



Development Management / Rheoli Datblygu
City of Cardiff Council / Gyngor Dinad Caerdydd
County Hall / Dinas y Sir
Cardiff / Caerdydd
www.cardiff.gov.uk/dc
Email / E-bost: developmentcontrol@cardiff.gov.uk
Telephone / Ffôn: 029 22330800

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Reference:

Name/Company

Title

Mr

First name

Surname

Ghaffar

Company Name

Draycott Group Ltd

Address

Address line 1

Harlech Court Bute Terrace

Address line 2

Cathays

Address line 3

Cardiff

Town/City

Cardiff

Country

Wales

Postcode

CF10 2FE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

02920223123

Secondary number

Email address

rhysblake@cwarchitects.co.uk

Agent Details

Reference:

Name/Company

Title

Mr

First name

Rhys

Surname

Blake

Company Name

C W Architects Ltd

Address

Address line 1

Grosvenor House

Address line 2

8 Park Grove

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 3BN

Contact Details

Primary number

02920223123

Secondary number

Email address

rhysblake@cwarchitects.co.uk

Site Area

What is the site area?

1852.80

Reference:

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes
 No

Description of the Proposal

Description

Please describe the proposed development including any change of use

New residential tower (up to 30 storeys) with commercial ground and first floor uses, internal and external resident amenity areas, and a public square

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

At ground floor level is a former restaurant, directly accessed from Bute Terrace. Above the former restaurant is a car park podium, which is shared between Harlech Court and the Citrus Hotel. The podium can be accessed underneath the podium on Bute Terrace, leading to a ramp that partially overhangs the dock feeder at the rear of the site. The entrance to the 4-storey office building of Harlech Court is directly accessed from the podium.

A prior approval for demolition application was submitted and approved July 2024. Demolition works are due to start imminently.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
 No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Reference:

Area of previously developed land proposed for new development

0.18

hectares

Area of greenfield land proposed for new development

0.00

hectares

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

PPC aluminium cladding (gold) PPC aluminium cladding (black) PPC aluminium horizontal louvre panel (gold) PPC aluminium horizontal louvre panel (black) PPC expanded mesh panel (gold) PPC expanded mesh panel (black) Facing brickwork (black) Pre-cast concrete cladding

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Double glazed units (full height)

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Flat roof systems Green roofs and PVs

Type:

Other

Other (please specify):

FIns

Existing materials and finishes:

Proposed materials and finishes:

Verical

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawings SP565 - P00-P20, and SP565 - Design and Access Statement

Reference:

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Reference:

Type	Residential (number of units)	Non-residential (Area of land)	
<input checked="" type="checkbox"/> Floodplain C1	<input type="text" value="340"/>	<input type="text" value="0.00"/>	Hectares
<input type="checkbox"/> Floodplain C2	<input type="text"/>	<input type="text"/>	Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Reference:

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Due to the size of development on a tight urban site, the number of bins have been restricted. Therefore, the applicant wishes for collections via a private contractor. A standalone refuse store, storing general, recyclable and food waste, is located near the newly proposed loading/unloading bay on Bute Terrace.

A separate waste store for the commercial unit has been proposed.

Please refer to drawings 'SP565 - P01 Proposed Site Plan' and 'P19 - Proposed Refuse Store' for further details.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

If you have answered Yes to the question above please add details in the following table:

<p>Use Class: A3 - Food and drink</p> <p>Existing gross internal floorspace (square metres): 0</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 0</p> <p>Total gross internal floorspace proposed (including change of use) (square metres): 137</p> <p>Net additional gross internal floorspace following development (square metres): 137</p>
<p>Use Class: A1 - Shops Net Tradable Area</p> <p>Existing gross internal floorspace (square metres): 0</p> <p>Gross internal floorspace to be lost by change of use or demolition (square metres): 0</p> <p>Total gross internal floorspace proposed (including change of use) (square metres): 137</p> <p>Net additional gross internal floorspace following development (square metres): 137</p>

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	0	0	274	274

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Ken

Surname

Reid

Reference

PA/23/00170

Date (must be pre-application submission)

12/12/2023

Details of the pre-application advice received

Above is the date of the submission and not date of advice received. The submission comprised a brochure of options, plans and model views of the preferred options. Some statutory consultee responses were received, along with some initial design comments, which were picked up and responded to in a pre-app addendum brochure in March 2024. Following this, no formal advice has been received to date.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

Reference:

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made