Plot 2 Central Quay At Former Brewery Site Crawshay Street Butetown						
<u>Applicant</u>	Mr Barney Dawson						
<u>Proposal:</u>	Discharge of Condition 9 (External Materials) of 21/02884/MJR.						
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Full Discharge of Condition				
<u>Application No.</u>	23/02719/DOC	<u>Date Valid:</u>	27/11/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions

Address: Central Quay (Former Applicant Mr Barney Dawson  
Brains Brewery Site)  
Crawshay Street  
Cardiff  
CF10 5DS

Proposal: Discharge of Condition 9 (External Materials) of 21/02883/MJR  
Decision Date 21/02/2024 Decision: Full Discharge of Condition

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Application No. 23/01705/VAR Date Valid: 24/07/2023 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: Red Dragon Centre Applicant  
And County Hall  
Atlantic Wharf  
Cardiff

Proposal: A variation of condition application made pursuant to Section 73 of The Town and Country Planning Act 1990 to vary Condition 2 (approved plans), Condition 9 (CEMP) and Condition 10 (Soil Resource Survey) of the detailed planning permission (Arena and Hotel) within hybrid planning permission reference: 21/02687/MJR, which approved:

HYBRID PLANNING APPLICATION FOR THE PROPOSED DEVELOPMENT OF PART OF A MIXED USE MASTERPLAN WITHIN THE INNER HARBOUR, CARDIFF BAY. INCLUDING OUTLINE DETAILS FOR UP TO 890NO. RESIDENTIAL DWELLINGS (USE CLASS C3), 1,090NO. HOTEL BED SPACES (USE CLASS C1), 19,500SQM OF EMPLOYMENT FLOORSPACE (USE CLASS B1), 27,500SQM OF LEISURE FLOORSPACE (USE CLASSES D1 AND D2) AND 12,310SQM OF RETAIL FLOORSPACE (USE CLASSES A1 AND A3). PLUS ASSOCIATED PUBLIC REALM, OPEN SPACE, HARD AND SOFT LANDSCAPING, DRAINAGE, WALKING, CYCLING, CAR PARKING AND OTHER TRANSPORT INFRASTRUCTURE. TOGETHER WITH FULL DETAILS FOR A MULTI-USE, INDOOR ARENA (USE CLASS D2) WITH SUPPORTING USES AND CAFE (USE CLASS A3) A 182NO. BED SPACE HOTEL (USE CLASS C1) PLUS ASSOCIATED PUBLIC REALM, HARD AND SOFT LANDSCAPING, DRAINAGE, WALKING, CYCLING, CAR PARKING AND OTHER TRANSPORT INFRASTRUCTURE

Decision Date 23/02/2024 Decision: Permission Granted

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Application No. 24/00188/NMA Date Valid: 26/01/2024 Type: NMA Statutory Class: Discharge of Conditions

Address: 4 Capital Quarter Applicant  
Tyndall Street  
Butetown  
Cardiff  
CF10 4BZ

Proposal: Proposed Non-Material Amendment to Planning Permission 16/01749/MJR- Amend condition 4 to read follows:

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), any use of the ground floor units fronting Tyndall Street and the East-West route (as indicated on the Ground Floor plan drawing number PL200) for purposes within Class A3 shall be restricted to restaurant/café/snack bar uses only.

Decision Date 23/02/2024 Decision: Permission Granted

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Application No. 24/00209/DOC Date Valid: 30/01/2024 Type: DOC Statutory Class: Discharge of Conditions

Address: Railway Overbridge Applicant Dr Sarwan Sumon  
Bute Street  
Butetown  
Cardiff

Proposal: Discharge of Conditions 4 (Lime Mortar Specifications) and 7 (Stone Repair/ Replacement Specifications) of 23/01123/LBC

Decision Date 27/02/2024 Decision: Full Discharge of Condition

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**CAERAU**

Application No. 24/00140/NMA Date Valid: 29/01/2024 Type: NMA Statutory Class: Non Material Amendment

Address: Aldi Foodstore Ltd Applicant Aldi Stores Limited  
Treseder Way  
Caerau  
Cardiff  
CF5 5NU

Proposal: Proposed Non-Material Amendment to Planning Permission 21/02181/MNR- Section of 2m high acoustic grade fence added to southern end of external plant area, example fence detail added, double gates to enclosure moved to north end and path to rear of store leading to plant area widened.

Decision Date 14/02/2024 Decision: Permission Granted

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Application No. 23/02880/NMA Date Valid: 13/12/2023 Type: NMA Statutory Class: Non Material Householder

Address: 38 Heol Eglwys Applicant Mrs Lucy Warner  
Caerau  
Cardiff  
CF5 5NY

Proposal: Proposed Non-Material Amendment to Planning Permission 23/01288/HSE - Reduced width to avoid existing DCWW manhole.

Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 22/02825/FUL Date Valid: 24/11/2022 Type: FUL Statutory Class: Major - Dwellings (C3)

Address: Church Of St Timothy Applicant Cadwyn Housing Association  
Heol Pennar  
Caerau  
Cardiff  
CF5 5NX

Proposal: Proposed demolition of existing church and construction of residential development and associated works

Decision Date 04/01/2024 Decision: Permission Granted

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Application No. 23/01620/FUL Date Valid: 14/07/2023 Type: FUL Statutory Class: Minor - Industry/Storage /Distribution

Address: Land At Brynwell Farm Applicant .  
Land Between A4232  
And Leckwith Village  
Cardiff  
CF11 8AS

Proposal: Proposed installation of underground grid connection and associated works to be used in association with consented solar farm (ref. DNS/3261558)

Decision Date 20/02/2024 Decision: Permission Granted

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**CANTON**  
Application No. 24/00027/FUL Date Valid: 05/01/2024 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Oak House Care Applicant Mr Arun Patel  
Home  
43 - 47 Romilly Road  
Canton  
Cardiff  
CF5 1FJ

Proposal: Single storey rear extensions.

Decision Date 06/02/2024 Decision: Permission Granted

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Application No. 23/02350/FUL Date Valid: 12/10/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 23 Denton Road Applicant Mr Theo Jennings  
Canton  
Cardiff

Proposal: Change of use to 6 bedroom House in Multiple Occupation including single storey rear extension and dormer loft conversion.

Decision Date 06/02/2024 Decision: Permission Granted

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Application No. 24/00210/CLPUD Date Valid: 30/01/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 48 Fairfield Avenue Applicant Georgina Butler  
Canton  
Cardiff  
CF5 1BS  
Proposal: Proposed Single Storey Rear Extension  
Decision Date 16/02/2024 Decision: Permission Granted

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Application No. 23/02916/FUL Date Valid: 15/12/2023 Type: FUL Statutory Class: Minor - Industry/Storage /Distribution  
Address: 2A Leckwith Road Applicant Mr T. Skinner  
Canton  
Cardiff  
CF11 8HJ  
Proposal: Change of use from Office space (B1 Business) into Garage storage (B2 General industrial) with new roller shutter door to front.  
Decision Date 27/02/2024 Decision: Permission Granted

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Application No. 23/01415/VAR Date Valid: 23/08/2023 Type: VAR Statutory Class: Renewals and Variation of Conditions  
Address: Phases D And E Applicant David Ward  
Former Paper Mill Arjo  
Wiggins  
Old Mill Business Park  
Sanatorium Road  
Canton  
Proposal: Variation of Condition 7 of 19/03206/MJR to remove reference to the community facility  
Decision Date 28/02/2024 Decision: Permission Granted

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Application No. 23/02803/CLPUD Date Valid: 29/11/2023 Type: CLPUI Statutory Class: Other Consent Types  
Address: 129 Lansdowne Road Applicant Mr & Mrs Coyle  
Canton  
Cardiff  
CF5 1PS  
Proposal: Rear dormer loft conversion. Cladded in slate grey to match existing roof. Front rooflights.  
Decision Date 02/01/2024 Decision: Permission Granted

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Application No. 23/02668/DOC Date Valid: 15/11/2023 Type: DOC Statutory Class: Discharge of Conditions  
Address: Capital Retail Park Applicant Mr Thomas Levy  
Leckwith Road  
Canton  
Cardiff  
CF11 8AZ  
Proposal: Discharge of Condition 3 (Soft Landscaping) of 22/02009/FUL  
Decision Date 03/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02887/CLPUD Date Valid: 14/12/2023 Type: CLPUI Statutory Class: Other Consent Types  
Address: 36 Birchfield Crescent Applicant Mr Gavin Cope  
Canton  
Cardiff  
CF5 1AE  
Proposal: Proposed rear dormer/loft conversion and replacement of single storey rear flat roof extension and exte alterations.  
Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 23/02889/VAR Date Valid: 14/12/2023 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: Land On The North Applicant Mrs Jodie Davies  
Side Of Paper Mill  
Road  
Canton  
Cardiff

Proposal: Variation of condition 1 of permission 19/01698/MNR to allow temporary change of use of land for an additional five years to site 12 shipping containers (Mixed Use B1 and A3)

Variation of Condition 1 (Temporary Time Limit) of 19/01698/MNR to extend planning permission for a further 5 years

Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/02191/DOC Date Valid: 22/09/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Land At Sanatorium Applicant  
Road  
Sanatorium Road  
Canton  
Cardiff  
CF11 8DG

Proposal: Discharge of Condition 11 (Construction Environmental Management Plan) of 21/02878/MJR

Decision Date 18/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02172/DOC Date Valid: 22/09/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Lionite Mele Ltd Applicant  
Sanatorium Road  
Canton  
Cardiff  
CF11 8PN

Proposal: Discharge of Condition 9 (Construction Environmental Management Plan) of 21/02861/MJR

Decision Date 18/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02830/HSE Date Valid: 05/12/2023 Type: HSE Statutory Class: Householder

Address: 12 Atlas Place Applicant Mr Mohammed Zahir Shah  
Canton  
Cardiff  
CF5 1PG

Proposal: Extension to the side and rear of the property and rear dormer roof extension

Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 24/00056/CLPUD Date Valid: 11/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: 29 Victoria Park Road Applicant Mr & Mrs Edwards  
West  
Canton  
Cardiff  
CF5 1FA

Proposal: Rear dormer roof extension and addition of front rooflights

Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00155/WTTPP Date Valid: 23/01/2024 Type: WTTPP Statutory Class: Other Consent Types

Address: 7 Summerau Court Applicant Peter Morgan  
Canton  
Cardiff  
CF5 1EB

Proposal: Sycamore in rear garden of Summerau Court of no 7 on opposite side to thompsons Park. Reduce side canopy by up to 3m where overhanging 7 and nearby flats

Decision Date 31/01/2024 Decision: GRANT - Works to Trees

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Application No. 23/01965/NMA Date Valid: 30/08/2023 Type: NMA Statutory Class: Non Material Amendment

Address: Lionite Mele Ltd Applicant Rhianon -  
Sanatorium Road  
Canton  
Cardiff  
CF11 8PN

Proposal: Proposed Non-Material Amendment to Planning Permission 21/02861/MJR- Realigning plots, additional landscaping, partial removal of fencing, redesign bin and cycle store to solid wall construction and relocation of Block B and access road

Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/01966/NMA Date Valid: 30/08/2023 Type: NMA Statutory Class: Non Material Amendment

Address: Land At Sanatorium Applicant - - -  
Road  
Canton  
Cardiff  
CF11 8DG

Proposal: Proposed Non-Material Amendment to Planning Permission 21/02878/MJR- Remove plot 12 and introduce landscaping, introduction of footpath between plots 11 and 13, side elevation windows to plots 13 and 14, apartment block C brought forward, amendments to cycle stores and boundary treatment and introduction of a SUDs feature

Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/01197/HSE Date Valid: 16/08/2023 Type: HSE Statutory Class: Householder

Address: 5 Broadstairs Road Applicant Mrs Becky Canning  
Canton  
Cardiff  
CF11 8DE

Proposal: Two storey rear and side extension and single storey extension.

Decision Date 30/01/2024 Decision: Permission Granted

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### **CATHAYS**

Application No. 24/00451/NMA Date Valid: 28/02/2024 Type: NMA Statutory Class: Non Material Householder

Address: 1 Flora Street Applicant Mr Mark Abraham  
Cathays  
Cardiff  
CF24 4EP

Proposal: Proposed Non-Material Amendment to Planning Permission 23/00197/FUL - Amendment to front elevation to keep existing entrance door to ground floor flat and convert existing entrance door to first floor flat to window.

Decision Date 01/03/2024 Decision: Permission Granted

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Application No. 23/02700/HSE Date Valid: 18/12/2023 Type: HSE Statutory Class: Householder

Address: 101 Lisvane Street Applicant Mr Gareth Davies  
Cathays  
Cardiff  
CF24 4LJ

Proposal: Demolition of the current single storey extensions to the rear and construction of a new single storey extension.

Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 23/02622/FUL Date Valid: 06/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: 21 Thesiger Street Applicant Mr Mark Cooney  
Cathays  
Cardiff  
CF24 4BN

Proposal: Change of use from C3 Dwelling to C4 six person House in Multiple Occupation, insertion of roof light to front pitched roof, rear dormer roof extension and associated internal alterations

Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 23/02914/FUL Date Valid: 14/12/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: 33 Charles Street Applicant ...  
Cathays  
Cardiff  
CF10 2GA

Proposal: Change of use from Offices to a class D1 Independent Secondary School

Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 23/02584/FUL Date Valid: 06/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: 18 Woodville Road Applicant Mr Jonathan Mills  
Cathays  
Cardiff  
CF24 4EA

Proposal: Conversion of residential property to 7 bedroom Sui Generis House in Multiple Occupation

Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 23/02501/LBC Date Valid: 27/10/2023 Type: LBC Statutory Class: Listed Buildings

Address: Park House Club Applicant Mr Tom Simmons  
20 Park Place  
Cathays  
Cardiff  
CF10 3DQ

Proposal: Repair and restoration of external envelope, including new roof membrane and secondary glazing to windows; and refurbishment of all internal spaces, with some adaptation to partitioning, comprising new finishes, fixtures, fittings and furniture.

Decision Date 02/02/2024 Decision: Permission Granted

---

Application No. 23/02478/FUL Date Valid: 07/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: 66 Flora Street Applicant MS PAMELA CAMPBELL  
Cathays  
Cardiff  
CF24 4EQ

Proposal: Ground floor rear extension, dormer loft conversion and conversion from class C3 House to Large Sui Generis House in Multiple Occupation

Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 23/02500/FUL Date Valid: 27/10/2023 Type: FUL Statutory Class: Other Consent Types

Address: Park House Club Applicant Mr Tom Simmons  
20 Park Place  
Cathays  
Cardiff  
CF10 3DQ

Proposal: Change of use of second floor rooms to bedroom accommodation

Decision Date 06/02/2024 Decision: Permission Granted

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Application No. 23/02673/HSE Date Valid: 13/11/2023 Type: HSE Statutory Class: Householder

Address: 111 Maindy Road Applicant Mr Miah  
Cathays  
Cardiff  
CF24 4HN

Proposal: Conversion of existing detached garage to gymnasium and playroom including external alterations

Decision Date 08/02/2024 Decision: Permission Granted

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<u>Application No.</u>	24/00100/FUL	<u>Date Valid:</u>	17/01/2024	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Offices (B1(a))
<u>Address:</u>	The Open University Ir Applicant Mrs Nicola King Wales Custom House Street Cathays Cardiff CF10 1AP						
<u>Proposal:</u>	Demolition of two canopies over the entrance. New planters to be installed, new external lighting. Roof Level PV array and edge protection guarding with associated works. Changes to vehicle parking to facilitate new additional cycle storage.						
<u>Decision Date</u>	08/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02854/HSE	<u>Date Valid:</u>	14/12/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	99 Monthermer Road Applicant Mr Scott Harris Cathays Cardiff CF24 4QY						
<u>Proposal:</u>	Rear and side ground floor extension and rear dormer extension.						
<u>Decision Date</u>	12/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02946/FUL	<u>Date Valid:</u>	18/12/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Retail (A1-A3)
<u>Address:</u>	20 Churchill Way Applicant Mr Carl Ryan Cathays Cardiff CF10 2DY						
<u>Proposal:</u>	Change of Use of ground floor, first and second floors at No 20 Churchill Way, Cardiff from Vacant Class B1 (Business) to Class A3 (Bar). Extension to adjacent Dock Feeder Bar (No 18, Churchill Way).						
<u>Decision Date</u>	12/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02956/FUL	<u>Date Valid:</u>	20/12/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	Adjacent To Multi Applicant . Storey Car Park Quay Street Cathays Cardiff CF10 1DZ						
<u>Proposal:</u>	The installation of a 20m monopole, accommodating 2no. antennas & 2no. microwave dishes, the installation of 2no. equipment cabinets, along with ancillary works						
<u>Decision Date</u>	16/02/2024	<u>Decision:</u>	Refuse				
<u>Application No.</u>	23/02459/FUL	<u>Date Valid:</u>	06/11/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	41 Wyeveerne Road Applicant Cathays Cardiff CF24 4BG						
<u>Proposal:</u>	Ground and first floor rear extensions, rear dormer loft conversion, hip to gable roof and change of use to Sui Generis large House in Multiple Occupation.						
<u>Decision Date</u>	20/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02046/FUL	<u>Date Valid:</u>	01/09/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	70 Thesiger Street Applicant Winter Cathays Cardiff CF24 4BP						
<u>Proposal:</u>	Demolition of existing derelict dwelling and erection of new C4 House in Multiple Occupation						
<u>Decision Date</u>	20/02/2024	<u>Decision:</u>	Permission Granted				

<u>Application No.</u>	23/02454/FUL	<u>Date Valid:</u>	02/11/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	88 Minny Street Cathays Cardiff CF24 4EU						
<u>Proposal:</u>	Conversion to class C4 House in Multiple Occupation						
<u>Decision Date</u>	23/02/2024	<u>Decision:</u>	Refuse				
<u>Application No.</u>	24/00138/CLPUD	<u>Date Valid:</u>	01/02/2024	<u>Type:</u>	CLPUI	<u>Statutory Class:</u>	Other Consent Types
<u>Address:</u>	14 Brithdir Street Cathays Cardiff CF24 4LG						
<u>Proposal:</u>	4m ground floor rear extension and dormer loft conversion to existing class C4 House in Multiple Occupation.						
<u>Decision Date</u>	23/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00067/LBC	<u>Date Valid:</u>	12/01/2024	<u>Type:</u>	LBC	<u>Statutory Class:</u>	Listed Buildings
<u>Address:</u>	Unit 27 To 39 Odd Wyndham Arcade Cathays Cardiff CF10 1FH						
<u>Proposal:</u>	Repainting of shopfront.						
<u>Decision Date</u>	27/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02529/FUL	<u>Date Valid:</u>	07/11/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	85 Richards Street Cathays Cardiff CF24 4DD						
<u>Proposal:</u>	Ground floor rear extension, rear dormer loft conversion and change of use to large Sui Generis House Multiple Occupation.						
<u>Decision Date</u>	27/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00271/ADV	<u>Date Valid:</u>	07/02/2024	<u>Type:</u>	ADV	<u>Statutory Class:</u>	Advertisements
<u>Address:</u>	60 Queen Street Cathays Cardiff CF10 2GQ						
<u>Proposal:</u>	Fascia sign, projection sign and window vinyls						
<u>Decision Date</u>	28/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	21/02148/MNR	<u>Date Valid:</u>	29/10/2021	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Retail (A1-A3)
<u>Address:</u>	Former Public Convenience Museum Avenue Cathays Park						
<u>Proposal:</u>	CHANGE OF USE OF A GRADE II LISTED DISUSED PUBLIC CONVENIENCE BUILDING TO A CAFE RESTAURANT WITH A PROPOSED REAR EXTENSION						
<u>Decision Date</u>	29/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02423/FUL	<u>Date Valid:</u>	24/10/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	20 Monthermer Road Cathays Cardiff						
<u>Proposal:</u>	Ground floor extension and alterations to convert one flat into two (6 in total in house)						

