

Application for Outline Planning Permission With Some Matters Reserved.  
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.

**1. Site Address**

|                |                         |
|----------------|-------------------------|
| Number         | <input type="text"/>    |
| Suffix         | <input type="text"/>    |
| Property name  | Land at De Braose Close |
| Address line 1 | Danescourt              |
| Address line 2 | <input type="text"/>    |
| Address line 3 | <input type="text"/>    |
| Town/city      | Cardiff                 |
| Postcode       | <input type="text"/>    |

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

|              |        |
|--------------|--------|
| Easting (x)  | 314228 |
| Northing (y) | 179324 |

Description

Land accessed from De Braose Close and bounded by the Cardiff City line Railway to the north east, Radyr Court Road and Ty Isaf to the South East the rear gardens of Nicholson Webb Close and Blethin Close to the South West and woodland to the north east.

**2. Applicant Details**

|                |                            |
|----------------|----------------------------|
| Title          | Mr                         |
| First name     | Andrew                     |
| Surname        | Crompton                   |
| Company name   | PMG 3 Ltd                  |
| Address line 1 | 2A Oak Tree Court          |
| Address line 2 | Mulberry Drive             |
| Address line 3 | Cardiff Gate Business Park |
| Town/city      | Cardiff                    |

## 2. Applicant Details

|                  |                |
|------------------|----------------|
| Country          | United Kingdom |
| Postcode         | CF23 8RS       |
| Primary number   |                |
| Secondary number |                |
| Fax number       |                |
| Email address    |                |

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

|                  |                        |
|------------------|------------------------|
| Title            | Ms                     |
| First name       | Philippa               |
| Surname          | Cole                   |
| Company name     |                        |
| Address line 1   | 14 Ty Gwyn Crescent    |
| Address line 2   | Penylan                |
| Address line 3   |                        |
| Town/city        | Cardiff                |
| Country          | United Kingdom         |
| Postcode         | CF23 5JL               |
| Primary number   | 02920481351            |
| Secondary number | 07717504767            |
| Fax number       |                        |
| Email            | pipcole@btinternet.com |

## 4. Site Area

|                        |          |
|------------------------|----------|
| What is the site area? | 2.54     |
| Scale                  | hectares |

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

Yes  No

## 5. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

## 5. Description of the Proposal

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Development of 40 residential units together with associated infrastructure, public open space and woodland management.

Has the work already been started without planning permission?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Over grown grassland, dense scrub and woodland.

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Agricultural

When did this use end (if known)?

**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

| Type            | Area of land (ha) proposed for new development |
|-----------------|--|
| Greenfield land | 2.54   |

## 7. 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):**

|  |  |
|--|--|
| Walls  |  |
| Description of existing materials and finishes (optional): |  |
| Description of proposed materials and finishes:            | Render, facing brick and reconstituted stone |
| Roof   |  |
| Description of existing materials and finishes (optional): |  |

## 7. Materials

|   |                          |
|---|--------------------------|
| Roof  |                          |
| Description of proposed materials and finishes: | Cement fibre roof slates |

|  |               |
|--|---------------|
| Windows  |               |
| Description of existing materials and finishes (optional): |               |
| Description of proposed materials and finishes:            | Colour coated |

|  |                  |
|--|------------------|
| Doors  |                  |
| Description of existing materials and finishes (optional): |                  |
| Description of proposed materials and finishes:            | To be determined |

|  |                  |
|--|------------------|
| Boundary treatments (e.g. fences, walls)                   |                  |
| Description of existing materials and finishes (optional): |                  |
| Description of proposed materials and finishes:            | To be determined |

|  |                  |
|--|------------------|
| Vehicle access and hard standing                           |                  |
| Description of existing materials and finishes (optional): |                  |
| Description of proposed materials and finishes:            | To be determined |

|  |                  |
|--|------------------|
| Lighting   |                  |
| Description of existing materials and finishes (optional): |                  |
| Description of proposed materials and finishes:            | To be determined |

|  |                  |
|--|------------------|
| Other type of material (e.g. guttering)                    |                  |
| Description of existing materials and finishes (optional): |                  |
| Description of proposed materials and finishes:            | To be determined |

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

Site location plan G1393 - P100, Design and access statement, Illustrative masterplan.

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

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 their reference numbers

Please see illustrative masterplan.

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal?  Yes  No

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

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--|----------------------|
| Cars            | 0                         | 90   | 90                   |

## 10. 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'**

## 11. 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 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

How will surface water be disposed of?

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

## 12. 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

## 12. Biodiversity and Geological Conservation

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.

## 13. 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

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

See correspondence and plans dates 15/05/2018 from Dwr Cymru Welsh Water contained and appended to the Drainage Strategy.

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

The layout plan provides on site waste storage and has been designed in accordance with Cardiff SPG Waste Collection and Storage Facilities.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

The layout plan provides on site waste storage and has been designed in accordance with Cardiff SPG Waste Collection and Storage Facilities.

## 15. Trade Effluent

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

Yes  No

## 16. Residential/Dwelling Units

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

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market  
 Social  
 Intermediate  
 Key Worker

## 16. Residential/Dwelling Units

Add 'Market' residential units

| Market: Proposed Housing |                    |   |   |    |         |       |
|--------------------------|--------------------|---|---|----|---------|-------|
|                          | Number of bedrooms |   |   |    |         |       |
|                          | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Houses                   | 0                  | 0 | 0 | 0  | 40      | 40    |
| Total                    | 0                  | 0 | 0 | 0  | 40      | 40    |

Add 'Social' residential units

| Social: Proposed Housing |                    |   |   |    |         |       |
|--------------------------|--------------------|---|---|----|---------|-------|
|                          | Number of bedrooms |   |   |    |         |       |
|                          | 1                  | 2 | 3 | 4+ | Unknown | Total |
| Houses                   | 0                  | 0 | 0 | 0  | 0       | 0     |
| Total                    | 0                  | 0 | 0 | 0  | 0       | 0     |

Please select the existing housing categories that are relevant to your proposal.

- Market
- Social
- Intermediate
- Key Worker

Total proposed residential units

40

Total existing residential units

0

## 17. All Types of Development: Non-Residential Floorspace

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

Yes  No

## 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. 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:

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Renewable and Low Carbon Energy

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

Yes  No

## 22. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 23. Neighbour and Community Consultation

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

Yes  No

If Yes, please provide details:

DETAILS TO BE PROVIDED FOLLOWING PAC

## 24. 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

## 25. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 26. 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

## 27. Ownership Certificates

**Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant



## 27. Ownership Certificates

|                    |                        |
|--------------------|------------------------|
| Name of Owner      | Nabatean Ltd           |
| Number             |                        |
| Suffix             |                        |
| House Name         | C/O Le Gros Solicitors |
| Address line 1     | James William House    |
| Address line 2     | 9 Museum Place         |
| Town/city          | Cardiff                |
| Postcode           | CF10 3BD               |
| Date notice served |                        |

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date

Declaration made

## 28. 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

## 29. 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 (cannot be pre-application)