

Application No: 00/00553/C



## PERMISSION FOR DEVELOPMENT

To:  
Chapman Warren  
f.a.o. Gary Sutton  
6 Museum Place  
CARDIFF  
CF10 3BG

**Town and Country Planning Act 1990**  
**Town and County Planning (General Development Procedure) Order 1995**

---

WHEREAS you submitted an application for Full Planning Permission received on 21/03/2000 for: MIXED USE DEVELOPMENT COMPRISING 273 RESIDENTIAL APARTMENTS, RESTAURANT/BAR, HEALTH & FITNESS CLUB, COFFEE SHOP, ASSOCIATED CAR/CYCLE PARKING AND LANDSCAPING at Land at, Churchill Way, Cathays, Cardiff (hereinafter called "the development");

CARDIFF COUNTY COUNCIL, as the Local Planning Authority for the County of Cardiff, in pursuance of its powers under the above mentioned Act and Orders, hereby PERMITS the development to be carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. The consent relates to the application as amended by the revised plans numbered G.1490/8500/SK06/A, G.1490/8500/SK07/A, SK01 Rev A, SK02 Rev A, SK03A, SK0 4A, SK05A, G1490/16500 SK/01, G1490/16500 SK/02, G1490/16500 SK/03a, G1490/16500 SK/04, G1490/SK 414D Y036, G1490/SK415H Y036, G1490/5500/SK01 attached to and forming part of this planning application.  
Reason: The plans amend and form part of the application.
3. No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area.

4. The restaurant/bar, health and fitness club and coffee shop shall not be brought into beneficial use until details of access for disabled persons has been submitted to and agreed by the Local Planning Authority and has been implemented in accordance with the approved details.  
Reason: To ensue adequate access for disabled people.
  
5. No development shall take place until a scheme showing the architectural detailing of the building(s) has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme is implemented. Reason: to ensure a satisfactory finished appearance to the development.
  
6. The proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development.  
Reason: to make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.
  
7. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.  
Reason: To ensure that adequate provision is made for the secure parking of cycles.
  
8. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping (which shall include details of paved areas, verges and other open spaces), which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.  
Reason: To maintain and improve the appearance of the area and in the interests of visual amenity.
  
9. All planting, seeding, turfing or paved areas comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the

development die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity.



10. A scheme of sound insulation works between the Health and Fitness Club and residential accommodation shall be submitted to and approved by the Local Planning Authority and implemented prior to beneficial use of any residential accommodation.

Reason: To ensue a satisfactory environment for occupiers of the residential accommodation.

11. No development shall take place until details of facilities for the storage of refuse containers have been submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided before the development is brought into beneficial use.

Reason: To secure an orderly form of development and to protect the amenities of the area.

12. No part of the building shall be brought into beneficial use until the repaving of all footways immediately abutting the site have been implemented in accordance with details that shall have been submitted to and agreed by the Local Planning Authority.

Reason: In the interests of amenity.

13. A scheme of sound insulation works between the A3 uses and residential accommodation shall be submitted to and approved by the Local Planning Authority and be implemented prior to beneficial use.

Reason: To ensure a satisfactory environment for occupiers of the residential accommodation.

14. A scheme of acoustic secondary glazing to residential accommodation on all habitable rooms on second, third and fourth floors, facing onto Churchill Way, North Edward Street and the Piazza area, and on the fourth floor facing Limerick House (Tandy) shall be submitted and approved by the Local Planning Authority and implemented prior to beneficial use of any residential accommodation.

Reason: To ensure a satisfactory environment for occupiers of the residential accommodation.

15. Any soils or similar material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme

of investigation to 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.

Reason: To ensure that the safety and amenities of future occupiers are not prejudiced.



16. The restaurant/bar, health and fitness club and coffee shop shall not be used for the cooking of hot food until details of equipment (to include a deodorising filter) to mechanically extract all fumes from the food preparation area have been submitted to and approved in writing by the local planning authority and the equipment has been installed in accordance with the approved details. The equipment shall thereafter be maintained in accordance with the manufacturer's guidelines.

Reason: To ensure that the amenities of adjoining and nearby occupiers are not prejudiced.

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) no sale of hot food for consumption off the premises shall take place from the premises.

Reason: To ensure that the use of the premises does not prejudice the amenities of the area.

18. The restaurant/bar shall not be open to the public between 00.00 hours and 08.00 hours daily.

Reason: To ensure that the use of the premises does not prejudice the amenities of the area.

19. The premises shall not be used as a nightclub or discotheque.

Reason: For the avoidance of doubt and in the interests of the amenities of residents.

20. Details of all external plant and equipment, including antennae and satellite dishes shall be submitted to and agreed with the Local Planning Authority, prior to their construction on site and thereafter implemented in accordance with the approved scheme.

Reason: In the interests of visual amenity.

21. Prior to the commencement of development, details of the landscape works to the piazza areas shall be submitted to and agreed with the Local Planning Authority. The works shall make provision for hard and soft landscaping, including trees, seating, lighting and public art. Thereafter the scheme shall be implemented prior to beneficial use of any part of the development.

Reason: To make provision for the amenities of the proposed occupiers.



22. The consent relates to the application as amended by the revised plan dated 26th June, 2000 attached to and forming part of this planning application.

Reason: The plan amends and forms part of the application.

23. Notwithstanding the submitted plans, revised details of the street frontage to Station Terrace and the roof line treatment shall be submitted to and agreed with the Local Planning Authority prior to the beneficial occupation of any part of the development.

Reason: In the interests of visual amenity.

**IT IS IMPORTANT THAT YOU SHOULD READ THOSE NOTES ON THE ATTACHED SHEET WHICH ARE RELEVANT TO THIS TYPE OF APPLICATION.**

Dated: 14/11/2000

A handwritten signature in black ink, appearing to read 'Martin Buckle'.

**Martin Buckle**  
**Strategic Planning Manager**  
**Strategic Planning and Neighbourhood Renewal**  
**WOOD STREET, CARDIFF**

**WHEN THIS DECISION WAS MADE IT WAS ALSO  
RESOLVED:**

**That the applicant be advised that the site falls within an area which has a geological predisposition to radar and will require basic radar protective measure recommended by the B. Regs 1991.**