Decision Date 29/02/2024 Decision: Permission Granted

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Application No. 23/02553/FUL Date Valid: 31/10/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Adjacent To Capital Tower  
Greyfriars Road  
Cathays  
Cardiff  
CF10 3AG

Applicant Mr Nathan STILL

Proposal: The installation of an interactive Communication Hub Unit with integral advertisement display, defibrillator and City wayfinding

Decision Date 02/01/2024 Decision: Refuse

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Application No. 23/02554/ADV Date Valid: 31/10/2023 Type: ADV Statutory Class: Advertisements

Address: Adjacent To Capital Tower  
Greyfriars Road  
Cathays  
Cardiff  
CF10 3AG

Applicant Mr Nathan STILL

Proposal: Single Sided Illuminated 6 sheet LCD display forming part of the Communication Hub Unit

Decision Date 02/01/2024 Decision: Refuse

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Application No. 23/02549/FUL Date Valid: 02/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Adjacent To One Central Square  
Central Square  
Cathays  
Cardiff  
CF10 1FS

Applicant Mr Nathan STILL

Proposal: The installation of an interactive Communication Hub Unit with integral advertisement display, defibrillator and City wayfinding

Decision Date 02/01/2024 Decision: Refuse

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Application No. 23/02550/ADV Date Valid: 31/10/2023 Type: ADV Statutory Class: Advertisements

Address: Adjacent To One Central Square  
Central Square  
Cathays  
Cardiff  
CF10 1FS

Applicant Mr Nathan STILL

Proposal: Single Sided Illuminated 6 sheet LCD display forming part of the Communication Hub Unit

Decision Date 02/01/2024 Decision: Refuse

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Application No. 23/02556/FUL Date Valid: 31/10/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Adjacent To Ty Admiral David Street  
Cathays  
Cardiff  
CF10 2EH

Applicant Mr Nathan STILL

Proposal: The installation of an interactive Communication Hub Unit with integral advertisement display, defibrillator and City wayfinding

Decision Date 02/01/2024 Decision: Refuse

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Application No. 23/02557/ADV Date Valid: 31/10/2023 Type: ADV Statutory Class: Advertisements

Address: Adjacent To Ty Admiral Applicant Mr Nathan STILL  
David Street  
Cathays  
Cardiff  
CF10 2EH

Proposal: Single Sided Illuminated 6 sheet LCD display forming part of the Communication Hub Unit

Decision Date 02/01/2024 Decision: Refuse

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Application No. 23/02753/FUL Date Valid: 15/12/2023 Type: FUL Statutory Class: Minor - Retail (A1-A3)

Address: 10 St David's Dewi Applicant  
Sant  
Grand Arcade  
Cathays  
Cardiff  
CF10 2ER

Proposal: Repositioning and increasing width of shopfront.

Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 23/02754/ADV Date Valid: 15/12/2023 Type: ADV Statutory Class: Advertisements

Address: 10 St David's Dewi Applicant Mr Simon Ash  
Sant  
Grand Arcade  
Cathays  
Cardiff  
CF10 2ER

Proposal: High level illuminated fascia sign for retail brand.

Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 23/02860/FUL Date Valid: 13/12/2023 Type: FUL Statutory Class: Major - Retail (A1-A3)

Address: St David's Dewi Sant Applicant  
Hayes Arcade  
Cathays  
Cardiff

Proposal: External alterations including replacement of 5no rooflights and installation of guard railing to roof areas

Decision Date 11/01/2024 Decision: Permission Granted

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Application No. 23/02520/FUL Date Valid: 20/11/2023 Type: FUL Statutory Class: Minor - Retail (A1-A3)

Address: 26 - 28 Churchill Way Applicant Ms Suzanne Tantrum  
Cathays  
Cardiff  
CF10 2DY

Proposal: Change of use of first and second floors from offices to Hair and Beauty, Holistic therapy.

Decision Date 15/01/2024 Decision: Permission Granted

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Application No. 23/02538/HSE Date Valid: 02/11/2023 Type: HSE Statutory Class: Householder

Address: 44 Rhymney Street Applicant UMMO PROPERTIES UMMO  
Cathays  
Cardiff  
CF24 4DG

Proposal: Ground floor rear extension and dormer loft conversion.

Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/02819/HSE Date Valid: 30/11/2023 Type: HSE Statutory Class: Householder

Address: 60 Minny Street Applicant Mr Mark Cooney  
Cathays  
Cardiff  
CF24 4ET

Proposal: Rear dormer loft conversion and first floor rear extension with associated works.



Decision Date 16/01/2024 Decision: Refuse

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Application No. 23/02807/HSE Date Valid: 30/11/2023 Type: HSE Statutory Class: Householder

Address: 37 Hirwain Street Applicant MrsCarolyn Hunter  
Cathays  
Cardiff  
CF24 4JG

Proposal: Proposed single storey rear and side extension and associated works

Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/02913/FUL Date Valid: 14/12/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 74 Cathays Terrace Applicant Mr Mohi Aldeen  
Cathays  
Cardiff  
CF24 4HY

Proposal: Conversion of property into three self-contained flats with single and first floor rear extensions, rear dormer loft conversion and external alterations.

Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 23/02369/LBC Date Valid: 11/10/2023 Type: LBC Statutory Class: Listed Buildings

Address: High Street Arcade Applicant Mansford LLP  
Cathays  
Cardiff  
CF10 1QR

Proposal: Formation of new openings and alterations within High Street Arcade to facilitate the use, in part, as a food hall, including modifications to shop fronts, internal partitions and staircases.

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/01360/NMA Date Valid: 14/06/2023 Type: NMA Statutory Class: Non Material Amendment

Address: 82 Coburn Street Applicant Mr J Winter  
Cathays  
Cardiff  
CF24 4BT

Proposal: Proposed Non-Material Amendment to Planning Permission 21/00644/MNR - allowed on appeal under reference APP/Z6815/A/21/3280607- to extend the roof overhang to match what is built on site and replacing bike storage with suggested alternative

Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/02368/VAR Date Valid: 11/10/2023 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: High Street Arcade Applicant -  
Cathays  
Cardiff  
CF10 1QR

Proposal: Variation of condition 2 of 21/0043/MJR to alter approved plans in relation to the internal reconfiguration 11 High Street and 3-5 High Street Arcade (Approved 6 October 2022- 22/01124/MJR);-

Variation of Condition 2 (Approved Plans) of 22/01124/MJR to amend the approved scheme as follows: Retention of 1st and 2nd floor structure and floor in lieu of open courtyard; introduction of a new external courtyard, 2) Redesign foodhall main entrance, 3) Staircase removal

Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/02935/NMA Date Valid: 19/12/2023 Type: NMA Statutory Class: Non Material Amendment

Address: Hodge House Applicant .  
114 - 116 St Mary  
Street  
Cathays  
Cardiff

Proposal: Proposed Non-Material Amendment to Planning Permission 20/01949/MNR- Retention of additional rooftop plant compound.

Decision Date 24/01/2024 Decision: Permission Granted

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Application No. 23/00506/FUL Date Valid: 09/03/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 11 Windsor Place Applicant mr Nader Hamzehloo  
Cathays  
Cardiff  
CF10 3BY

Proposal: Extension and conversion to provide 4 apartments at first to third floors. Commercial space to remain at ground and basement, including external alterations

Decision Date 25/01/2024 Decision: Permission Granted

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Application No. 23/00507/LBC Date Valid: 07/03/2023 Type: LBC Statutory Class: Listed Buildings

Address: 11 Windsor Place Applicant mr Nader Hamzehloo  
Cathays  
Cardiff  
CF10 3BY

Proposal: Extension and conversion to provide 4 apartments at first to third floors. Commercial space to remain at ground and basement. Retain and repair original listed building to the front and the railings to the front a to be reinstated with new steps and a ramp

Decision Date 25/01/2024 Decision: Permission Granted

---

Application No. 23/02390/FUL Date Valid: 24/10/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 73 Wyeverne Road Applicant MR KASH MUNIR  
Cathays  
Cardiff  
CF24 4BG

Proposal: Ground floor and first floor rear extension, hip to gable, rear dormer roof extension and change of use for two flats to large sui generis HMO

Decision Date 29/01/2024 Decision: Permission Granted

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#### **CREIGIAU AND ST FAGANS**

Application No. 22/01323/MNR Date Valid: 06/07/2022 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Little Mill Applicant Halfpenny  
St Bride's Road  
St Fagans  
Cardiff  
CF5 6EY

Proposal: RETENTION OF 2 TIMBER FRAME TEMPORARY SHED STRUCTURE TO AID A CHANGE OF USE FOR PART OF THE PROPERTY AS A DOG HOTEL

Decision Date 08/02/2024 Decision: Permission Granted

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#### **CYNCOED**

Application No. 23/02834/HSE Date Valid: 14/12/2023 Type: HSE Statutory Class: Householder

Address: 13 Gwynant Crescent Applicant Mr Christopher Stafford  
Cyncoed  
Cardiff  
CF23 6LT

Proposal: Installation of Air Source Heat Pump (ASHP)

Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/02829/HSE Date Valid: 05/12/2023 Type: HSE Statutory Class: Householder

Address: 332 Cyncoed Road Applicant Mr James Pengelly  
Cyncoed  
Cardiff  
CF23 6RZ

Proposal: Hip to gable roof extension and rear dormer

Decision Date 31/01/2024 Decision: Permission Granted

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Application No. 23/02429/HSE    Date Valid: 20/10/2023    Type: HSE    Statutory Class: Householder  
Address: 30 Nant-fawr Road    Applicant Mr John Karseras  
Cyncoed  
Cardiff  
CF23 6JR  
Proposal: Demolish the existing rear extensions and construct a two storey rear extension, a single storey rear extension and a hip to gable roof extension  
Decision Date 31/01/2024    Decision: Permission Granted

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Application No. 23/02725/HSE    Date Valid: 11/12/2023    Type: HSE    Statutory Class: Householder  
Address: 184 Cyncoed Road    Applicant MR HUW DAVIES  
Cyncoed  
Cardiff  
CF23 6BQ  
Proposal: Proposed single storey rear extension, alterations to first floor and demolition and erection of new Garage.  
Decision Date 01/02/2024    Decision: Permission Granted

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Application No. 23/02765/NMA    Date Valid: 13/12/2023    Type: NMA    Statutory Class: Non Material Householder  
Address: 191 Lake Road West    Applicant Mr Watts  
Cyncoed  
Cardiff  
CF23 5PN  
Proposal: Non-Material Amendment to 22/01519/DCH to allow for a new window and external insulation added to side and rear elevation.  
Decision Date 01/02/2024    Decision: Permission Granted

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Application No. 21/02193/DCH    Date Valid: 28/09/2021    Type: HSE    Statutory Class: Householder  
Address: 5 Sunningdale Close    Applicant Mr Jamail  
Lakeside  
Cardiff  
CF23 6HP  
Proposal: RETAIN BASEMENT EXTENSION AND CHILDRENS PLAY AREA AS BUILT WITH EXTERNAL ALTERATIONS  
Decision Date 05/02/2024    Decision: Permission Granted

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Application No. 23/01670/HSE    Date Valid: 20/07/2023    Type: HSE    Statutory Class: Householder  
Address: 3 Keswick Avenue    Applicant Mrs Kamrun Nahar  
Cyncoed  
Cardiff  
CF23 5PU  
Proposal: Single storey rear extension.  
Decision Date 05/02/2024    Decision: Permission Granted

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Application No. 23/02513/HSE    Date Valid: 20/11/2023    Type: HSE    Statutory Class: Householder  
Address: 4 Nant-fawr Crescent    Applicant Mr Andrew Rowlands  
Cyncoed  
Cardiff  
CF23 6JN  
Proposal: Single storey extension to replace garage  
Decision Date 05/02/2024    Decision: Permission Granted

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Application No. 23/01983/HSE    Date Valid: 24/08/2023    Type: HSE    Statutory Class: Householder  
Address: 1 Cefn Coed Avenue    Applicant Ms Ching Yi Lam  
Cyncoed  
Cardiff  
CF23 6HE  
Proposal: Single storey rear extension

Decision Date 09/02/2024 Decision: Permission Granted

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Application No. 23/02963/HSE Date Valid: 20/12/2023 Type: HSE Statutory Class: Householder

Address: 49 Black Oak Road Applicant Mr David Shand  
Cyncoed  
Cardiff  
CF23 6QU

Proposal: Retention of a covered Garden Room at the rear of the property.

Decision Date 09/02/2024 Decision: Permission Granted

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Application No. 23/02805/HSE Date Valid: 04/12/2023 Type: HSE Statutory Class: Householder

Address: Longleat Applicant Mr & Mrs Michael & Alysia Ba  
14 St Edeyrn's Road  
Cyncoed  
Cardiff  
CF23 6TB

Proposal: Demolition of garage and first floor bedroom above and construction of new two storey side extension with front and rear dormers.

Decision Date 15/02/2024 Decision: Permission Granted

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Application No. 23/02280/HSE Date Valid: 03/10/2023 Type: HSE Statutory Class: Householder

Address: 7 Celyn Avenue Applicant Mrs saira khan  
Cyncoed  
Cardiff  
CF23 6EH

Proposal: Part single, part double story side and rear extension with rear dormer loft conversion and demolition of existing garage.

Decision Date 19/02/2024 Decision: Permission Granted

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Application No. 24/00283/WTTTP Date Valid: 07/02/2024 Type: WTTPI Statutory Class: Other Consent Types

Address: 43 Rannoch Drive Applicant Mr Lloyd Evans  
Cyncoed  
Cardiff  
CF23 6LP

Proposal: Rear of 43 Rannoch Drive: - reduction of oak tree with decayed structural limbs as per the recommendations in the submitted Cardiff Treescapes report

Decision Date 19/02/2024 Decision: GRANT - Works to Trees

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Application No. 23/02094/HSE Date Valid: 11/09/2023 Type: HSE Statutory Class: Householder

Address: 19 Henllys Road Applicant Mr and Mrs Lynn  
Cyncoed  
Cardiff  
CF23 6NL

Proposal: Part single part two storey rear extension.

Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 24/00091/DOC Date Valid: 22/01/2024 Type: DOC Statutory Class: Discharge of Conditions

Address: Ground Floor Applicant  
Commercial Unit 3  
Amber Vista  
Clearwater Way  
Cyncoed  
Cardiff  
CF23 6DZ

Proposal: Discharge of condition 4 (Kitchen extraction system equipment) of 22/03055/FUL

Decision Date 21/02/2024 Decision: Full Discharge of Condition

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Application No. 24/00088/HSE Date Valid: 18/01/2024 Type: HSE Statutory Class: Householder

Address: 12 Dan-yr-heol Applicant Mr Aled Evans  
Cyncoed  
Cardiff  
CF23 6JU  
Proposal: Single Storey Rear Extension  
Decision Date 23/02/2024 Decision: Permission Granted

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Application No. 23/02921/HSE Date Valid: 15/12/2023 Type: HSE Statutory Class: Householder  
Address: 29 Rhyd Y Penau Applicant Evans  
Road  
Cyncoed  
Cardiff  
CF23 6PX  
Proposal: Proposed hip to gables, ground floor rear extension and rear extension at first floor level with Juliet balconies.  
Decision Date 23/02/2024 Decision: Permission Granted

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Application No. 24/00030/HSE Date Valid: 08/01/2024 Type: HSE Statutory Class: Householder  
Address: 57 Rhyd Y Penau Applicant MR & MRS JAMES COLCOM  
Road  
Cyncoed  
Cardiff  
CF23 6PY  
Proposal: Single storey front extension and single storey rear extension to make existing swimming pool internal. New roof with front, rear and side dormers and associated works.  
Decision Date 27/02/2024 Decision: Permission Granted

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Application No. 23/02728/CLPUD Date Valid: 04/12/2023 Type: CLPUD Statutory Class: Other Consent Types  
Address: 10 Llyswen Road Applicant Mr Gareth Wilson  
Cyncoed  
Cardiff  
CF23 6NG  
Proposal: Single storey extension to rear with flat roof and orangery style lantern rooflight  
Decision Date 02/01/2024 Decision: Permission Granted

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Application No. 23/02576/HSE Date Valid: 02/11/2023 Type: HSE Statutory Class: Householder  
Address: Glan Y Nant Bungalow Applicant A Smith  
56B Hollybush Road  
Cyncoed  
Cardiff  
CF23 6TA  
Proposal: Raise roof of existing dwelling to provide additional first floor living accommodation  
Decision Date 02/01/2024 Decision: Permission Granted

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Application No. 23/02309/HSE Date Valid: 19/10/2023 Type: HSE Statutory Class: Householder  
Address: 198 Cyncoed Road Applicant MS AMINAH ADNAN  
Cyncoed  
Cardiff  
CF23 6BQ  
Proposal: Conversion and extension of garage to create granny style annex  
Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02476/HSE Date Valid: 24/10/2023 Type: HSE Statutory Class: Householder  
Address: 159 Lake Road West Applicant Mr Jasper van Rijn  
Cyncoed  
Cardiff  
CF23 5PL  
Proposal: Addition of 2 dormers to the front elevation.  
Decision Date 05/01/2024 Decision: Permission Granted

