Application for Outline Planning Permission With Some Matters Reserved.

Town and Country Planning Act 1990

Publications 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.

1. Applicant Name, Address and Contact Details

| Title: | Mr | First name: | | Surname: |
|--------|----|-------------|-----------------|
| Company name: | Cardiff Gate International Business Park |
| Street address: | C/O Agent |
| Town/City: | |
| County: | |
| Country: | United Kingdom |
| Postcode: | |
| Email address: | gemma.phillips@bartonwillmore.co.uk |

Are you an agent acting on behalf of the applicant?  Yes  No

2. Agent Name, Address and Contact Details

<table>
<thead>
<tr>
<th>Title:</th>
<th>Mr</th>
<th>First Name:</th>
<th>Ben</th>
<th>Surname:</th>
<th>Stephenson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company name:</td>
<td>Barton Willmore</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street address:</td>
<td>Greyfriars House, Greyfriars Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town/City:</td>
<td>Cardiff</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>County:</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Country:</td>
<td>United Kingdom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postcode:</td>
<td>CF10 3AL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Email address:</td>
<td><a href="mailto:ben.stephenson@bartonwillmore.co.uk">ben.stephenson@bartonwillmore.co.uk</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposal:

Proposed development of up to 150 homes, provision of new vehicle access, pedestrian/cyclist routes, public open space, landscaping drainage and associated works.

Has the building or works already been carried out?  Yes  No
4. Site Address Details

Full postal address of the site (including full postcode where available)

House:
House name:
Street address:
Town/City:
County:
Postcode:

<table>
<thead>
<tr>
<th>Description of location or a grid reference</th>
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<tbody>
<tr>
<td>(must be completed if postcode is not known):</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Easting:</th>
<th>Northing:</th>
</tr>
</thead>
<tbody>
<tr>
<td>321792</td>
<td>183035</td>
</tr>
</tbody>
</table>

5. Pre-application Advice

Has assistance or prior advice been sought from the local 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):

<table>
<thead>
<tr>
<th>Officer name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title:</td>
</tr>
<tr>
<td>First name:</td>
</tr>
<tr>
<td>Surname:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Reference:</th>
</tr>
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<tbody>
<tr>
<td>PA/13/00175/DCO</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Date:</th>
</tr>
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<tbody>
<tr>
<td>19/07/2013</td>
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</tbody>
</table>

Details of the pre-application advice received:

Pre-application advice provided in July 2013

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  
☐ Yes  ☐ No

Is a new or altered 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please see Illustrative Masterplan 9400 Rev D

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  
☐ Yes  ☐ No

If Yes, please provide details:

Provided on plot within individual homes

Have arrangements been made for the separate storage and collection of recyclable waste?  
☐ Yes  ☐ No

If Yes, please provide details:

Provided on plot within individual homes

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  
☐ Yes  ☐ No

9. Authority Employee/Member

With respect to the Authority, I am:
   (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
10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Roof - description:
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Windows - description:
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Doors - description:
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Boundary treatments - description:
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Vehicle access and hard standing - description:
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Lighting - description
Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Others - description:
Type of other material:

Description of existing materials and finishes:
N/A

Description of proposed materials and finishes:
To be determined at reserved matters stage.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see covering letter for details of documents enclosed with this application.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

<table>
<thead>
<tr>
<th>Type of vehicle</th>
<th>Existing number of spaces</th>
<th>Total proposed (including spaces retained)</th>
<th>Difference in spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cars</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Light goods vehicles/public carrier vehicles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Motorcycles</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Disability spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Cycle spaces</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other (e.g. Bus)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Short description of Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

- Unknown

Are you proposing to connect to the existing drainage system?  
  - Yes
  - No
  - Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See enclosed Drainage Report by Shear Design.

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - http://data.wales.gov.uk/apps/floodmapping/)

- Yes
- No

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

<table>
<thead>
<tr>
<th>Floodplain Area</th>
<th>Residential (Number of units)</th>
<th>Non-residential (Area of land - hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain C1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floodplain C2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 TAN 15 - http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en)

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

How will surface water be disposed of?

- Sustainable drainage system
- Main sewer
- Pond/lake
- Soakaway
- Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see “Local level requirements and additional documentation”). The notes provide 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 guidance notes, 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

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.
15. Existing Use
Please describe the current use of the site:
Vacant plot with permission to develop for B1 office floor space.

Is the site currently vacant?  ☐ Yes  ☐ No
If Yes, please describe the last use of the site:
As above

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

- Land which is known to be contaminated?  ☐ Yes  ☐ No
- Land where contamination is suspected 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:

<table>
<thead>
<tr>
<th>Previously Developed Land</th>
<th>Greenfield Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of Land (ha) proposed for new development</td>
<td>3.76</td>
</tr>
</tbody>
</table>

16. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

17. Trade Effluent
Does the proposal involve the need to dispose of trade effluents or waste?  ☐ Yes  ☐ No

18. Residential Units
Does your proposal include the gain or loss of residential units?  ☐ Yes  ☐ No

<table>
<thead>
<tr>
<th>Market Housing - Proposed</th>
<th>Number of bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>1 2 3 4+ Unknown</td>
</tr>
<tr>
<td>Flats/Maisonettes</td>
<td></td>
</tr>
<tr>
<td>Live-Work units</td>
<td></td>
</tr>
<tr>
<td>Cluster flats</td>
<td></td>
</tr>
<tr>
<td>Sheltered housing</td>
<td></td>
</tr>
<tr>
<td>Bedsit/Studios</td>
<td></td>
</tr>
<tr>
<td>Unknown</td>
<td>150</td>
</tr>
<tr>
<td>Proposed Market Housing Total</td>
<td>150</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overall Residential Unit Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total proposed residential units</td>
</tr>
<tr>
<td>Total existing residential units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Market Housing - Existing</th>
<th>Number of bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses</td>
<td>1 2 3 4+ Unknown</td>
</tr>
<tr>
<td>Flats/Maisonettes</td>
<td></td>
</tr>
<tr>
<td>Live-Work units</td>
<td></td>
</tr>
<tr>
<td>Cluster flats</td>
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</tr>
<tr>
<td>Sheltered housing</td>
<td></td>
</tr>
<tr>
<td>Bedsit/Studios</td>
<td></td>
</tr>
<tr>
<td>Unknown</td>
<td></td>
</tr>
<tr>
<td>Existing Market Housing Total</td>
<td>0</td>
</tr>
</tbody>
</table>

19. All Types of Development: Non-residential Floorspace
Does your proposal involve the loss, gain or change of use of non-residential floorspace?  ☐ Yes  ☐ No  ☐ Unknown
20. Employment

If known, please complete the following information regarding employees:

<table>
<thead>
<tr>
<th></th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing employees</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Proposed employees</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday</th>
<th>Saturday</th>
<th>Sunday and Bank Holidays</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Start Time</td>
<td>End Time</td>
<td>Start Time</td>
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22. Site Area

What is the site area? 0.376 hectares

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

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? No

24. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? No

26. Site Visit

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

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

27. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr  First name: Ben  Surname: Stephenson  Person role: Agent  Declaration date: 30/06/2015  Declaration made

27. Certificates (Agricultural Holdings Certificate)

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:

Title: Mr  First name: Ben  Surname: Stephenson  Person role: Agent  Declaration date: 30/06/2015  Declaration Made
28. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date  30/06/2015