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<u>Application No.</u>	23/02791/HSE	<u>Date Valid:</u>	29/11/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	8 Bryn-gwyn Road <u>Applicant</u> Henry & Sarah Vaile Cyncoed Cardiff CF23 6PQ						
<u>Proposal:</u>	Proposed single storey side / rear extension (and associated works).						
<u>Decision Date</u>	10/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02661/DOC	<u>Date Valid:</u>	17/11/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	10 Windermere Avenue <u>Applicant</u> Dr MOSTAFA ASEELEY Cyncoed Cardiff CF23 5PQ						
<u>Proposal:</u>	Discharge of Condition 5 (Surface Water Drainage) of 18/01627/MNR						
<u>Decision Date</u>	10/01/2024	<u>Decision:</u>	Full Discharge of Condition				
<u>Application No.</u>	23/02490/FUL	<u>Date Valid:</u>	27/10/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	287 Cyncoed Road <u>Applicant</u> Mr Gian Fecci Cyncoed Cardiff CF23 6PA						
<u>Proposal:</u>	Proposed demolition of single storey garages and erection of proposed single dwelling house and associated external works.						
<u>Decision Date</u>	10/01/2024	<u>Decision:</u>	Refuse				
<u>Application No.</u>	23/02342/NMA	<u>Date Valid:</u>	10/10/2023	<u>Type:</u>	NMA	<u>Statutory Class:</u>	Non Material Householder
<u>Address:</u>	42 Llandennis Road <u>Applicant</u> Mr Gareth Hughes Cyncoed Cardiff CF23 6EG						
<u>Proposal:</u>	Proposed Non-Material Amendment to Planning Permission 22/02862/FUL- WC window moved and kitchen window sill dropped and moved						
<u>Decision Date</u>	11/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/01470/ADV	<u>Date Valid:</u>	27/06/2023	<u>Type:</u>	ADV	<u>Statutory Class:</u>	Advertisements
<u>Address:</u>	37 - 41 Clearwater Way <u>Applicant</u> c/o Agent Cyncoed Cardiff CF23 6DL						
<u>Proposal:</u>	Two fascia sign and two projecting sign						
<u>Decision Date</u>	16/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02879/CLPUD	<u>Date Valid:</u>	13/12/2023	<u>Type:</u>	CLPUD	<u>Statutory Class:</u>	Other Consent Types
<u>Address:</u>	155 And 157 Lake Road West <u>Applicant</u> S & C Kearney, C Jones & C Roath Park Cardiff CF23 5PL						
<u>Proposal:</u>	Replacement roof covering to main roof.						
<u>Decision Date</u>	16/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02422/FUL	<u>Date Valid:</u>	18/10/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	Clearwater Falls <u>Applicant</u> c/o Agent Clearwater Way Cyncoed Cardiff CF23 6DL						

Proposal: Proposed art installation  
Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 23/02969/NMA Date Valid: 20/12/2023 Type: NMA Statutory Class: Non Material Amendment

Address: 25 Hollybush Road Applicant Mr and Mrs Webb  
Cyncoed  
Cardiff  
CF23 6SY

Proposal: Proposed Non-Material Amendment to Planning Permission 17/00265/MNR - To extend the period for submitting reserved matters applications, as controlled by Condition 1C for a further year  
Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 23/02494/HSE Date Valid: 02/11/2023 Type: HSE Statutory Class: Householder

Address: 66 Lakeside Drive Applicant Mr Y Sajaady  
Cyncoed  
Cardiff  
CF23 6DG

Proposal: First floor side extension above existing garage and part single, part double storey rear extension.  
Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02375/FUL Date Valid: 27/10/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Cardiff Golf Club Applicant Mr Nick John  
Sherborne Avenue  
Cyncoed  
Cardiff  
CF23 6SJ

Proposal: Part replacement of existing balcony with new extended balcony along with associated works.  
Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02411/NMA Date Valid: 26/10/2023 Type: NMA Statutory Class: Non Material Amendment

Address: 231 Cyncoed Road Applicant Mr Mark James  
Cyncoed  
Cardiff  
CF23 6NY

Proposal: Proposed Non-Material Amendment to Planning Permission 18/00362/MNR- change to first floor level, minor internal layout changes, change of pool to gym, change of rear elevation metal cladding to timber cladding, omission of internal step and window colour change  
Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02699/PRAP Date Valid: 17/11/2023 Type: PRAP Statutory Class: Other Consent Types

Address: Heath High Level Applicant Mr Bobby Clayton  
Railway Station  
Heath Halt Road  
Cyncoed  
Cardiff

Proposal: Prior approval for a new lift and associated works.  
Decision Date 23/01/2024 Decision: Prior Approval Granted

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Application No. 23/02067/HSE Date Valid: 06/09/2023 Type: HSE Statutory Class: Householder

Address: 32 Rannoch Drive Applicant Mr Christopher Lloyd-Evans  
Cyncoed  
Cardiff  
CF23 6LQ

Proposal: Demolition of existing garage and construction of double storey side extension, double and single storey rear extensions, and single storey front extension.  
Decision Date 01/03/2024 Decision: Refuse

---

Application No. 24/00092/DOC Date Valid: 16/01/2024 Type: DOC Statutory Class: Discharge of Conditions

Address: Ground Floor Applicant Benito Martinez  
Commercial Unit 2  
Amber Vista  
Clearwater Way  
Cyncoed  
Cardiff  
CF23 6DZ

Proposal: Discharge of condition 4 (Kitchen extraction system equipment) of 22/03055/FUL

Decision Date 01/03/2024 Decision: Full Discharge of Condition

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#### ELY

Application No. 23/01408/FUL Date Valid: 29/06/2023 Type: FUL Statutory Class: Householder

Address: Part Of Land At 2 Applicant KATE LYNN WILLIAMS  
Caerwent Road  
Ely  
Cardiff  
CF5 4QD

Proposal: Proposed new dwelling with associated works

Decision Date 11/01/2024 Decision: Refuse

---

Application No. 24/00069/DOC Date Valid: 15/01/2024 Type: DOC Statutory Class: General Regulations

Address: Land Off Cherrydale Applicant  
Road  
Ely  
Cardiff

Proposal: Discharge of Conditions 3 (Contaminated Land), 10 (Construction Environmental Management Plan), 1: (Arboriculture), and 14 (Soft Landscaping) of 21/01785/MNR.

Decision Date 20/02/2024 Decision: Full Discharge of Condition

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#### FAIRWATER

Application No. 22/02778/FUL Date Valid: 24/11/2022 Type: FUL Statutory Class: Major - Dwellings (C3)

Address: Christchurch United Applicant Cadwyn Housing Association  
Reformed & Methodist  
Pwllmelin Road  
Fairwater  
Cardiff  
CF5 3QB

Proposal: Proposed demolition of existing church, construction of residential development and associated works

Decision Date 04/01/2024 Decision: Permission Granted

---

Application No. 24/00010/PRAP Date Valid: 09/01/2024 Type: PRAP Statutory Class: Other Consent Types

Address: Land At Llantrisant Applicant N/A  
Road Retail Park  
Llantrisant Road  
Fairwater  
Cardiff

Proposal: Telecommunication equipment

Decision Date 27/02/2024 Decision: Permission required

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Application No. 23/02994/NMA Date Valid: 02/01/2024 Type: NMA Statutory Class: Non Material Amendment

Address: Cantonian High Schoo Applicant Saleem  
Fairwater Road  
Fairwater  
Cardiff  
CF5 3JR



Proposal: Proposed Non-Material Amendment of Planning Application 23/01501/FUL - Vary Condition 9 (Remediation Scheme and Verification Plan) of planning permission to address asbestos on site  
Decision Date 12/01/2024 Decision: Permission Granted

---

Application No. 23/02998/PRNO Date Valid: 22/12/2023 Type: PRNO Statutory Class: General Regulations

Address: Garage Attached To Applicant Saleem  
Caretaker's Home  
Fairwater Road  
Fairwater  
Cardiff  
CF5 3JR

Proposal: Demolition of garage attached to the caretaker's house  
Decision Date 17/01/2024 Decision: Prior Approval Not Required

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Application No. 24/00023/CLPUD Date Valid: 05/01/2024 Type: CLPUI Statutory Class: Householder

Address: 12 Cherry Close Applicant Tony Clements  
Fairwater  
Cardiff  
CF5 3RQ

Proposal: Partial conversion of Garage to habitable space, including moving WC and rear/side extension for kitchen access  
Decision Date 22/01/2024 Decision: Permission Granted

---

Application No. 23/02896/FUL Date Valid: 15/12/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Unit 4 Applicant - -  
24 Norbury Road  
Fairwater  
Cardiff  
CF5 3AU

Proposal: The proposed change of use of Unit 4 from a sports facility (Use Class D2) to a B1/B2 industrial use for metal powder coating.  
Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/01479/DOC Date Valid: 27/06/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Cantonian High School Applicant Saleem  
Fairwater Road  
Fairwater  
Cardiff  
CF5 3JR

Proposal: Discharge of Condition 8 (Lighting Design Strategy) of 22/01719/MJR  
Decision Date 02/02/2024 Decision: Full Discharge of Condition

---

Application No. 23/02816/HSE Date Valid: 30/11/2023 Type: HSE Statutory Class: Householder

Address: 242 St Fagans Road Applicant Mrs Christine Chapman  
Fairwater  
Cardiff  
CF5 3EX

Proposal: Two storey side extension  
Decision Date 02/02/2024 Decision: Permission Granted

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Application No. 24/00189/NMA Date Valid: 26/01/2024 Type: NMA Statutory Class: Non Material Householder

Address: 26 Kirton Close Applicant Mr PAUL BRIDGES  
Fairwater  
Cardiff  
CF5 2NB

Proposal: Proposed Non-Material Amendment to Planning Permission 22/01295/DCH- amend approved double storey extension to single storey  
Decision Date 08/02/2024 Decision: Permission Granted

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Application No. 23/02773/HSE    Date Valid: 27/12/2023    Type: HSE    Statutory Class: Householder  
Address: 3 Llangynidr Road    Applicant Mr Andrew Currie  
Fairwater  
Cardiff  
CF5 3BR  
Proposal: Demolition of existing single storey rear with single storey extension in place and alterations.  
Decision Date 13/02/2024    Decision: Permission Granted

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Application No. 24/00202/HSE    Date Valid: 30/01/2024    Type: HSE    Statutory Class: Householder  
Address: 90 Bwlch Road    Applicant Mr Matthew Wray  
Fairwater  
Cardiff  
CF5 3DA  
Proposal: Loft conversion with dormer extension to rear  
Decision Date 23/02/2024    Decision: Permission Granted

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Application No. 23/02625/HSE    Date Valid: 10/11/2023    Type: HSE    Statutory Class: Householder  
Address: 7 Ashcroft Crescent    Applicant Mr Rick Theaker  
Fairwater  
Cardiff  
CF5 3RJ  
Proposal: Single storey front and side extension.  
Decision Date 05/01/2024    Decision: Permission Granted

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**GABALFA**

Application No. 23/02078/FUL    Date Valid: 15/09/2023    Type: FUL    Statutory Class: Minor - Dwellings (C3)  
Address: 2 Talygarn Street    Applicant Kiran Kandola  
Gabalfa  
Cardiff  
CF14 3PT  
Proposal: Change of use from C3 residential dwelling to Sui Generis HMO with dormer loft conversion and single storey rear extension - amendment to previously approved scheme. Planning permission 22-02894FUL refers  
Decision Date 05/01/2024    Decision: Permission Granted

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Application No. 23/02186/FUL    Date Valid: 21/09/2023    Type: FUL    Statutory Class: Minor - Dwellings (C3)  
Address: 57 Inglefield Avenue    Applicant Mr Kandola  
Gabalfa  
Cardiff  
CF14 3PY  
Proposal: Conversion of existing garage to provide self-contained House in Multiple Occupation accommodation  
Decision Date 28/02/2024    Decision: Refuse

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Application No. 24/00031/ADV    Date Valid: 08/01/2024    Type: ADV    Statutory Class: Advertisements  
Address: 156 North Road    Applicant  
Gabalfa  
Cardiff  
CF14 3BH  
Proposal: 2no. 3D folded panels with illuminated white text, 3no. non-illuminated flat lettering panels, 2no. non-illuminated 3D lettering panels and 1no. non-illuminated 3D folded panel  
Decision Date 12/02/2024    Decision: Permission Granted

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Application No. 23/02569/DOC    Date Valid: 31/10/2023    Type: DOC    Statutory Class: General Regulations

Address: Allensbank Primary Applicant Stella Saunders  
School  
Llanishen Street  
Gabalfa  
Cardiff  
CF14 3QE

Proposal: Discharge of Conditions 6 -18 (Roof Ridge Tiles, Trial Sample Area, Proposed Stone, Proposed Brick, Repointing Trial Sample, Mortar and Grout Specifications, Mortar Repairs, Proposed Timber Louvre Vents, Fleche Repairs, Structural Timber Repairs, Window Details, Rainwater Goods and New Flue) of LBC/22/00003/MNR.

Decision Date 01/02/2024 Decision: Full Discharge of Condition

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Application No. 24/00124/WTTPF Date Valid: 19/01/2024 Type: WTTPF Statutory Class: Other Consent Types

Address: Gabalfa Lodge Applicant Mr Stuart Munro  
Llys Tal-y-bont Road  
Gabalfa  
Cardiff  
CF14 3AW

Proposal: T.1 Sycamore crown reduction up to 1-2m, removal of deadwood over 25mm, removal of damaged/suspended branches.  
T.2 English Yew 1-1.5m reduction over garden.

Decision Date 24/01/2024 Decision: GRANT - Works to Trees

---

Application No. 23/02392/HSE Date Valid: 02/11/2023 Type: HSE Statutory Class: Householder

Address: 30 Maelog Place Applicant MR JAAFAR RAHMANI  
Mynachdy  
Cardiff  
CF14 3ED

Proposal: Retention of revised two storey rear extension.

Decision Date 01/03/2024 Decision: Permission Granted

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#### **GRANGETOWN**

Application No. 23/02593/HSE Date Valid: 06/11/2023 Type: HSE Statutory Class: Householder

Address: 42 Virgil Street Applicant Mr Dinny Patel  
Leckwith  
Cardiff  
CF11 8TF

Proposal: Retention of Front Porch and Proposed First floor Side Extension with Car Port Beneath Supported by Brick Pillars

Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 23/02657/HSE Date Valid: 09/11/2023 Type: HSE Statutory Class: Householder

Address: 34 Court Road Applicant Dr Issac Mitias  
Grangetown  
Cardiff  
CF11 6SB

Proposal: Construction of dormer roof extension to main rear roof with the addition of three velux roof lights to the front roof slope.

Decision Date 04/01/2024 Decision: Refuse

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Application No. 23/02330/FUL Date Valid: 10/10/2023 Type: FUL Statutory Class: Minor - Retail (A1-A3)

Address: Unit 2 Applicant Mr Geoff Bevan  
Hadfield Road  
Leckwith  
Cardiff  
CF11 8AQ

Proposal: Change of Use of the Existing Commercial Unit and Forecourt to a Showroom and Workshop for the Sale and Repair of Motorcycles and Affiliated Goods.

Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/01793/FUL Date Valid: 19/10/2023 Type: FUL Statutory Class: Minor - Retail (A1-A3)

Address: Unit 3  
Freemans Parc  
Penarth Road  
Leckwith  
Cardiff  
CF11 8EQ

Applicant mr mohammad miah

Proposal: Change of use to vehicle retail outlet.

Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/01526/FUL Date Valid: 10/07/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: 30 Mardy Street  
Grangetown  
Cardiff  
CF11 6QU

Applicant Mr Vishnu Varsani

Proposal: Change of use of existing dwellinghouse (Use Class C3) to provide for religious education classes and short term guest accommodation, including extensions and alterations to ground floor, first and second floors.

Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 23/02993/NMA Date Valid: 28/12/2023 Type: NMA Statutory Class: Non Material Amendment

Address: Land At Channel View  
Road  
Grangetown  
Cardiff

Applicant .

Proposal: Proposed Non-Material Amendment to Planning Permission 21/01666/MJR - Amend the triggers for pre-commencement conditions 8 and 34 and further amendments be made to conditions 40 and 41.

Decision Date 31/01/2024 Decision: Permission Granted

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Application No. 23/02975/FUL Date Valid: 20/12/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 88 Taff Embankment  
Grangetown  
Cardiff  
CF11 7BG

Applicant c/o Agent

Proposal: Proposed internal reconfiguration of existing five bedsits with shared facilities to create a five-bedroom dwelling (Use Class C3) and associated works.

Decision Date 21/02/2024 Decision: Permission Granted

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Application No. 23/01437/HSE Date Valid: 26/06/2023 Type: HSE Statutory Class: Householder

Address: 82 Mardy Street  
Grangetown  
Cardiff  
CF11 6QW

Applicant Mr Halai

Proposal: Proposed ground floor single storey infill side extension and proposed dormer roof extension.

Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 23/01001/VAR Date Valid: 02/05/2023 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: Rear Of 18  
Taff Embankment  
Grangetown  
Cardiff  
CF11 7BE

Applicant Ms Johana Hartwig

Proposal: Variation of condition 4 of 21/01315/MNR to allow the installation of external, fixed, obscure screens to brickwork either side of the three first floor windows in the brick part of the building to a height of 1.7 metres above the first floor ground level

Decision Date 01/03/2024 Decision: Permission Granted

<u>Application No.</u>	24/00203/NMA	<u>Date Valid:</u>	01/02/2024	<u>Type:</u>	NMA	<u>Statutory Class:</u>	Non Material Amendment
<u>Address:</u>	Aldi Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR						
<u>Applicant</u>	Aldi Stores Limited						
<u>Proposal:</u>	Proposed Non-Material Amendment to Planning Permission 21/02246/MNR- inclusion of a photovoltaic solar panel array on the roof						
<u>Decision Date</u>	08/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00026/ADV	<u>Date Valid:</u>	10/01/2024	<u>Type:</u>	ADV	<u>Statutory Class:</u>	Advertisements
<u>Address:</u>	Motorline Toyota Hadfield Road Leckwith Cardiff CF11 8AQ						
<u>Applicant</u>	Mark Radcliffe						
<u>Proposal:</u>	Removal of existing signage and installation of new Toyota brand illuminated and non-illuminated signage						
<u>Decision Date</u>	29/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02293/FUL	<u>Date Valid:</u>	23/10/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	Room 18 Global Link Dunleavy Drive Grangetown Cardiff CF11 0SN						
<u>Applicant</u>	Mr Roozbeh Ghanavati						
<u>Proposal:</u>	Change of use from B1 Business to Laser Clinic.						
<u>Decision Date</u>	16/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02845/FUL	<u>Date Valid:</u>	04/12/2023	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	13 - 15 Corporation Road Grangetown Cardiff CF11 7AN						
<u>Applicant</u>	MR MASOUD SADIQ						
<u>Proposal:</u>	Conversion of first and second floors to 4 flats with rear dormer loft conversion						
<u>Decision Date</u>	16/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02370/HSE	<u>Date Valid:</u>	12/10/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	26 Taffs Mead Embankment Grangetown Cardiff CF11 6RH						
<u>Applicant</u>	Mr Naheem Quasim						
<u>Proposal:</u>	Single storey rear and side elevation.						
<u>Decision Date</u>	15/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02980/CLPUD	<u>Date Valid:</u>	22/12/2023	<u>Type:</u>	CLPUI	<u>Statutory Class:</u>	Other Consent Types
<u>Address:</u>	48 Clive Street Grangetown Cardiff CF11 7JB						
<u>Applicant</u>	c/o Agent						
<u>Proposal:</u>	Change of use class from house in multiple occupation (C4) to single dwelling (C3)						
<u>Decision Date</u>	10/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02931/CLPUD	<u>Date Valid:</u>	18/12/2023	<u>Type:</u>	CLPUI	<u>Statutory Class:</u>	Other Consent Types

Address: 12 Abercynon Street Applicant Mrs Gwen Macdonald  
Grangetown  
Cardiff  
CF11 7AJ

Proposal: Rear dormer roof extension with rooflights to front  
Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 23/02858/FUL Date Valid: 22/12/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: Flat 1 Applicant Mr Mubarak Hakem  
12 Taff Embankment  
Grangetown  
Cardiff  
CF11 7BE

Proposal: Conversion of ground floor apartment into two one-bedroom apartments.  
Decision Date 19/02/2024 Decision: Permission Granted

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Application No. 23/02302/HSE Date Valid: 05/10/2023 Type: HSE Statutory Class: Householder

Address: 10 Abercynon Street Applicant Jessica Poole  
Grangetown  
Cardiff  
CF11 7AJ

Proposal: Demolition of garage and creation of garden studio  
Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02564/FUL Date Valid: 31/10/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: 38 Coedcae Street Applicant Mr Jamie Caswell  
Grangetown  
Cardiff  
CF11 7AA

Proposal: The change of use from class C3 residential property to class C4 house of multiple occupancy for up to people.  
Decision Date 19/01/2024 Decision: Permission Granted

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**HEATH**  
Application No. 23/02871/HSE Date Valid: 11/12/2023 Type: HSE Statutory Class: Householder

Address: 71 St Isan Road Applicant Dr James Kolasinski  
Heath  
Cardiff  
CF14 4LW

Proposal: Installation of an air source heat pump.  
Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 24/00193/HSE Date Valid: 29/01/2024 Type: HSE Statutory Class: Householder

Address: 38 Heath Park Drive Applicant Mr & Mrs Messner  
Heath  
Cardiff  
CF14 3QH

Proposal: Extend existing garage to front and rear, remove pitched roof and install flat roof with lantern to create new elderly person annexe.  
Decision Date 23/02/2024 Decision: Permission Granted

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Application No. 22/03037/DOC Date Valid: 13/03/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: University Hospital Of Applicant Mr G Walsh  
Wales  
Heath Park Way  
Heath  
Cardiff  
CF14 4XW

Proposal: Discharge of Condition 6 (Demolition and Construction Environment Management Plan) of 20/01860/M.

Decision Date 10/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02610/HSE Date Valid: 03/11/2023 Type: HSE Statutory Class: Householder

Address: 11 King George V Drive West  
Heath  
Cardiff  
CF14 4ED

Applicant Mr&Mrs Ryan Williams

Proposal: Two storey side extension with single storey rear extension.

Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 23/01427/FUL Date Valid: 26/07/2023 Type: FUL Statutory Class: Minor - Retail (A1-A3)

Address: 35 St Isan Road  
Heath  
Cardiff  
CF14 4LU

Applicant Mr Zaid Salih

Proposal: Construction of two storey extension to side and rear of existing building, roof alterations including raising of ridge height and dormers, extending existing pharmacy and creating 2no. additional flats with provision of amenity space and bike store.

Decision Date 11/01/2024 Decision: Permission Granted

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Application No. 23/02438/HSE Date Valid: 20/10/2023 Type: HSE Statutory Class: Householder

Address: 61 St Agatha Road  
Heath  
Cardiff  
CF14 4EA

Applicant Mr Stuart Rees

Proposal: Single Storey Rear Extension

Decision Date 15/01/2024 Decision: Permission Granted

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Application No. 23/02867/PRNO Date Valid: 02/01/2024 Type: PRNO Statutory Class: Other Consent Types

Address: Garages At Former Department Of Work And Pensions Government Buildings St Agnes Road Cardiff CF14 4US

Applicant Cardiff University

Proposal: Demolition of garages

Decision Date 17/01/2024 Decision: Prior Approval Not Required

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Application No. 23/02915/FUL Date Valid: 14/12/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Coach House To The Rear Of 26 Coronation Road Heath Cardiff CF14 4QY

Applicant Miss Rebecca Szwandt

Proposal: Change of use to class D1 and D2 Yoga Training School with potential therapy and massage space.

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02403/FUL Date Valid: 16/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Multistorey Car Park University Hospital Of Wales Heath Park Way Heath Cardiff CF14 4XW

Applicant C/O Agent

Proposal: Installation of solar car ports and perimeter fence  
Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/02943/CLPUD Date Valid: 17/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: 26 St Anthony Road Applicant Darker  
Heath  
Cardiff  
CF14 4DH

Proposal: Rear and side single storey extension  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00058/VAR Date Valid: 11/01/2024 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: Rear Of 65 Applicant Mr Daniel Cook  
Caerphilly Road  
Birchgrove  
Cardiff  
CF14 4AD

Proposal: Proposed demolition of commercial unit & erection of single storey dwelling. (Approved 15 May 2023 - 22/01351/MNR):-

Variation of Condition 2 (Approved Plans and Documents) of 22/01351/MNR to amend the scheme as follows: 1) Replace approved drawings with revised drawings detailing a new entrance and revisions to west elevation and external materials.

Decision Date 09/02/2024 Decision: Permission Granted

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Application No. 23/03008/FUL Date Valid: 28/12/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 25 - 27 Pantbach Road Applicant Ian Husband  
Heath  
Cardiff  
CF14 1TU

Proposal: Change of use of ground floor from beauty salon to two flats and external alterations  
Decision Date 12/02/2024 Decision: Permission Granted

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Application No. 23/02954/HSE Date Valid: 21/12/2023 Type: HSE Statutory Class: Householder

Address: 11 St Isan Road Applicant Mr Philip Chamberlin  
Heath  
Cardiff  
CF14 4LU

Proposal: Proposed single storey rear extension  
Decision Date 14/02/2024 Decision: Permission Granted

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Application No. 23/01641/HSE Date Valid: 07/08/2023 Type: HSE Statutory Class: Householder

Address: 11 Heath Park Lane Applicant MR SANDEEP PANT  
Caerphilly Road  
Heath  
Cardiff  
CF14 4AL

Proposal: Removal of current rear extension and the creation of a new part single, part two storey side extension, single storey rear extension and new rear dormer.

Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 23/02948/HSE Date Valid: 17/01/2024 Type: HSE Statutory Class: Householder

Address: 23 Llwynfedw Gardens Applicant Mr & Mrs John Bodger  
Heath  
Cardiff  
CF14 4NX

Proposal: Proposed single storey ground floor rear extension.  
Decision Date 21/02/2024 Decision: Permission Granted



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Application No. 24/00068/CLPUD Date Valid: 02/02/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 32 St Edwen Gardens Applicant Mr K Kawol  
Heath  
Cardiff  
CF14 4LA  
Proposal: Demolition of previous lean-to rear extension and part single storey, part two storey rear extension and single storey side extension.  
Decision Date 23/02/2024 Decision: Permission Granted

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**LISVANE AND THORNHILL**

Application No. 23/01538/FUL Date Valid: 04/07/2023 Type: FUL Statutory Class: Householder  
Address: 16 Millwood Applicant Mr Marcus Larcombe  
Lisvane  
Cardiff  
CF14 0TL  
Proposal: Front and rear dormers and alterations to the roof to increase its ridge height.  
Decision Date 14/02/2024 Decision: Permission Granted

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Application No. 24/00012/HSE Date Valid: 04/01/2024 Type: HSE Statutory Class: Householder  
Address: 50 Tyn Y Berllan Applicant Mr & Mrs Virani  
Lisvane  
Cardiff  
CF14 0TS  
Proposal: Single storey rear extension, rear dormer loft conversion and associated alterations and works.  
Decision Date 16/02/2024 Decision: Permission Granted

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Application No. 23/02732/HSE Date Valid: 14/12/2023 Type: HSE Statutory Class: Householder  
Address: 3 Church Close Applicant Mr Rhys Morgan  
Lisvane  
Cardiff  
CF14 0SL  
Proposal: Retention of ground floor single storey extension with attached raised terrace.  
Decision Date 21/02/2024 Decision: Permission Granted

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Application No. 23/02528/HSE Date Valid: 30/10/2023 Type: HSE Statutory Class: Householder  
Address: 9 Bryn Glas Applicant MR & MRS SIMON & REBEC  
Thornhill  
Cardiff  
CF14 9AA  
Proposal: Double storey side extension  
Decision Date 29/02/2024 Decision: Refuse

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Application No. 23/02877/HSE Date Valid: 04/01/2024 Type: HSE Statutory Class: Householder  
Address: 47 Rowan Way Applicant Mr David Murphy  
Lisvane  
Cardiff  
CF14 0TD  
Proposal: Two storey side extension.  
Decision Date 01/03/2024 Decision: Permission Granted

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Application No. 23/02874/NMA Date Valid: 07/12/2023 Type: NMA Statutory Class: Non Material Amendment  
Address: Lisvane House Applicant Peter Reynolds  
66 Mill Road  
Lisvane  
Cardiff  
CF14 0XN

<u>Proposal:</u>	Proposed Non-Material Amendment to Planning Permission 20/01051/DCH- internal re-arrangement to incorporate a single garage space, changes to materials and fenestration, and an alternative roof form involving removal of approved lantern feature.				
<u>Decision Date</u>	02/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02724/HSE	<u>Date Valid:</u>	22/11/2023	<u>Type:</u>	HSE
<u>Address:</u>	3 Lodge Close Lisvane Cardiff CF14 0UL				
<u>Applicant</u>	Mrs Natalie Jones				
<u>Proposal:</u>	Proposed single storey rear extension to provide additional living / kitchen / dining space				
<u>Decision Date</u>	05/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02678/DOC	<u>Date Valid:</u>	07/12/2023	<u>Type:</u>	DOC
<u>Address:</u>	Churchlands Land North And East Of Lisvane Lisvane Cardiff				
<u>Applicant</u>	Mrs ZOE AUBREY				
<u>Proposal:</u>	Discharge of Conditions 26 (Sound Insulation Assessment) of outline permission 14/02891/MJR in respect of area covered by reserved matters application 19/03247/MJR (Phase 2D, Churchlands).				
<u>Decision Date</u>	11/01/2024	<u>Decision:</u>	Full Discharge of Condition		
<u>Application No.</u>	23/02690/HSE	<u>Date Valid:</u>	14/11/2023	<u>Type:</u>	HSE
<u>Address:</u>	32 Heol Nant Glandulas Lisvane Cardiff CF14 0PQ				
<u>Applicant</u>	Mr Makan				
<u>Proposal:</u>	Erect a conservatory to the rear elevation				
<u>Decision Date</u>	11/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02776/NMA	<u>Date Valid:</u>	27/11/2023	<u>Type:</u>	NMA
<u>Address:</u>	25 Millheath Drive Lisvane Cardiff CF14 0GA				
<u>Applicant</u>	Mr Paul O Gorman				
<u>Proposal:</u>	Proposed Non-Material Amendment to Planning Permission 23/01513/HSE to amend Condition 3 in respect of the finishing materials of the external surfaces.				
<u>Decision Date</u>	15/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02764/NMA	<u>Date Valid:</u>	13/12/2023	<u>Type:</u>	NMA
<u>Address:</u>	Phase 2D At Churchlands Churchlands Land North And East Of Lisvane Maerdy Lane Lisvane Cardiff				
<u>Applicant</u>	Mrs Zoe Aubrey				
<u>Proposal:</u>	Non-material amendment to vary condition 1 (Approved Plans) of reserved matters approval 19/03247/MJR. To allow for plot substitutions and resultant level changes due to an engineering review the site.				
<u>Decision Date</u>	17/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/01021/HSE	<u>Date Valid:</u>	22/05/2023	<u>Type:</u>	HSE
<u>Statutory Class:</u>	Householder				

Address: 10 Ivydale Applicant Mr Nigel Joinson  
Lisvane  
Cardiff  
CF14 0RT  
Proposal: Construction of two roof dormers to the front elevation and one roof dormer at the rear elevation  
Decision Date 19/01/2024 Decision: Refuse

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Application No. 23/02796/HSE Date Valid: 29/11/2023 Type: HSE Statutory Class: Householder

Address: 19 Coed-y-dafarn Applicant Mr Premawardhana Kuvera  
Lisvane  
Cardiff  
CF14 0RQ

Proposal: Addition of single storey porch plus external alterations.  
Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02809/HSE Date Valid: 01/12/2023 Type: HSE Statutory Class: Householder

Address: 2 Lucerne Drive Applicant Mr Tony Morris-Davies  
Thornhill  
Cardiff  
CF14 9FA

Proposal: Conversion of garage and external alterations to create habitable room.  
Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/02674/HSE Date Valid: 30/11/2023 Type: HSE Statutory Class: Householder

Address: 6 Stella Close Applicant Mrs Valerie Banks  
Thornhill  
Cardiff  
CF14 9HB

Proposal: New ground floor side window  
Decision Date 25/01/2024 Decision: Permission Granted

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Application No. 23/02497/HSE Date Valid: 27/11/2023 Type: HSE Statutory Class: Householder

Address: 12 Holly Grove Applicant Mr Paul Harris  
Lisvane  
Cardiff  
CF14 0UJ

Proposal: Two storey extension to side, and rear of existing house with alterations to roof line  
Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/02456/HSE Date Valid: 13/11/2023 Type: HSE Statutory Class: Householder

Address: Llwyn Onn Applicant Mr Nathan Ashley  
Lisvane Road  
Lisvane  
Cardiff  
CF14 0SG

Proposal: Demolition of an existing garage, two storey side/rear extension, single storey rear extension and a front elevation facelift including porch.  
Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 23/02437/FUL Date Valid: 20/10/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 16 Kennington Close Applicant Mr Jordan Thomas  
Thornhill  
Cardiff  
CF14 9ED

Proposal: Subdivision of three bedroom dwellinghouse into 2 no. 2 bedroom dwellings  
Decision Date 06/02/2024 Decision: Refuse

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#### **LLANDAFF**

Application No. 23/02770/HSE Date Valid: 23/11/2023 Type: HSE Statutory Class: Householder

<u>Address:</u>	Pentir 71 Cardiff Road Llandaff Cardiff CF5 2AA	<u>Applicant</u>	Mr Danny Hargreaves			
<u>Proposal:</u>	Demolition of existing single storey side extension and replacement with single storey side and rear extension at ground and lower ground floor level, new dormer to the rear.					
<u>Decision Date</u>	13/02/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	23/02814/HSE	<u>Date Valid:</u>	02/01/2024	<u>Type:</u>	HSE	<u>Statutory Class:</u> Householder
<u>Address:</u>	46 Highfields Llandaff Cardiff CF5 2QB	<u>Applicant</u>	Mr Tony Foils			
<u>Proposal:</u>	Proposed part two storey part single storey side extension.					
<u>Decision Date</u>	13/02/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	24/00013/HSE	<u>Date Valid:</u>	11/01/2024	<u>Type:</u>	HSE	<u>Statutory Class:</u> Householder
<u>Address:</u>	20 Fairwater Grove East Llandaff Cardiff CF5 2JU	<u>Applicant</u>	Ms Laura Pearson			
<u>Proposal:</u>	Single storey rear extension					
<u>Decision Date</u>	16/02/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	23/01646/HSE	<u>Date Valid:</u>	02/08/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u> Householder
<u>Address:</u>	20 Pencisely Road Llandaff Cardiff CF5 1DG	<u>Applicant</u>	Mr Ben Smith			
<u>Proposal:</u>	Proposed side hip to gable roof extension and rear dormer extension					
<u>Decision Date</u>	20/02/2024	<u>Decision:</u>	Permission Granted			
<u>Application No.</u>	24/00401/WTCA	<u>Date Valid:</u>		<u>Type:</u>	WTCA	<u>Statutory Class:</u> Other Consent Types
<u>Address:</u>	Pavin Court Heol-y-pavin Llandaff Cardiff	<u>Applicant</u>	Mr Ian Husband			
<u>Proposal:</u>	Viburnum sp. See w3w pic - Fell to ground level 3x clumps of Viburnum sp. and 1x dead Ash sapling. Stump grind - Grind out stumps (only from 2x Viburnum in grass) to 6-8" below ground, backfill holes w arisings					
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Application Type Not required			
<u>Application No.</u>	23/02631/DOC	<u>Date Valid:</u>	17/11/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u> Discharge of Conditions
<u>Address:</u>	Broadcasting House Llantrisant Road Llandaff Cardiff CF5 2YQ	<u>Applicant</u>	Taylor Wimpey			
<u>Proposal:</u>	Discharge of Condition 2 (Existing Ground Levels and Proposed Finished Ground and Floor Levels) of 16/01059/MJR					
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Full Discharge of Condition			
<u>Application No.</u>	23/02941/CLEUD	<u>Date Valid:</u>	18/12/2023	<u>Type:</u>	CLEUI	<u>Statutory Class:</u> Other Consent Types

Address: 32A Cardiff Road Applicant Mr Marc Foan  
Llandaff  
Cardiff  
CF5 2DR  
Proposal: Single storey rear conservatory  
Decision Date 02/01/2024 Decision: Permission Granted

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Application No. 20/00187/MJR Date Valid: 07/02/2020 Type: FUL Statutory Class: Major - Dwellings (C3)

Address: Land At De Braose Applicant Taff Housing Association Ltd  
Close  
Danescourt  
Cardiff

Proposal: RESIDENTIAL DEVELOPMENT COMPRISING 36 DWELLINGS TOGETHER WITH ASSOCIATED INFRASTRUCTURE, PUBLIC OPEN SPACE AND WOODLAND MANAGEMENT

Decision Date 11/01/2024 Decision: Refuse

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Application No. 23/02722/FUL Date Valid: 17/11/2023 Type: FUL Statutory Class: Minor - Retail (A1-A3)

Address: 48 High Street Applicant Mr William Rees  
Llandaff  
Cardiff  
CF5 2DZ

Proposal: Change of use to an A3 Cafe.

Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/02024/HSE Date Valid: 07/09/2023 Type: HSE Statutory Class: Householder

Address: 11 Insole Grove West Applicant Dr Lowri Bowen  
Llandaff  
Cardiff  
CF5 2HH

Proposal: Estyniad cefn llawr gwaelod a chyntaf a dymchweliad garej.

Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 24/00103/WTTPI Date Valid: 12/01/2024 Type: WTTPI Statutory Class: Other Consent Types

Address: 3 Fordwell Applicant Mr Phil Smith  
Llandaff  
Cardiff  
CF5 2EU

Proposal: Tree 1 - silver birch - all-round 2m reduction. Tree 2 - sycamore - all-round 2m reduction. Tree 1 - Norway maple - all-round 2m reduction

Decision Date 18/01/2024 Decision: GRANT - Works to Trees

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Application No. 23/01780/HSE Date Valid: 08/08/2023 Type: HSE Statutory Class: Householder

Address: 58 Riversdale Applicant Miss Daniela Bridgman  
Llandaff  
Cardiff  
CF5 2QL

Proposal: New front porch and single storey rear extension

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02260/HSE Date Valid: 04/10/2023 Type: HSE Statutory Class: Householder

Address: 15 Buckley Close Applicant Mr and Mrs Scott and Clair Cr  
Llandaff  
Cardiff  
CF5 2DF

Proposal: Single and double extensions to the side and rear of the property including material alterations.

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02793/HSE Date Valid: 12/12/2023 Type: HSE Statutory Class: Householder

Address: 28 Edward Clarke Applicant Mrs Beverly Sarin  
Close  
Llandaff  
Cardiff  
CF5 2RW  
Proposal: Rear and side extension.  
Decision Date 31/01/2024 Decision: Permission Granted

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Application No. 24/00127/WTTPF Date Valid: 22/01/2024 Type: WTTPF Statutory Class: Other Consent Types

Address: Petherton Mews Applicant Mr Phill Harris  
Llantrisant Road  
Llandaff  
Cardiff  
CF5 2SJ

Proposal: London Plane - Crown reduction by not more than 2m laterally and only where the canopy extends towards the adjacent building (north side of canopy) and blending back into remaining canopy. Crown raise minor pendulous lowest branch tips, no more than 1.5m to be removed.  
T1764; Magnolia - Prune back from building 3m removing weight from the limbs to lessen the load on decayed stem.  
T1763; Dead Elm - Fell to ground level.

Decision Date 31/01/2024 Decision: GRANT - Works to Trees

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Application No. 23/03003/HSE Date Valid: 04/01/2024 Type: HSE Statutory Class: Householder

Address: 31 Fairwater Grove Applicant Mr Rheinallt Rees  
West  
Llandaff  
Cardiff  
CF5 2JN

Proposal: Loft conversion with hip-to-gable and rear dormer  
Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 23/00677/NMA Date Valid: 13/07/2023 Type: NMA Statutory Class: Non Material Amendment

Address: The Rise Applicant Intelle Construction  
Pen-hill Road  
Pontcanna  
Cardiff  
CF11 9QQ

Proposal: Proposed Non-Material Amendment to Planning Permission 18/00576/MJR - Revisions to landscape planting scheme and Amended brickwork colour to rear of properties  
Decision Date 08/02/2024 Decision: Permission Granted

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Application No. 23/02306/LBC Date Valid: 03/10/2023 Type: LBC Statutory Class: Listed Buildings

Address: St Andrews Applicant Mrs Nia Jones  
1 High Street  
Llandaff  
Cardiff  
CF5 2DX

Proposal: Return to a single dwelling from 2 flats. Refurbishment of single dwellinghouse including removal of internal partition, replacement of windows, replacement of side and rear external doors, internal opening up, conversion of outbuilding, insulation works, enlargement of rear window, replacement of existing rooflight/new rooflights to ground floor, replacement of bathrooms and kitchen, removal of external waste pipes to front elevation, refurbish footpath to front elevation, rendering/waterproofing of basement, general internal building works, new heating & ventilation system including installation of Heat Pump and electrical rewiring.

Decision Date 08/02/2024 Decision: Permission Granted

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Application No. 23/02305/FUL Date Valid: 05/10/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: St Andrews                      Applicant Mrs Nia Jones  
1 High Street  
Llandaff  
Cardiff  
CF5 2DX

Proposal: Return to a single dwelling from 2 flats. Refurbishment of single dwellinghouse including removal of internal partition, replacement of windows, replacement of side and rear external doors, internal opening up, conversion of outbuilding, insulation works, enlargement of rear window, replacement of existing rooflight/new rooflights to ground floor, replacement of bathrooms and kitchen, removal of external waste pipes to front elevation, refurbish footpath to front elevation, rendering/waterproofing of basement, general internal building works, new heating & ventilation system including installation of Heat Pump and electrical rewiring.

Decision Date 08/02/2024              Decision: Permission Granted

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Application No. 23/01333/HSE      Date Valid: 15/06/2023      Type: HSE      Statutory Class: Householder

Address: 10 Piper Close                      Applicant Mr Phil Highfield  
Llandaff  
Cardiff  
CF5 2RB

Proposal: Single storey front and double storey side extension

Decision Date 09/02/2024              Decision: Permission Granted

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Application No. 22/02006/DOC      Date Valid: 02/09/2022      Type: DOC      Statutory Class: Discharge of Conditions from EIA Case

Address: Plasdwr                                  Applicant -  
Llantrisant Road  
Llandaff  
Cardiff

Proposal: Partial Discharge of Condition 23 (Strategic Sustainable Surface Water Drainage Masterplan) of 14/02733/MJR in relation to the Fairwater North Sub-Catchment only

Decision Date 13/02/2024              Decision: Partial Discharge of Condition (s)

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#### **LLANDAFF NORTH**

Application No. 23/02785/HSE      Date Valid: 18/12/2023      Type: HSE      Statutory Class: Householder

Address: 45 Station Road                      Applicant Mr Paul Rock  
Llandaff North  
Cardiff  
CF14 2FB

Proposal: Single storey rear infill extension, hip to gable roof conversion, rear dormer loft conversion with PV panels and associated internal alterations to suit.

Decision Date 27/02/2024              Decision: Permission Granted

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Application No. 23/02775/VAR      Date Valid: 15/12/2023      Type: VAR      Statutory Class: General Regulations

Address: Flat 8    Applicant Heather Lovering  
Hailey Court  
Llandaff North  
Cardiff

Proposal: Two storey block of 10 no. Flats (6 2 bed, 4 1 bed) (Approved 12 September 1989 - 89/01534/W):- Variation of Condition 2 (Occupation by elderly or retired persons only) of 89/01534/W to remove the restriction on Flat 8 (Plot 7 as detailed on the approved plans).

Decision Date 09/02/2024              Decision: Permission Granted

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Application No. 23/01535/HSE      Date Valid: 04/07/2023      Type: HSE      Statutory Class: Householder

Address: 30 Gabalfa Avenue                      Applicant Mr. Wassam Al-Madi  
Llandaff North  
Cardiff  
CF14 2SJ

Proposal: Rear extension, gym room, hip to gable and rear dormer roof extensions

Decision Date 15/01/2024 Decision: Permission Granted

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Application No. 23/02455/HSE Date Valid: 07/11/2023 Type: HSE Statutory Class: Householder

Address: 29 Appledore Road Applicant MR MUSHTAQ KHAN  
Llandaff North  
Cardiff  
CF14 3HU

Proposal: Ground floor rear and side extensions plus hip to gable and rear dormer loft conversion.

Decision Date 05/01/2024 Decision: Refuse

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Application No. 23/02949/HSE Date Valid: 20/12/2023 Type: HSE Statutory Class: Householder

Address: 41 Watson Road Applicant Lisa Austin  
Llandaff North  
Cardiff  
CF14 2JA

Proposal: Single Storey Side Extension

Decision Date 09/02/2024 Decision: Permission Granted

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### LLANISHEN

Application No. 23/02846/FUL Date Valid: 05/12/2023 Type: FUL Statutory Class: Minor - Industry/Storage /Distribution

Address: Pelican Feminine Applicant MR BARRY WARWICK  
Healthcare Ltd  
Greypoint  
Cardiff Business Park  
Parc Ty Glas  
Llanishen  
Cardiff  
CF14 5WF

Proposal: Erection of three steel water storage tanks and a pump house for a sprinkler installation to an existing factory

Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 24/00004/VAR Date Valid: 04/01/2024 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: Ty Glas Retail Park Applicant .  
Parc Ty Glas  
Llanishen  
Cardiff

Proposal: Retail development along with associated car parking access and landscaping works (Approved 13 Apr 2002, 00/01081/N):-

Variation of Condition 15 (Produce and Floorspace Restrictions) of 00/01081/N to amend the approved plans as follows: 1) Vary the condition to allow for the selling of health products, party goods, smoking and vaping products, clothing, family goods, cosmetic toys, confectionary, stationery and food and drink (for consumption off the premises).

Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 23/02563/HSE Date Valid: 22/12/2023 Type: HSE Statutory Class: Householder

Address: 28 Coed Cochwyn Applicant MR JON BARNES  
Avenue  
Llanishen  
Cardiff  
CF14 5BS

Proposal: Proposed single storey rear extension, double storey side extension and single storey front porch extension.

Decision Date 02/01/2024 Decision: Permission Granted

---

Application No. 23/02618/HSE Date Valid: 07/11/2023 Type: HSE Statutory Class: Householder



Address: 22 White Barn Road Applicant Mr Ian Parsell  
Llanishen  
Cardiff  
CF14 5HB  
Proposal: Replacement of existing garage and storage area  
Decision Date 04/01/2024 Decision: Permission Granted

---

Application No. 23/02866/CLPUD Date Valid: 14/12/2023 Type: CLPUI Statutory Class: Other Consent Types

Address: Cartref Applicant Mr Frazer Roberts  
85 - 91 Station Road  
Llanishen  
Cardiff  
CF14 5UU

Proposal: Internal Alterations to Existing Care Home (Use Class C2) to reduce the number of beds from 53 to 29 and modernise the facility  
Decision Date 08/02/2024 Decision: Permission Granted

---

Application No. 23/02471/HSE Date Valid: 24/10/2023 Type: HSE Statutory Class: Householder

Address: 27 Heol Hir Applicant Chris and Rebecca Kinsey  
Llanishen  
Cardiff  
CF14 5AA

Proposal: Demolition of converted lean-to garage and conservatory and construction of ground floor rear extension and re-modelled roof with front and rear gables and side dormers  
Decision Date 15/01/2024 Decision: Permission Granted

---

Application No. 23/02366/HSE Date Valid: 06/11/2023 Type: HSE Statutory Class: Householder

Address: 14 Elan Road Applicant Mr Andrew Boyle  
Llanishen  
Cardiff  
CF14 0NR

Proposal: Build a porch in existing position of old one, with a dwarf wall and oak beams and tiled roof.  
Decision Date 16/01/2024 Decision: Permission Granted

---

Application No. 23/02485/HSE Date Valid: 24/10/2023 Type: HSE Statutory Class: Householder

Address: 40 Coed Cochwyn Applicant Mr & Mrs Christopher & Sian \ Avenue  
Llanishen  
Cardiff  
CF14 5BT

Proposal: First floor side extension, ground floor rear and side extension and new front porch.  
Decision Date 19/01/2024 Decision: Permission Granted

---

Application No. 23/02940/HSE Date Valid: 10/01/2024 Type: HSE Statutory Class: Householder

Address: 4 South Rise Applicant Mr JOHN DAVIES  
Llanishen  
Cardiff  
CF14 0RH

Proposal: Installation of an air source heat pump.  
Decision Date 08/02/2024 Decision: Permission Granted

---

Application No. 23/02832/FUL Date Valid: 06/12/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Cartref Applicant Mr Frazer Roberts  
85 - 91 Station Road  
Llanishen  
Cardiff  
CF14 5UU

Proposal: Extension to the front and rear of existing buildings, external alterations and associated works.  
Decision Date 31/01/2024 Decision: Permission Granted

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Application No. 23/02663/FUL    Date Valid: 09/11/2023    Type: FUL    Statutory Class: Minor - Other Principal Uses

Address: Llanishen Evangelical    Applicant Mr Clive Morgan  
Portfield Crescent  
Llanishen  
Cardiff  
CF14 5QE

Proposal: Single storey front extension, alterations and improvement works.

Decision Date 01/02/2024    Decision: Permission Granted

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**LLANRUMNEY**

Application No. 23/02979/CLPUD    Date Valid: 03/01/2024    Type: CLPUI    Statutory Class: Other Consent Types

Address: 2 Countisbury Avenue    Applicant Mr Paul Thomas  
Llanrumney  
Cardiff  
CF3 5SJ

Proposal: Renovation of the space to be used as a gastro-pub. New beverage supply lines and storage installatio  
Additional public use toilets to be built. Outdoor area for customers at rear.

Decision Date 29/01/2024    Decision: Refuse

---

Application No. 23/02847/HSE    Date Valid: 08/12/2023    Type: HSE    Statutory Class: Householder

Address: 56 Ball Road    Applicant MR HARRY  
Llanrumney  
Cardiff  
CF3 4BY

Proposal: Single and two storey rear extensions and internal alterations

Decision Date 30/01/2024    Decision: Permission Granted

---

Application No. 23/02689/FUL    Date Valid: 14/11/2023    Type: FUL    Statutory Class: Minor - Dwellings (C3)

Address: 140 Burnham Avenue    Applicant Mr David Folland  
Llanrumney  
Cardiff  
CF3 5QT

Proposal: Erection of two storey terraced house

Decision Date 09/01/2024    Decision: Refuse

---

**PENTWYN**

Application No. 23/00632/FUL    Date Valid: 06/04/2023    Type: FUL    Statutory Class: Major - Dwellings (C3)

Address: 56 Wern Goch West    Applicant BERRIMAN DEVELOPMENT:  
Llanedeyrn  
Cardiff  
CF23 7AB

Proposal: Conversion of Existing Buildings to create New Residential Development comprising 18 Self-Contained Apartments with on site parking, cycle and refuse storage and amenity facilities

Decision Date 12/01/2024    Decision: Permission Granted

---

Application No. 23/02970/CLPUD    Date Valid: 20/12/2023    Type: CLPUI    Statutory Class: Other Consent Types

Address: 69 Hollybush Road    Applicant Sertan Evren  
Pentwyn  
Cardiff  
CF23 6SZ

Proposal: Extending 4m out with a height of 2.95m to the back of property and knocking through existing back wal  
to facilitate open plan Kitchen and living room.

Decision Date 10/01/2024    Decision: Permission Granted

---

**PENTYRCH AND ST FAGANS**

Application No. 23/02414/HSE    Date Valid: 17/10/2023    Type: HSE    Statutory Class: Householder

Address: 29 Parc-y-bryn Applicant Mr James Thorne  
Creigiau  
Cardiff  
CF15 9SE  
Proposal: 2 storey pitched roof front extension and a single storey pitched roof rear extension.  
Decision Date 28/02/2024 Decision: Permission Granted

---

Application No. 23/02640/HSE Date Valid: 08/11/2023 Type: HSE Statutory Class: Householder

Address: The Barn Applicant Mr Sumner  
Great House Farm  
Michaelston Road  
St Fagans  
Cardiff  
CF5 6FL

Proposal: Change of surface material to existing front driveway  
Decision Date 04/01/2024 Decision: Permission Granted

---

Application No. 23/02282/DOC Date Valid: 02/10/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Vacant Parcel Of Land Applicant Katherine Simmons  
At The End Of  
Mountain Road,  
Pentyrch  
Cardiff

Proposal: Discharge of Conditions 13 (Cycle Storage), 15 (Cycle Storage) and 16 (Boundary) of 21/02712/MNR  
Decision Date 21/02/2024 Decision: Full Discharge of Condition

---

Application No. 24/00312/WTCA Date Valid: 12/02/2024 Type: WTCA Statutory Class: Other Consent Types

Address: Hafandawel Applicant Mrs Lilian Harris  
Main Road  
Gwaelod-y-garth  
Cardiff  
CF15 9HJ

Proposal: T1; P. Laurel - Reduce height to 0.3m above previous pruning points; Shape sides of crown cutting close to previous pruning points; Trim to obtain approximately 2m clearance from chain link fence bordering school grounds.  
G2; Hazel - Coppice hazel to 50mm above ground level or, where growing within fence, to 100mm above top of wire; Fell single beech tree.  
T3; Sycamore - Fell to ground level and treat stump.

Decision Date 20/02/2024 Decision: GRANT - Works to Trees

---

Application No. 23/02808/HSE Date Valid: 30/11/2023 Type: HSE Statutory Class: Householder

Address: 128 Parc-y-fro Applicant Mr & Mrs J Conolly  
Creigiau  
Cardiff  
CF15 9SB

Proposal: Addition of first floor over existing side extension  
Decision Date 13/02/2024 Decision: Permission Granted

---

Application No. 23/02957/HSE Date Valid: 20/12/2023 Type: HSE Statutory Class: Householder

Address: 76 Heol Berry Applicant Ward Stephanie  
Gwaelod-y-garth  
Cardiff  
CF15 9HB

Proposal: Construction of a contemporary glazed orangery extension to the ground floor and a gable end extension to the first floor above existing gable end ground floor extension.

Decision Date 12/02/2024 Decision: Permission Granted

---

Application No. 23/02815/HSE Date Valid: 22/12/2023 Type: HSE Statutory Class: Householder

Address: 4 Brodeg Applicant Mr C Price  
Pentyrch  
Cardiff  
CF15 9TF  
Proposal: Ground floor front extension and first floor rear and side extension  
Decision Date 09/02/2024 Decision: Refuse

---

Application No. 23/02447/HSE Date Valid: 20/11/2023 Type: HSE Statutory Class: Householder

Address: 5 Llys Caradog Applicant Mr James Llewellyn  
Creigiau  
Cardiff  
CF15 9JP

Proposal: Demolish shed and build timber frame garage structure connected to the side of the house.  
Decision Date 31/01/2024 Decision: Permission Granted

---

Application No. 24/00047/CLPUD Date Valid: 10/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: 10 Parc-y-felin Applicant Mr Mark Edwards  
Creigiau  
Cardiff  
CF15 9PA

Proposal: Demolition of existing single storey conservatory and the construction of a single storey rear extension.  
Decision Date 29/01/2024 Decision: Permission Granted

---

Application No. 23/01522/HSE Date Valid: 14/07/2023 Type: HSE Statutory Class: Householder

Address: 54 Parc-y-bryn Applicant Natalie Biddlecombe  
Creigiau  
Cardiff  
CF15 9SE

Proposal: Demolition of existing garage, new side extension and attic conversion with the addition of two dormers  
Decision Date 25/01/2024 Decision: Permission Granted

---

Application No. 23/02367/DOC Date Valid: 13/10/2023 Type: DOC Statutory Class: Discharge of Conditions from EIA Case

Address: Land South Of Applicant Mrs ZOE AUBREY  
Llantrisant Road,  
Parcel 2D Within  
Phase 1 At Plasdwr  
Cardiff

Proposal: Discharge of Conditions 45 (Power lines, Pylons and High Pressure Gas Pipes), 46 (Energy Strategy), 47 (Trees), 49 (Soils), 51 (Ground Gas Assessment and Mitigation Measures), 52 (Land Contamination A: Risk Assessment), 59 (Road Traffic Noise) and 65 (Detailed Potable Water Scheme) of outline planning permission 14/02733/MJR in respect of area covered by reserved matters application 23/02365/RES (Parcel 2D of Phase 1, Plasdwr).

Decision Date 24/01/2024 Decision: Full Discharge of Condition

---

Application No. 23/02106/FUL Date Valid: 12/09/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Pentyrch Cricket Club Applicant Simon Hammett  
Parc-Y-Dwrllyn  
Penuel Road  
Pentyrch  
CF15 9QJ

Proposal: Single Storey Side/Rear Extension to Existing Cricket Pavilion and Associated Works Including New Pathway Access

Decision Date 19/01/2024 Decision: Permission Granted

---

Application No. 23/00743/DOC Date Valid: 05/04/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Phase 2 Applicant Redrow Homes (South Wales)  
Land North Of  
Pentrebane Road  
Pentrebane  
Cardiff

Proposal: DISCHARGE OF CONDITION 50 (Construction Environmental Management Plan) of 14/02733/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 22/00136/MJR (PHASE 2, LAND NORTH OF PENTREBANE ROAD)

Decision Date 19/01/2024 Decision: Full Discharge of Condition

---

Application No. 24/00002/WTCA Date Valid: 02/01/2024 Type: WTCA Statutory Class: Other Consent Types

Address: Castle Cottage Applicant Mr Peter Griffiths  
Church Road  
Pentyrch  
Cardiff  
CF15 9QF

Proposal: Birch - front; reduce sides to previous points and top to shape - see picture for guidance.  
Magnolia - front - remove stubs and inner vertical growth along with the 4/5 shoots in the upper crown to shape  
Cordyline - front - remove top tier of growth, (reducing height by approximately 1m) and dead leaves and flowers.

Conifer hedge - rear - reduce height by 1m and trim level, trim inside face near

Decision Date 18/01/2024 Decision: GRANT - Works to Trees

---

Application No. 23/02331/HSE Date Valid: 27/10/2023 Type: HSE Statutory Class: Householder

Address: Trevanion Applicant Mr Philippe Bouadana  
Heol Pant-y-gored  
Creigiau  
Cardiff  
CF15 9NF

Proposal: Installation of Air source heat pump.

Decision Date 17/01/2024 Decision: Permission Granted

---

Application No. 23/02833/NMA Date Valid: 04/12/2023 Type: NMA Statutory Class: General Regulations

Address: Pentyrch Primary Applicant Mr Martin Burrows  
School  
Bronllwyn  
Pentyrch  
Cardiff  
CF15 9QL

Proposal: Proposed Non-Material Amendment to Planning Permission 22/01118/MNR, including:

- Increase in roof heights
- External Stairs/steps
- Change curtain wall colour to west elevation
- Alterations to Door types
- Alteration to Playground separation wall height with bow top fencing
- Addition of Louvres
- Pillars at new gateway to west boundary
- Re-siting of Solar PV Panels

Decision Date 15/01/2024 Decision: Permission Granted

---

Application No. 23/02561/DOC Date Valid: 02/11/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: The Court Nursing Applicant Mr Mitul Shah  
Home  
Cwrt Y Cadno  
St Fagans  
Cardiff  
CF5 6XD

Proposal: Discharge of Conditions 5 (Scheme for the disposal of surface water) and 9 (Construction Management Plan) of 18/02788/MJR

Decision Date 10/01/2024 Decision: Full Discharge of Condition

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**PENYLAN**

Application No. 24/00038/HSE Date Valid: 10/01/2024 Type: HSE Statutory Class: Householder

Address: 55 Egremont Road Applicant Mark and Cynthia Brown  
Penylan  
Cardiff  
CF23 5LP

Proposal: Ground floor rear extension with PV solar installation and raised patio/deck, partial garage conversion with roof windows to front and rear roof dormer extension.

Decision Date 19/02/2024 Decision: Permission Granted

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Application No. 23/00219/HSE Date Valid: 23/02/2023 Type: HSE Statutory Class: Householder

Address: 30 Earl's Court Road Applicant MR ISHAQ  
Penylan  
Cardiff  
CF23 9DE

Proposal: Retention of raised terrace and steps access with screen fence to garden

Decision Date 07/02/2024 Decision: Permission Granted

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Application No. 23/02226/HSE Date Valid: 09/10/2023 Type: HSE Statutory Class: Householder

Address: 18 Eskdale Close Applicant MR AND MRS MARC AND HE  
Penylan  
Cardiff  
CF23 5LF

Proposal: Ground floor rear extension and connection to garage, new first floor rear extension and alteration of existing rear dormer.

Decision Date 05/02/2024 Decision: Permission Granted

---

Application No. 23/02634/HSE Date Valid: 09/11/2023 Type: HSE Statutory Class: Householder

Address: 56 Waterloo Road Applicant MR & MRS WILLIAM & MOLL  
Penylan  
Cardiff  
CF23 9BH

Proposal: Single storey rear extension.

Decision Date 05/01/2024 Decision: Permission Granted

---

Application No. 23/02120/FUL Date Valid: 12/09/2023 Type: FUL Statutory Class: Householder

Address: 22 Southcourt Road Applicant Miss Jezzelle Lobeck  
Penylan  
Cardiff  
CF23 9DA

Proposal: Demolish and replace rear extension, add rear patio and increase garage from single to double car size

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/03007/CLPUD Date Valid: 12/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: 34 Marlborough Road Applicant Jones  
Roath  
Cardiff  
CF23 5BX

Proposal: Creation of Dormer to rear existing loft space

Decision Date 05/02/2024 Decision: Permission Granted

---

Application No. 23/02955/HSE Date Valid: 19/12/2023 Type: HSE Statutory Class: Householder

Address: 8 Carisbrooke Way Applicant MRS HUAN DANG  
Penylan  
Cardiff  
CF23 9HS

Proposal: Single storey rear extension, rear dormer loft conversion, pitched to gable end roof and external alterations

Decision Date 20/02/2024 Decision: Permission Granted

---

Application No. 23/01960/REN Date Valid: 22/08/2023 Type: REN Statutory Class: Renewals and Variation of Conditions

Address: Part Of Land At 84 Applicant Mr Ron Silver  
Cyncoed Road  
Penylan  
Cardiff  
CF23 5SH

Proposal: Renewal of Permission 18/00977/MNR - Proposed 3 bedroom, 2 storey dwelling within the Curtilage of Cyncoed road

Decision Date 02/01/2024 Decision: Permission Granted

---

Application No. 23/02897/PRAP Date Valid: 13/12/2023 Type: PRAP Statutory Class: Other Consent Types

Address: National Grid Cardiff Applicant Mrs Joanne Gilsenan  
East Substation  
Colchester Avenue  
Penylan  
Cardiff  
CF23 9AN

Proposal: Installation of radio equipment housings and air conditioning units, relocation of existing generator and development ancillary to radio equipment housing within the existing electricity substation site.

Decision Date 01/02/2024 Decision: No Prior Approval required

---

Application No. 21/01900/MNR Date Valid: 17/08/2021 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Land Adjacent To Unit Applicant Mr And Mrs Holt  
6  
Dominions Business  
Centre  
Dominion Way  
Penylan  
Cardiff  
CF24 1PT

Proposal: CHANGE OF USE TO CONTAINERISED STORAGE AND ASSOCIATED WORKS

Decision Date 27/02/2024 Decision: Refuse

---

Application No. 23/02995/WTTPI Date Valid: Type: WTTPI Statutory Class: Other Consent Types

Address: 4 Eskdale Close Applicant Mr James Pinder  
Penylan  
Cardiff  
CF23 5LF

Proposal: Fell dying catalpa, lift foliage over highway on birch, hawthorn and cypress

Decision Date 08/01/2024 Decision: Application Type Not required

---

Application No. 23/02848/ADV Date Valid: 06/12/2023 Type: ADV Statutory Class: Advertisements

Address: Petrol Filling Station Applicant -  
501 Newport Road  
Penylan  
Cardiff  
CF23 9AD

Proposal: Installation of EV totem pole sign.

Decision Date 30/01/2024 Decision: Permission Granted

---

Application No. 23/00596/DOC Date Valid: 08/08/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Former Howardian Applicant Mr Steven Davies  
Adult Learning Centre  
Hammond Way  
Penylan  
Cardiff  
CF23 9NB

Proposal: Discharge of Conditions 6 (Remediation) and 27 (Benches) of 18/02500/MJR  
Decision Date 10/01/2024 Decision: Full Discharge of Condition

---

Application No. 23/02873/CLPUD Date Valid: 05/02/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: David Lloyd Leisure Applicant Lee Manley  
Club  
Ipswich Road  
Penylan  
Cardiff  
CF23 9AQ

Proposal: Installation and implementation of roof mounted 371 kWp solar PV array at David Lloyd Cardiff site. No other works are proposed at site.

Decision Date 27/02/2024 Decision: Permission Granted

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### **PLASNEWYDD**

Application No. 23/00202/FUL Date Valid: 07/02/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 130 Inverness Place Applicant M&M Properties  
Roath  
Cardiff  
CF24 4SA

Proposal: Conversion of existing property into 3 apartments with ground floor rear extension and associated work:

Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02870/ADV Date Valid: 15/12/2023 Type: ADV Statutory Class: Advertisements

Address: 59 Albany Road Applicant Mr Jonathon Hardy  
Roath  
Cardiff  
CF24 3LL

Proposal: 1x Internally illuminated fascia sign & 1 internally illuminated projecting sign.

Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02878/REN Date Valid: 14/12/2023 Type: REN Statutory Class: Renewals and Variation of Conditions

Address: 194 City Road Applicant Abraham Aseeley  
Roath  
Cardiff  
CF24 3JF

Proposal: Renewal of app 18/02443/MNR for the conversion of part ground floor and upper floors into 4 self contained flats with external alterations

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02022/FUL Date Valid: 05/09/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 13 The Walk Applicant Mehrdad Chegounchei  
Roath  
Cardiff  
CF24 3AF

Proposal: Changing from 5 flats to 6 flats with two storey rear extension and dormers.

Decision Date 19/01/2024 Decision: Refuse

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Application No. 23/02010/FUL Date Valid: 13/09/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)



Address: 4 Cottrell Road      Applicant MR JAMES LAMB  
Roath  
Cardiff  
CF24 3EY  
Proposal: Ground floor rear extension, loft alterations and conversion to 2 flats.  
Decision Date 30/01/2024      Decision: Permission Granted

---

Application No. 22/02658/FUL      Date Valid: 17/11/2022      Type: FUL      Statutory Class: Householder  
Address: 89 Pen-y-Wain Road      Applicant MR MASSOUD AHMADI  
Roath  
Cardiff  
CF24 4GG  
Proposal: PROPOSED CHANGE OF USE TO 4NO. APARTMENTS, RE-CONSTRUCTION OF GROUND AND FIRST FLOOR REAR ANNEXE, GROUND FLOOR REAR SIDE EXTENSION, FIRST FLOOR REAR EXTENSION AND 2NO. REAR DORMERS.  
Decision Date 05/02/2024      Decision: Permission Granted

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Application No. 23/03005/HSE      Date Valid: 02/01/2024      Type: HSE      Statutory Class: Householder  
Address: 64 Elm Street      Applicant Mrs Maria Collins  
Roath  
Cardiff  
CF24 3QS  
Proposal: Ground and first floor rear extension and loft conversion with external alterations.  
Decision Date 06/02/2024      Decision: Permission Granted

---

Application No. 23/02054/FUL      Date Valid: 05/09/2023      Type: FUL      Statutory Class: Minor - Other Principal Uses  
Address: 115 - 119 City Road      Applicant Mr Sohail Baig  
Roath  
Cardiff  
CF24 3BP  
Proposal: Conversion to mixed use including 5 retail units (A1 and A3 uses), 5 No residential units (C3 use) and 2 No offices (B1 use)  
Decision Date 08/02/2024      Decision: Permission Granted

---

Application No. 23/02693/HSE      Date Valid: 19/12/2023      Type: HSE      Statutory Class: Householder  
Address: 34 Partridge Road      Applicant Rachel Drayton  
Roath  
Cardiff  
CF24 3QX  
Proposal: Proposed first floor extension and conversion of existing single storey garage into a Granny Annex, including material alterations.  
Decision Date 09/02/2024      Decision: Permission Granted

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Application No. 23/02905/FUL      Date Valid: 15/12/2023      Type: FUL      Statutory Class: Minor - Dwellings (C3)  
Address: 6 Ninian Road      Applicant MR PETER CHALLANS  
Roath  
Cardiff  
CF23 5EE  
Proposal: Proposed two storey rear extension and internal alterations  
Decision Date 13/02/2024      Decision: Permission Granted

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Application No. 23/02446/FUL      Date Valid: 23/10/2023      Type: FUL      Statutory Class: Minor - Dwellings (C3)  
Address: 73 Inverness Place      Applicant MR SADI ELHALOUL  
Roath  
Cardiff  
CF24 4RW  
Proposal: Conversion of property into three self contained flats with single storey and first floor rear extensions an loft conversion with rear dormer and external alterations.  
Decision Date 20/02/2024      Decision: Permission Granted

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Application No. 23/02537/FUL    Date Valid: 07/11/2023    Type: FUL    Statutory Class: Minor - Other Principal Uses

Address: 123 Bedford Street    Applicant MR JACK TRELOAR  
Roath  
Cardiff  
CF24 3DB

Proposal: Conversion from Class C4 House in Multiple Occupation to Large Sui Generis House

Decision Date 21/02/2024    Decision: Refuse

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**PONTPRENAU AND OLD ST MELLONS**

Application No. 23/02269/FUL    Date Valid: 29/09/2023    Type: FUL    Statutory Class: Minor - Other Principal Uses

Address: 5 Ash Tree Court    Applicant c/o Agent  
Woodsy Close  
Pontprennau  
Cardiff  
CF23 8RW

Proposal: Change of use of ground and first floors from Class B1 (Office) to D1 (Non-residential institution) as a place of worship.

Decision Date 05/01/2024    Decision: Permission Granted

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Application No. 23/02535/DOC    Date Valid: 01/11/2023    Type: DOC    Statutory Class: Discharge of Conditions

Address: Land Adjacent To St    Applicant Mr Sean Taylor  
Julians House  
Bridge Road  
Old St Mellons  
Cardiff  
CF3 6YJ

Proposal: Discharge of Condition 11 (Sensitive Lighting) of 20/02078/MJR

Decision Date 10/01/2024    Decision: Full Discharge of Condition

---

Application No. 23/02319/HSE    Date Valid: 23/10/2023    Type: HSE    Statutory Class: Householder

Address: 7 Capel Edeyrn    Applicant Mr Richards  
Pontprennau  
Cardiff  
CF23 8XJ

Proposal: Convert existing garage into bedroom

Decision Date 10/01/2024    Decision: Permission Granted

---

Application No. 22/02903/FUL    Date Valid: 08/12/2022    Type: FUL    Statutory Class: Minor - Dwellings (C3)

Address: Part Of Land At    Applicant Mrs Rosemary Morgan-Perret  
Pentwyn Cottage  
St Mellons Road  
Pontprennau  
Cardiff  
CF14 0SH

Proposal: Construction of two dwellings

Decision Date 11/01/2024    Decision: Permission Granted

---

Application No. 23/02811/HSE    Date Valid: 11/12/2023    Type: HSE    Statutory Class: Householder

Address: 63 Clonakilty Way    Applicant MR PHIL HOULT  
Pontprennau  
Cardiff  
CF23 8PR

Proposal: Single storey rear and side extension.

Decision Date 16/01/2024    Decision: Permission Granted

---

Application No. 23/02647/HSE    Date Valid: 09/11/2023    Type: HSE    Statutory Class: Householder

Address: 15 Cottingham Drive Applicant Claire Green  
Pontprennau  
Cardiff  
CF23 8QG  
Proposal: Convert the existing garage into living accommodation.  
Decision Date 19/01/2024 Decision: Permission Granted

---

Application No. 23/00648/DOC Date Valid: 27/03/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Land Adjacent To St Applicant Mr Sean Taylor  
Julians House  
Bridge Road  
Old St Mellons  
Cardiff  
CF3 6YJ

Proposal: Discharge of Condition 2 (Highway Works) of 22/00665/MJR  
Decision Date 01/02/2024 Decision: Full Discharge of Condition

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Application No. 24/00133/CLPUD Date Valid: 22/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: 30 Felbrigg Crescent Applicant Ms Suzanne Fedeli  
Pontprennau  
Cardiff  
CF23 8SE

Proposal: Proposed single storey rear extension.  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00035/HSE Date Valid: 11/01/2024 Type: HSE Statutory Class: Householder

Address: 8 Amblecote Close Applicant MR J BROOMFIELD  
Pontprennau  
Cardiff  
CF23 8BY

Proposal: Install a PVCu Conservatory onto the rear of the property  
Decision Date 08/02/2024 Decision: Permission Granted

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Application No. 24/00009/NMA Date Valid: 11/01/2024 Type: NMA Statutory Class: Non Material Amendment

Address: Land At St Julians Applicant Miss Ellena Hodges  
Manor  
St Ederyn's  
Old St Mellons  
Cardiff

Proposal: Proposed Non-Material Amendment to Planning Permission 21/01301/MNR - Alteration of the position of plot 7 to allow sufficient space between the plot and hedge.  
Decision Date 19/02/2024 Decision: Permission Granted

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Application No. 24/00261/WTTPP Date Valid: 05/02/2024 Type: WTTPPI Statutory Class: Other Consent Types

Address: 14 The Farthings Applicant Mrs Carol Doyle  
Pontprennau  
Cardiff  
CF23 8ET

Proposal: Field Maple- Crown lift to 3m agl to allow more light into rear garden. Remove epicormic growth from around base and lower main stem. Prune to give 1 metre clearance from neighbouring house.  
Decision Date 19/02/2024 Decision: GRANT - Works to Trees

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Application No. 23/00727/FUL Date Valid: 06/04/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: St Mellons Service Station  
Newport Road  
Old St Mellons  
Cardiff  
CF3 5TZ  
Applicant Jessica Jones  
Proposal: Installation of a modular self-service launderette facility and associated works (retrospective)  
Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 23/01668/DOC Date Valid: 31/07/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Land Adjacent To St Julians House  
Bridge Road  
Old St Mellons  
Cardiff  
Applicant Ms Yvette Barretta

Proposal: Discharge of Condition 18 (Contaminated Land Measures - Remediation and Verification) of 20/02078/MJR  
Decision Date 20/02/2024 Decision: Full Discharge of Condition

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### **RADYR AND MORGANSTOWN**

Application No. 24/00170/FUL Date Valid: 26/01/2024 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: 13 Coedlan Radur  
Radyr  
Cardiff  
CF15 8HH  
Applicant

Proposal: Proposed alteration of approved dwelling to include rear conservatory extension.  
Decision Date 27/02/2024 Decision: Permission Granted

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Application No. 23/02418/HSE Date Valid: 30/10/2023 Type: HSE Statutory Class: Householder

Address: 62 Windsor Avenue  
Radyr  
Cardiff  
CF15 8BY  
Applicant Mr Jeff Williams

Proposal: Proposed single storey side/ rear extension and associated works  
Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 24/00251/NMA Date Valid: 07/02/2024 Type: NMA Statutory Class: Non Material Amendment

Address: Phase 1B  
Land North Of  
Llantrisant Road  
North West Cardiff  
Applicant Will Phillips

Proposal: Proposed Non-Material Amendment to reserved matters approval 18/01318/MJR (as amended by NMA refs 21/02744/MJR, 21/03007/MJR and 22/01507/MJR) - Revise the wording of Condition 8 to include a reference to the recently approved NMA (23/02575/NMA) that approved revised details of the surface water drainage scheme for Llantrisant Rd North - Northern Drainage Catchment.  
Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 23/01508/HSE Date Valid: 06/07/2023 Type: HSE Statutory Class: Householder

Address: 23 Plas Y Mynach  
Radyr  
Cardiff  
CF15 8GB  
Applicant Holmes

Proposal: Part single part two storey rear extension with balcony, stairs to garden, garage alterations, replacement of front porch and other external alterations  
Decision Date 19/02/2024 Decision: Permission Granted

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Application No. 24/00090/HSE Date Valid: 15/01/2024 Type: HSE Statutory Class: Householder

Address: 12 Park Road Applicant Mr & Mrs Michael Spees  
Radyr  
Cardiff  
CF15 8DG  
Proposal: Single story side extension to provide additional living accommodation.  
Decision Date 19/02/2024 Decision: Permission Granted

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Application No. 24/00151/NMA Date Valid: 29/01/2024 Type: NMA Statutory Class: Non Material Amendment

Address: Parcel 2B And Part Of Applicant Mrs ZOE AUBREY  
Parcel 2A Of Phase 1  
Land West Of Clos  
Parc Radyr And North  
Of Llantrisant Road  
Cardiff

Proposal: Proposed Non-Material Amendment to reserved matters approval 19/03279/MJR (as amended via NMA 22/01455/MJR, 23/00221/NMA and 23/00694/NMA) - Vary Condition 1 (Approved Plans and Drawings to accommodate a larger potable water Pump House and Electric Substation and changes to plot boundaries, parking spaces, landscaping, footpath access, bike sheds and cycle parking  
Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 23/02989/DOC Date Valid: 28/12/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: 73 Dan-y-bryn Avenue Applicant Mrs Jenni Burton  
Radyr  
Cardiff  
CF15 8DQ

Proposal: Discharge of Conditions 5 (AMS and TPP Submission) and 6 (Details of the Patio Alterations) of 23/01528/HSE.  
Decision Date 08/02/2024 Decision: Full Discharge of Condition

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#### **RHIWBINA**

Application No. 23/02934/HSE Date Valid: 15/12/2023 Type: HSE Statutory Class: Householder

Address: 46 Heol Iscoed Applicant Mel Butler  
Rhiwbina  
Cardiff  
CF14 6PB

Proposal: Single storey rear and side extensions, new front porch and bay window, removal of garage and alterations including the widening of the driveway.  
Decision Date 23/02/2024 Decision: Permission Granted

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Application No. 23/01711/HSE Date Valid: 01/08/2023 Type: HSE Statutory Class: Householder

Address: 7 Lon-y-mynydd Applicant GRIFFITHS  
Rhiwbina  
Cardiff  
CF14 6NZ

Proposal: Demolish existing garage and rebuild with new garden room and storage area.  
Decision Date 01/03/2024 Decision: Permission Granted

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Application No. 23/02080/HSE Date Valid: 19/09/2023 Type: HSE Statutory Class: Householder

Address: Treetops Applicant HODGE  
68 Rhiwbina Hill  
Rhiwbina  
Cardiff  
CF14 6UF

Proposal: Loft conversion to include roof windows, and rear dormer with Juliet balcony  
Decision Date 01/03/2024 Decision: Permission Granted

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Application No. 23/02633/HSE Date Valid: 06/11/2023 Type: HSE Statutory Class: Householder

Address: 17 Beulah Road Applicant Mr Stephen Quin  
Rhiwbina  
Cardiff  
CF14 6LT  
Proposal: Single Storey rear and side extension with associated internal reconfiguration  
Decision Date 02/01/2024 Decision: Permission Granted

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Application No. 23/02431/FUL Date Valid: 19/10/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)

Address: Part Of Land At Rear Applicant Mr Titus Wing  
Of 93 Tyn-y-parc Road  
Rhiwbina  
Cardiff  
CF14 6BL  
Proposal: Demolition of dilapidated garage and construction of two storey dwelling to the rear of 93 Tyn-y-parc Road.  
Decision Date 03/01/2024 Decision: Refuse

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Application No. 23/02660/CLPUD Date Valid: 09/11/2023 Type: CLPUI Statutory Class: Other Consent Types

Address: 32 Caedelyn Road Applicant Synan  
Whitchurch  
Cardiff  
CF14 1BH  
Proposal: Ground floor rear extension and hip to gable loft conversion with rear dormer.  
Decision Date 04/01/2024 Decision: Refuse

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Application No. 24/00003/CLPUD Date Valid: 03/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: 77 Heol Briwnant Applicant Mr Robert Wiltshire  
Rhiwbina  
Cardiff  
CF14 6QH  
Proposal: Removal of rear conservatory and replace with a single-story extension.  
Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/02918/DOC Date Valid: 15/12/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: 47 Lon Isa Applicant Dr Paula Devlin  
Rhiwbina  
Cardiff  
CF14 6EE  
Proposal: Discharge of Conditions 5 (Proposed Eaves) and 6 (Proposed Windows and Doors) of 23/00494/LBC.  
Decision Date 25/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02400/VAR Date Valid: 13/10/2023 Type: VAR Statutory Class: Renewals and Variation of Conditions

Address: 1 Beulah Road Applicant Mr John Chichester  
Rhiwbina  
Cardiff  
CF14 6LT  
Proposal: Variation of Condition 4 (opening hours) of 22/02701/FUL to extend the opening hours to 11pm on Mondays to Saturdays and 9pm on Sundays  
Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/02762/HSE Date Valid: 13/12/2023 Type: HSE Statutory Class: Householder

Address: 20 Cwm Nofydd Applicant Victoria and James Richards  
Rhiwbina  
Cardiff  
CF14 6JX  
Proposal: Ground floor front, side and rear extension and garage conversion  
Decision Date 30/01/2024 Decision: Permission Granted

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Application No. 23/02787/DOC    Date Valid: 27/11/2023    Type: DOC    Statutory Class: Discharge of Conditions

Address: 25-27 Heol-y-deri    Applicant Dr Nicholas Claydon  
Rhiwbina  
Cardiff  
CF14 6HB

Proposal: Discharge of Condition 4 (Proposed replacement rainwater downpipes and soil pipes), 5 (Details of all proposed new fireplaces, hearths and fireplace surrounds), 6 (Window schedule), 7 (Details of the proposed windows and doors) and 8 (Details of the proposed sash lifts) of LBC/22/00025/MNR.

Decision Date 31/01/2024    Decision: Full Discharge of Condition

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Application No. 24/00201/CLPUD    Date Valid: 29/01/2024    Type: CLPUI    Statutory Class: Other Consent Types

Address: 32 Caedelyn Road    Applicant Synan  
Whitchurch  
Cardiff  
CF14 1BH

Proposal: Ground floor rear extension, hip to gable and rear dormer roof extensions and addition of rooflight to the front roof elevation

Decision Date 05/02/2024    Decision: Refuse

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Application No. 24/00028/HSE    Date Valid: 05/01/2024    Type: HSE    Statutory Class: Householder

Address: 43 Thornhill Road    Applicant Mr Chris Pace  
Rhiwbina  
Cardiff  
CF14 6PE

Proposal: Demolish and replace existing garage with Home Office/ Garden Lounge

Decision Date 08/02/2024    Decision: Permission Granted

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Application No. 23/02917/NMA    Date Valid: 14/12/2023    Type: NMA    Statutory Class: Non Material Householder

Address: 93 Tyn-y-parc Road    Applicant Mr Titus Wing  
Rhiwbina  
Cardiff  
CF14 6BL

Proposal: Proposed Non-Material Amendment to Planning Permission 23/00805/HSE - Dormer Construction and Window adjustments.

Decision Date 13/02/2024    Decision: Permission Granted

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Application No. 23/02788/DOC    Date Valid: 22/12/2023    Type: DOC    Statutory Class: Discharge of Conditions

Address: 25-27 Heol-y-deri    Applicant Dr Nicholas Claydon  
Rhiwbina  
Cardiff  
CF14 6HB

Proposal: Discharge of Condition 4 (Proposed replacement rainwater downpipes and soil pipes), 5 (Details of all proposed new fireplaces, hearths and fireplace surrounds), 6 (Window schedule), 7 (Details of the proposed windows and doors) and 8 (Details of the proposed sash lifts) of 22/00926/MNR.

Decision Date 13/02/2024    Decision: Full Discharge of Condition

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Application No. 24/00207/CLPUD    Date Valid: 30/01/2024    Type: CLPUI    Statutory Class: Other Consent Types

Address: 41 Bassetts Field    Applicant Mr & Mrs O Reed  
Rhiwbina  
Cardiff  
CF14 9UG

Proposal: Proposed rear single storey extension.

Decision Date 15/02/2024    Decision: Permission Granted

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## **RIVERSIDE**

Application No. 23/02888/FUL    Date Valid: 14/12/2023    Type: FUL    Statutory Class: Minor - Retail (A1-A3)

Address: First Floor To Second Floor  
1A Pontcanna Street  
Pontcanna  
Cardiff  
CF11 9HQ  
Proposal: Change of use of first and second floors to beauty & clinical treatment space.  
Decision Date 10/01/2024 Decision: Permission Granted

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Application No. 23/01540/HSE Date Valid: 18/07/2023 Type: HSE Statutory Class: Householder  
Address: 36 Pen-hill Road  
Pontcanna  
Cardiff  
CF11 9PR  
Applicant Kathryn Walters  
Proposal: Single Storey Rear Extension with Balcony and Glass Atrium, and Alterations to Front Elevation  
Decision Date 09/02/2024 Decision: Permission Granted

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Application No. 23/02665/HSE Date Valid: 10/11/2023 Type: HSE Statutory Class: Householder  
Address: 16 Plasturton Avenue  
Pontcanna  
Cardiff  
CF11 9HH  
Applicant Andrew Board  
Proposal: Re-converting two flats back into original single family dwelling with single storey rear extension and small extension to existing balcony.  
Decision Date 20/02/2024 Decision: Permission Granted

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Application No. 23/02795/FUL Date Valid: 27/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses  
Address: Nos Da Hostel  
53 - 59 Despenser Street  
Riverside  
Cardiff  
CF11 6AG  
Applicant MR MATT BRYANT  
Proposal: Replacement access/fire exit stairs to rear elevation, new canopy and balconies to side elevation.  
Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/01720/HSE Date Valid: 25/07/2023 Type: HSE Statutory Class: Householder  
Address: 61 Wyndham Crescent  
Pontcanna  
Cardiff  
CF11 9EF  
Applicant Ms Kathryn Diserens  
Proposal: Proposed single storey rear extension and dormer loft conversion  
Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 23/00909/HSE Date Valid: 16/10/2023 Type: HSE Statutory Class: Householder  
Address: 26 Plasturton Avenue  
Pontcanna  
Cardiff  
CF11 9HH  
Applicant Dr Adrian Mander  
Proposal: Replacement of existing front elevation windows with wooden double-glazed sash windows  
Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 23/02188/FUL Date Valid: 05/10/2023 Type: FUL Statutory Class: Minor - Dwellings (C3)  
Address: 199 Cathedral Road  
Pontcanna  
Cardiff  
CF11 9PN  
Applicant Walters  
Proposal: Upgrading to rear and the internal side elevations, together with internal plan improvements  
Decision Date 21/02/2024 Decision: Permission Granted



<u>Application No.</u>	23/02307/HSE	<u>Date Valid:</u>	10/10/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	11 Plasturton Avenue <u>Applicant</u> Thorley Pontcanna Cardiff CF11 9HL						
<u>Proposal:</u>	Replacement of all existing windows and the construction of a modest rear infill extension to the rear outrigger along with internal alterations and roof lights to rear roof plane.						
<u>Decision Date</u>	19/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00078/FUL	<u>Date Valid:</u>	16/01/2024	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Dwellings (C3)
<u>Address:</u>	32 Llandaff Road <u>Applicant</u> Mrs Law Riverside Cardiff CF11 9NJ						
<u>Proposal:</u>	Change of use of vacant first floor offices (B1) to form a self contained two bedroom apartment. Change use of vacant ground floor offices to A3 use. All with associated refurbishment and alterations.						
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02938/HSE	<u>Date Valid:</u>	08/01/2024	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	13 Plasturton Gardens <u>Applicant</u> Mrs Alice Rothwell Pontcanna Cardiff CF11 9HG						
<u>Proposal:</u>	Erection of garden room and single storey rear extension						
<u>Decision Date</u>	01/03/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02837/DOC	<u>Date Valid:</u>	12/12/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	First And Second Floor <u>Applicant</u> Waseem Akhtar 128 Cowbridge Road East Riverside Cardiff CF11 9ND						
<u>Proposal:</u>	Discharge of Condition 7 (External Facing Materials) of 20/02532/MNR						
<u>Decision Date</u>	03/01/2024	<u>Decision:</u>	Full Discharge of Condition				
<u>Application No.</u>	23/02202/DOC	<u>Date Valid:</u>	21/09/2023	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions
<u>Address:</u>	Cathedral Gardens <u>Applicant</u> Cathedral Gardens Ltd Cathedral Road Pontcanna Cardiff CF11 9XF						
<u>Proposal:</u>	Discharge of Conditions 9 (Footway Improvements), 10 (Rear Access Gate/ Junction), 14 (Contaminate Land Measures- Remediation and Verification) and 16 (Imported Soil) of 19/01956/MJR (as amended by NMA 22/00407/MJR, NMA 22/00673/MJR and NMA 23/00112/NMA).						
<u>Decision Date</u>	26/01/2024	<u>Decision:</u>	Full Discharge of Condition				
<u>Application No.</u>	23/02124/HSE	<u>Date Valid:</u>	29/09/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	82 Severn Road <u>Applicant</u> Miss Sam Hewston Pontcanna Cardiff CF11 9EA						
<u>Proposal:</u>	New gable end with Front & Rear Dormers						
<u>Decision Date</u>	05/01/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	22/01062/MJR	<u>Date Valid:</u>	06/06/2022	<u>Type:</u>	DOC	<u>Statutory Class:</u>	Discharge of Conditions

<u>Address:</u>	37-39A Cathedral Road <u>Applicant</u> Mr Vidler Pontcanna Cardiff CF11 9XF				
<u>Proposal:</u>	FULL RE-DISCHARGE OF CONDITIONS 3 (ARCHITECTURAL DETAILING) 5 (MATERIALS) 7 (BOUNDARY TREATMENT) 8 (REFUSE STORAGE) 13 (CONTAMINATED LAND MEASURES REMEDIATION AND VERIFICATION PLAN) 20 (AIR QUALITY ASSESSMENT) FULL DISCHARGE OF CONDITIONS 22 (CYCLE PARKING) 25 (FOUL AND SURFACE WATER DRAINAGE) 26 (ELECTRIC VEHICLE CHARGING) 27 (CAR PARKING) 30 (PRIVACY MEASURES) AND 31 (FINISHED FLOOR AND SITE LEVELS AND FLOOD WALL) AND PARTIAL DISCHARGE CONDITIONS 9 (FOOTWAY IMPROVEMENTS) 10 (REAR ACCESS GATE/JUNCTION) AND 14 (CONTAMINATED LAND MEASUREMENTS - REMEDIATION AND VERIFICATION) OF 19/01956/MJR TO ALLOW OCCUPATION ON A PHASED BASIS				
<u>Decision Date</u>	09/01/2024	<u>Decision:</u>	Partial Discharge of Condition (s)		
<u>Application No.</u>	23/02638/HSE	<u>Date Valid:</u>	13/11/2023	<u>Type:</u>	HSE <u>Statutory Class:</u> Householder
<u>Address:</u>	14 Plasturton Avenue <u>Applicant</u> Mr Iain Mansfield Pontcanna Cardiff CF11 9HH				
<u>Proposal:</u>	Single storey rear extension. New roof (including roof windows) over existing side return extension. New windows to back of house.				
<u>Decision Date</u>	20/02/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	24/00178/WTCA	<u>Date Valid:</u>	25/01/2024	<u>Type:</u>	WTCA <u>Statutory Class:</u> Other Consent Types
<u>Address:</u>	Welsh Institute Of <u>Applicant</u> Mr Shaun Harvey Sport Sophia Close Pontcanna Cardiff CF11 9SW				
<u>Proposal:</u>	Please see site survey S240102.2 Sport Wales National Centre Tree Assessment				
<u>Decision Date</u>	31/01/2024	<u>Decision:</u>	GRANT - Works to Trees		
<u>Application No.</u>	22/02901/FUL	<u>Date Valid:</u>	09/12/2022	<u>Type:</u>	FUL <u>Statutory Class:</u> Major - Dwellings (C3)
<u>Address:</u>	51-65 Cowbridge Road <u>Applicant</u> East End 2-8 Lower Cathedral Road Riverside Cardiff				
<u>Proposal:</u>	Demolition of existing structures and the replacement with a mixed-use development comprising three commercial units at ground floor level (Use Classes A1/A2/A3), residential apartments above (Use Class C3), and associated works, including sustainable drainage, landscaping, amenity space and other work (AMENDED DESCRIPTION)				
<u>Decision Date</u>	02/02/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02692/FUL	<u>Date Valid:</u>	15/11/2023	<u>Type:</u>	FUL <u>Statutory Class:</u> Minor - Dwellings (C3)
<u>Address:</u>	102 Wyndham <u>Applicant</u> Mr Kevin Desouza Crescent Pontcanna Cardiff CF11 9EG				
<u>Proposal:</u>	Demolition of existing conservatory/utility. New single storey rear extension, rear dormer loft conversion and conversion of property to 3 self-contained apartments with cycle and refuse storage facilities.				
<u>Decision Date</u>	05/02/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	24/00224/CLPUD	<u>Date Valid:</u>	31/01/2024	<u>Type:</u>	CLPUD <u>Statutory Class:</u> Other Consent Types

Address: 24 Lewis Street Applicant Ms Claire Williams  
Riverside  
Cardiff  
CF11 6JZ  
Proposal: Painted, timber framed, glazed side porch.  
Decision Date 16/02/2024 Decision: Permission Granted

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**RUMNEY**

Application No. 23/02352/HSE Date Valid: 10/10/2023 Type: HSE Statutory Class: Householder

Address: 11 Brachdy Lane Applicant Mr. Craig Facey  
Rumney  
Cardiff  
CF3 3AR

Proposal: Double storey side extension including demolition of existing garage  
Decision Date 16/02/2024 Decision: Permission Granted

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Application No. 23/02981/CLPUD Date Valid: 10/01/2024 Type: CLPUI Statutory Class: Other Consent Types

Address: Pinetree Court Applicant Mr Nick Todd  
904 Newport Road  
Rumney  
Cardiff  
CF3 4LL

Proposal: Reconfiguration of the lodge building to reduce the overall number of rooms from three to two and create new one-bedroom studio flat in the therapy area, with the reconfigured buildings, continuing to fall within the same C2 use class.

Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/01963/HSE Date Valid: 30/08/2023 Type: HSE Statutory Class: Householder

Address: 2 Trelawney Crescent Applicant Mrs Anne Marie Baker  
Rumney  
Cardiff  
CF3 3JR

Proposal: Hip to Gable and front and rear dormer loft extensions to create dormer bungalow  
Decision Date 29/01/2024 Decision: Permission Granted

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Application No. 23/02541/HSE Date Valid: 30/10/2023 Type: HSE Statutory Class: Householder

Address: 15 Tredelerch Road Applicant ADAM REES  
Rumney  
Cardiff  
CF3 3AJ

Proposal: Two storey extension to side, single storey extension to rear, dormer roof extension to rear, widening of rear driveway, and erection of fence along Ty Mawr Avenue boundary.

Decision Date 22/01/2024 Decision: Refuse

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Application No. 23/02560/HSE Date Valid: 22/11/2023 Type: HSE Statutory Class: Householder

Address: 18 New Road Applicant Miss Jenna Pugsley  
Rumney  
Cardiff  
CF3 3AA

Proposal: Proposed single storey rear extension.

Decision Date 19/01/2024 Decision: Permission Granted

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Application No. 23/02810/NMA Date Valid: 21/12/2023 Type: NMA Statutory Class: Non Material Amendment

Address: Land At Lamby Way Applicant Miss Mary Tappenden  
Industrial Estate  
Lamby Way  
Wentloog

<u>Proposal:</u>	Proposed Non-Material Amendment to Planning Permission 18/01639/MJR - Condition 2 (substitute approved plans with new plans) to allow repositioning and reduction in size of the northern and southern building and site office and repositioning of Low Voltage electrical building, removal of the fuel tank and pad, changes to vehicle flow, drainage and appearance of site office.				
<u>Decision Date</u>	18/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02843/HSE	<u>Date Valid:</u>	06/12/2023	<u>Type:</u>	HSE
<u>Address:</u>	14 Trelawney Avenue Rumney Cardiff CF3 3JQ				
<u>Applicant</u>	Mr Joseph Ling				
<u>Proposal:</u>	Rear and side ground floor extensions with external alterations.				
<u>Decision Date</u>	10/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02909/DOC	<u>Date Valid:</u>	14/12/2023	<u>Type:</u>	DOC
<u>Address:</u>	Land At Lamby Way Industrial Estate Lamby Way Wentloog				
<u>Applicant</u>	Miss Mary Tappenden				
<u>Proposal:</u>	Re-Discharge of conditions 13 (Pollution Prevention Plan) and 14 (Drainage Scheme) of 18/01639/MJR				
<u>Decision Date</u>	19/01/2024	<u>Decision:</u>	Full Discharge of Condition		
<b>SPLOTT</b>					
<u>Application No.</u>	23/01908/FUL	<u>Date Valid:</u>	31/08/2023	<u>Type:</u>	FUL
<u>Address:</u>	Unit 31 Portmanmoor Road Industrial Estate Portmanmoor Road Splott Cardiff CF24 5HB				
<u>Applicant</u>	..				
<u>Proposal:</u>	Two storey side extension to provide additional studio and office facilities				
<u>Decision Date</u>	05/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02493/HSE	<u>Date Valid:</u>	27/10/2023	<u>Type:</u>	HSE
<u>Address:</u>	4 Kenmuir Road Splott Cardiff CF24 2QG				
<u>Applicant</u>	Mr. Saad Naser				
<u>Proposal:</u>	Rear dormer loft conversion and single storey rear extension.				
<u>Decision Date</u>	05/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02789/FUL	<u>Date Valid:</u>	27/11/2023	<u>Type:</u>	FUL
<u>Address:</u>	Unit 2 East Moors Business Park East Moors Road Splott Cardiff CF24 5JX				
<u>Applicant</u>	Mr Owen Evans				
<u>Proposal:</u>	Change of use from D2 to B1.				
<u>Decision Date</u>	11/01/2024	<u>Decision:</u>	Permission Granted		
<u>Application No.</u>	23/02421/FUL	<u>Date Valid:</u>	18/10/2023	<u>Type:</u>	FUL
<u>Address:</u>	79 Adeline Street Splott Cardiff CF24 2BL				
<u>Applicant</u>	Mrs Katie Hutt				
<u>Statutory Class:</u>	Minor - Offices (B1(a))				
<u>Statutory Class:</u>	Minor - Dwellings (C3)				

Proposal: Change of use to 6 bedroom HMO including partitioning, fitting en-suite bathrooms and loft conversion with rear flat roof dormer, demolishing outbuildings in the garden and landscaping

Decision Date 28/02/2024 Decision: Permission Granted

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Application No. 23/02639/FUL Date Valid: 30/11/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Unit 1 Applicant Mr Richard Clarke  
Trident Court (Ground  
Floor South Suite)  
Splott  
Cardiff  
CF24 5TD

Proposal: Change of Use from Office Building to class D2 Personal Training / Weight Loss Gymnasium

Decision Date 25/01/2024 Decision: Permission Granted

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Application No. 23/02029/HSE Date Valid: 31/08/2023 Type: HSE Statutory Class: Householder

Address: 12 Wilson Street Applicant Ms Angela Nugent  
Splott  
Cardiff  
CF24 2NY

Proposal: Single storey rear extension

Decision Date 31/01/2024 Decision: Permission Granted

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Application No. 23/02863/FUL Date Valid: 21/12/2023 Type: FUL Statutory Class: Minor - Other Principal Uses

Address: Land Adjacent To Unit Applicant Cardiff City House of Sport  
3 Ocean Park  
Ocean Way  
Splott  
Cardiff  
CF24 5HF

Proposal: Changing Facilities

Decision Date 12/02/2024 Decision: Permission Granted

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Application No. 23/00591/DOC Date Valid: 05/04/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Part Of Land At 95 Applicant Mr JASON REDWOOD  
Clydesmuir Road  
Tremorfa  
Cardiff  
CF24 2PY

Proposal: Discharge of Conditions 4 (Drainage Works) and 6 (Soft Landscaping Works) of 22/00944/MNR

Decision Date 17/01/2024 Decision: Full Discharge of Condition

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### **TROWBRIDGE**

Application No. 23/01172/DOC Date Valid: 31/05/2023 Type: DOC Statutory Class: General Regulations

Address: Land Off Willowbrook Applicant N/A  
Drive  
St Mellons

Proposal: Discharge of Condition 9 (Construction Method Statement) of 19/03260/MJR

Decision Date 02/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02267/HSE Date Valid: 02/10/2023 Type: HSE Statutory Class: Householder

Address: 3 Caradoc Close Applicant Mr Robert Rollason  
Trowbridge  
Cardiff  
CF3 0LQ

Proposal: Single Storey Extension to Rear and Side

Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02919/CLPUD Date Valid: 04/01/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 16 Aston Place Applicant Mr M Fisher  
Trowbridge  
Cardiff  
CF3 0PH  
Proposal: Single storey rear extension.  
Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/02982/HSE Date Valid: 22/12/2023 Type: HSE Statutory Class: Householder  
Address: 6 Clos Elphan Applicant Dr Venkata Nootigattu  
Trowbridge  
Cardiff  
CF3 2AE  
Proposal: Rear lean-to extension, front porch and part garage conversion infill.  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 23/02677/NMA Date Valid: 04/12/2023 Type: NMA Statutory Class: Non Material Amendment  
Address: Former St Mellons Applicant Mr Neil Thomas  
Youth And Community  
Centre  
Crickhowell Road  
St Mellons  
Cardiff  
CF3 0EF  
Proposal: Proposed Non-Material Amendment to Planning Permission 19/03320/MJR - Amendment to Condition 2 (Approved Plans) to make alterations to Blocks A, B, C and Link Building doors/windows  
Decision Date 06/02/2024 Decision: Permission Granted

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Application No. 23/02729/CLPUD Date Valid: 11/12/2023 Type: CLPUI Statutory Class: Other Consent Types  
Address: 22 Glenrise Close Applicant Mrs Veillard  
Trowbridge  
Cardiff  
CF3 0AS  
Proposal: Single Storey Rear Extension  
Decision Date 02/01/2024 Decision: Permission Granted

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#### **WHITCHURCH AND TONGWYNLAIS**

Application No. 23/02923/CLEUD Date Valid: 15/12/2023 Type: CLEUI Statutory Class: Other Consent Types  
Address: 24 Heol Dolwen Applicant Mr B Vanstone  
Whitchurch  
Cardiff  
CF14 1RX  
Proposal: Retention of extension to the rear of C3 dwelling house.  
Decision Date 02/01/2024 Decision: Permission Granted

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Application No. 23/02825/HSE Date Valid: 14/12/2023 Type: HSE Statutory Class: Householder  
Address: 8 Heol Waun Y Nant Applicant Mr Jason Mumford  
Whitchurch  
Cardiff  
CF14 1JZ  
Proposal: Single storey extension to rear and side, new front porch.  
Decision Date 01/03/2024 Decision: Permission Granted

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Application No. 23/02842/CLPUD Date Valid: 08/12/2023 Type: CLPUI Statutory Class: Other Consent Types  
Address: 27 Mervyn Road Applicant Mr Steven Groves  
Whitchurch  
Cardiff  
CF14 1PR

Proposal: Hip to gable roof extension, rear dormer roof extension, and addition of front rooflights  
Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02760/HSE Date Valid: 21/11/2023 Type: HSE Statutory Class: Householder

Address: 12 Yorath Road Applicant Mr Desmond Spear  
Whitchurch  
Cardiff  
CF14 1QB

Proposal: Rear kitchen flat roof Extension  
Decision Date 05/01/2024 Decision: Permission Granted

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Application No. 23/02428/HSE Date Valid: 19/10/2023 Type: HSE Statutory Class: Householder

Address: 30 Church Road Applicant Mrs Shirley Jones  
Whitchurch  
Cardiff  
CF14 2EA

Proposal: Demolition and rebuilding of an infill extension at the rear of the property.  
Decision Date 16/01/2024 Decision: Permission Granted

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Application No. 23/02769/HSE Date Valid: 04/12/2023 Type: HSE Statutory Class: Householder

Address: 18 Heol Pant-y-rhyn Applicant Ms. Chloe Linck  
Whitchurch  
Cardiff  
CF14 7DF

Proposal: Proposed Front Porch  
Decision Date 17/01/2024 Decision: Permission Granted

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Application No. 24/00033/WTCA Date Valid: 04/01/2024 Type: WTCA Statutory Class: Other Consent Types

Address: 4 Alfreda Road Applicant Mrs Angela Gaffney  
Whitchurch  
Cardiff  
CF14 2EH

Proposal: T1 Ash Tree rear of 4 Alfreda Road - Crown Reduction by 2-3.0m except on North side where reduction up to 1m  
Decision Date 18/01/2024 Decision: GRANT - Works to Trees

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Application No. 23/02999/WTTPP Date Valid: 21/12/2023 Type: WTTPP Statutory Class: Other Consent Types

Address: Orbis Applicant Miss Ceire McArdle  
27 Pendwyallt Road  
Cardiff  
CF14 7EF

Proposal: Reductions to two Pinus sylvestris by 2-3 metres. Please see attached document.  
Decision Date 19/01/2024 Decision: Refuse

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Application No. 23/02562/DOC Date Valid: 31/10/2023 Type: DOC Statutory Class: Discharge of Conditions

Address: Ty Mawr Applicant Mr Ioan Prydderch  
Ty-mawr Road  
Whitchurch  
Cardiff  
CF14 2BH

Proposal: Discharge of Conditions 3 (Ecological Enhancement Measures), 4 (Scaffolding), 5 (Hot Works), 6 (Leve Building Recording), 7 (Supervision Arrangements), 8 (Fireplace Works), 9 (Historic Fabric), 10 (New opening and/or penetrations to elevations), 11 (Rear Extension Construction Details), 12 (Door Schedul and 14 (Roof Lights) of 22/02789/LBC  
Decision Date 19/01/2024 Decision: Full Discharge of Condition

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Application No. 23/02452/HSE Date Valid: 24/10/2023 Type: HSE Statutory Class: Householder

Address: 60 Bishop's Road Applicant Mr Ted Harding-Brown  
Whitchurch  
Cardiff  
CF14 1LW  
Proposal: Demolition of garage and construction of single storey side and rear extension.  
Decision Date 22/01/2024 Decision: Permission Granted

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Application No. 23/02572/HSE Date Valid: 07/11/2023 Type: HSE Statutory Class: Householder  
Address: 27 Harford Close Applicant MR JASON GOUGH  
Whitchurch  
Cardiff  
CF14 2TA  
Proposal: First floor side extension  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00055/CLPUD Date Valid: 11/01/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 5 St Mary's Road Applicant Mr & Mrs McIlquham  
Whitchurch  
Cardiff  
CF14 7AH  
Proposal: Hip to gable and rear dormer roof extensions and addition of front rooflights  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00163/CLPUD Date Valid: 24/01/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 22 St John's Crescent Applicant Mr & Mrs Riddell  
Whitchurch  
Cardiff  
CF14 7AF  
Proposal: Hip to Gable roof extension, rear dormer roof extensions and rooflights to front  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00057/CLPUD Date Valid: 11/01/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 1 St Mary's Road Applicant Mr & Mrs Thomas  
Whitchurch  
Cardiff  
CF14 7AH  
Proposal: Hip to gable and rear dormer roof extensions and addition of front rooflights  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 24/00166/CLPUD Date Valid: 25/01/2024 Type: CLPUI Statutory Class: Other Consent Types  
Address: 62 Heol Booker Applicant Mr Jason Palmer  
Whitchurch  
Cardiff  
CF14 2DG  
Proposal: Single storey rear and side extension with external alterations.  
Decision Date 01/02/2024 Decision: Permission Granted

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Application No. 23/02984/HSE Date Valid: 22/12/2023 Type: HSE Statutory Class: Householder  
Address: 120 Heol Gabriel Applicant Mr Ben Taylor  
Whitchurch  
Cardiff  
CF14 1JX  
Proposal: Proposed rear dormer loft conversion with new gable end to existing domestic dwellinghouse.  
Decision Date 05/02/2024 Decision: Permission Granted

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Application No. 23/02927/HSE Date Valid: 19/12/2023 Type: HSE Statutory Class: Householder



Address: 3 Heol Iestyn                      Applicant Mr Ray Pearce  
Whitchurch  
Cardiff  
CF14 1QE  
Proposal: Single storey rear extension with external alterations.  
Decision Date 05/02/2024                      Decision: Permission Granted

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Application No. 23/03004/HSE                      Date Valid: 03/01/2024                      Type: HSE                      Statutory Class: Householder  
Address: 127 Silver Birch Close                      Applicant Bridgita Mubaiwa  
Whitchurch  
Cardiff  
CF14 1EL  
Proposal: New two-storey side extension and refurbishment of an existing garage, together with single-storey rear extension.  
Decision Date 06/02/2024                      Decision: Permission Granted

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Application No. 23/02290/HSE                      Date Valid: 03/10/2023                      Type: HSE                      Statutory Class: Householder  
Address: 14 Kingsland Road                      Applicant Miss Llinos Davies  
Whitchurch  
Cardiff  
CF14 2EJ  
Proposal: Double Storey Side Extension  
Decision Date 06/02/2024                      Decision: Permission Granted

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Application No. 23/02649/HSE                      Date Valid: 09/11/2023                      Type: HSE                      Statutory Class: Householder  
Address: 20 Church Road                      Applicant Martin Greenhalgh  
Whitchurch  
Cardiff  
CF14 2DZ  
Proposal: Removal of existing and reconstruction of proposed front/side corner porch  
Decision Date 09/02/2024                      Decision: Permission Granted

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Application No. 24/00214/CLPUD                      Date Valid: 31/01/2024                      Type: CLPUI                      Statutory Class: Other Consent Types  
Address: 196 Merthyr Road                      Applicant Mrs Ruth Mackenzie  
Whitchurch  
Cardiff  
CF14 1DL  
Proposal: Single story rear extension  
Decision Date 16/02/2024                      Decision: Permission Granted

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Application No. 23/02838/DOC                      Date Valid: 08/12/2023                      Type: DOC                      Statutory Class: Discharge of Conditions  
Address: Land At 2 Pantmawr Road                      Applicant Mr John Morgan  
Whitchurch  
Cardiff  
CF14 7TF  
Proposal: Discharge of Conditions 4 (Details of covered cycle parking provision), 5 (Details of the external finishing materials), 6 (Details of the means of site enclosure), 7 (Full details of both hard and soft landscape), 13 (Drainage scheme), of 21/01923/MNR.  
Decision Date 19/02/2024                      Decision: Full Discharge of Condition

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Application No. 23/02205/FUL                      Date Valid: 22/09/2023                      Type: FUL                      Statutory Class: Minor - Retail (A1-A3)  
Address: Rear Of 20 Merthyr Road                      Applicant Chris Williams  
Whitchurch  
Cardiff  
CF14 1DH  
Proposal: Ground and first floor extensions with new roofs  
Decision Date 20/02/2024                      Decision: Permission Granted

<u>Application No.</u>	24/00167/NMA	<u>Date Valid:</u>	24/01/2024	<u>Type:</u>	NMA	<u>Statutory Class:</u>	Non Material Amendment
<u>Address:</u>	Land To The <u>Applicant</u> North-West Of Whitchurch Hospital Playing Fields Whitchurch Cardiff						
<u>Proposal:</u>	Proposed Non-Material Amendment to Planning Permission 17/01735/MJR- Deletion of Conditions 10 a 12 to reflect the removal of the Hollybush Bridge from the approved development.						
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	23/02708/HSE	<u>Date Valid:</u>	16/11/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	7 Heol Y Gors <u>Applicant</u> Mr & Mrs Andy & Ruth Noblett Whitchurch Cardiff CF14 1HE						
<u>Proposal:</u>	The construction of a rear single storey extension to the property, with an air source heating pump to be installed following planning guidelines.						
<u>Decision Date</u>	21/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00089/PRNO	<u>Date Valid:</u>	15/01/2024	<u>Type:</u>	PRNO	<u>Statutory Class:</u>	General Regulations
<u>Address:</u>	Building 2 <u>Applicant</u> Steve Williams Whitchurch High Upper School Penlline Road Whitchurch Cardiff CF14 2XJ						
<u>Proposal:</u>	Demolition of two storey concrete framed building						
<u>Decision Date</u>	26/02/2024	<u>Decision:</u>	Prior Approval Not Required				
<u>Application No.</u>	23/02911/HSE	<u>Date Valid:</u>	14/12/2023	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	Ty'r Ddol <u>Applicant</u> Mr Darren Crook Pendwyallt Road Whitchurch Cardiff CF14 7EF						
<u>Proposal:</u>	Two storey side extension.						
<u>Decision Date</u>	27/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00126/HSE	<u>Date Valid:</u>	22/01/2024	<u>Type:</u>	HSE	<u>Statutory Class:</u>	Householder
<u>Address:</u>	55 Heol Don <u>Applicant</u> Shirley and Hilary Roberts Whitchurch Cardiff CF14 2AS						
<u>Proposal:</u>	Ground floor rear extension						
<u>Decision Date</u>	27/02/2024	<u>Decision:</u>	Permission Granted				
<u>Application No.</u>	24/00149/FUL	<u>Date Valid:</u>	23/01/2024	<u>Type:</u>	FUL	<u>Statutory Class:</u>	Minor - Other Principal Uses
<u>Address:</u>	First Floor Offices <u>Applicant</u> Mrs Rachel Davies 8A Park Road Whitchurch Cardiff CF14 7BQ						
<u>Proposal:</u>	Changing of use from offices to aesthetics and beauty clinic						
<u>Decision Date</u>	29/02/2024	<u>Decision:</u>	Permission Granted				