

Application for Outline Planning Permission with all 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 Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Town/city	<input type="text" value="Cardiff"/>
Postcode	<input type="text"/>

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

Easting (x)	<input type="text" value="324846"/>
Northing (y)	<input type="text" value="181174"/>

Description

Land south of St Mellons Business Park, north and south of the railway line, situated between Fortran Road/Cobol Road to the north, Cypress Drive to the west and Heol Las to the east.

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Care of Agent"/>
Company name	<input type="text" value="Cardiff Parkway Developments Limited"/>
Address line 1	<input type="text" value="Summers House"/>
Address line 2	<input type="text" value="Pascal Close"/>
Address line 3	<input type="text" value="St Mellons"/>
Town/city	<input type="text" value="Cardiff"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	<input type="text" value="CF3 0LW"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Damian"/>
Surname	<input type="text" value="Barry"/>
Company name	<input type="text" value="Arup"/>
Address line 1	<input type="text" value="Arup"/>
Address line 2	<input type="text" value="4 Pierhead Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text" value="Wales"/>
Postcode	<input type="text" value="CF10 4QP"/>
Primary number	<input type="text" value="07823355668"/>
Secondary number	<input type="text"/>
Email	<input type="text" value="damian.barry@arup.com"/>

4. Site Area

What is the site area?	<input type="text" value="80.20"/>
Scale	<input type="text" value="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 describe the proposed development

Construction of a business park (up to 90,000m² - Use Classes B1, B2 and B8), ancillary uses and infrastructure associated with; biodiversity; landscape; drainage; walking, cycling and other transport modes. Together with the construction of a new transport hub facility, comprising railway station buildings (up to 2,500m² - Use Class Sui Generis) including ancillary uses); 4 no. platforms; surface car park (up to 650 no. spaces) and associated infrastructure works, at land to the south of St Mellons Business Park.

Has the work already been started without planning permission?

Yes No

6. Existing Use

Please describe the current use of the site

6. Existing Use

Farmland

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

Type	Area of land (ha) proposed for new development
Greenfield land	80.2

7. 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

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C1		80.2

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

8. 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

8. Biodiversity and Geological Conservation

- 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.

9. Residential/Dwelling Units

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

Yes No

10. 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:

Use Class	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)
B1 - Business	0	0	86500	86500
Other	0	0	6000	6000
Total	0	0	92500	92500

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

11. Employment

Will the proposed development require the employment of any staff?

Yes No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

11. Employment

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	6000.00

12. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

13. 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

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

14. Renewable and Low Carbon Energy

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

15. Neighbour and Community Consultation

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

If Yes, please provide details:

Between November and December 2019, the local community and stakeholders had an opportunity to understand the potential benefits of the project and comment on the proposals at an early stage in the design process. That engagement activity included:

- A community newsletter issued to more than 10,000 residents in the St Mellons and Marshfield areas;
- Emails sent to stakeholder, community and business groups to promote the public engagement activity;
- Media activity to promote engagement activity, securing press coverage in South Wales Echo, Western Mail, Wales Online, BBC Wales breakfast, Cardiff Local TV and Wales Business Insider;
- Political briefings with key ward councillors, community councillors, MPs and AMs;
- Social media activity to promote the events and how people could get involved;
- Posters placed in key areas in St Mellons and Marshfield and shared with businesses to promote engagement activity;
- Launch of a dedicated bilingual project website with information on the proposals and a dedicated feedback questionnaire (www.cardiffhendrelakes.com);
- Launch of community contact centre with freephone, freepost and community email address for local people to ask questions directly to the CPDL project team;
- Two public engagement events, one in St Mellons and the other in Marshfield, attended by more than 250 people; and
- Bilingual materials to support public engagement activity, including a booklet detailing the proposals, an online and hard copy feedback form and event materials.

16. 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

17. 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:

17. Pre-application Advice

Title	Mr
First name	Simon
Surname	Gilbert
Reference	PA/18/00007/MJR

Date (Must be pre-application submission)

05/04/2018

Details of the pre-application advice received

Ongoing engagement through the preparation of the application, under a Planning Performance Agreement dated 23/08/2018. Various responses from multi-topic pre-application feedback, through EIA Scoping (SC/18/00002/MJR), Transport Assessment Scoping, to topic specific meetings and comments on draft versions of documents including the Design and Access Statement and Transport Statement.

18. 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

19. 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

Name of Owner	Paul Carter
Number	
Suffix	
House Name	Head of Transportation
Address line 1	Cardiff Council
Address line 2	County Hall
Town/city	Cardiff
Postcode	CF10 4UW
Date notice served	

19. Ownership Certificates

Name of Owner	Dale Crutcher
Number	
Suffix	
House Name	Senior Commercial Scheme Sponsor
Address line 1	Network Rail
Address line 2	St Patrick's House, 17 Penarth Road
Town/city	Cardiff
Postcode	CF10 5ZA
Date notice served	

Name of Owner	The Most Puissant Mark Andrew Tudor
Number	
Suffix	
House Name	Lord Marcher of Trelleck
Address line 1	Tathan Hall
Address line 2	St Athan
Town/city	Vale of Glamorgan
Postcode	CF62 4PD
Date notice served	

Name of Owner	Gareth David
Number	
Suffix	
House Name	West Aberthaw Farm
Address line 1	West Aberthaw
Address line 2	
Town/city	Barry
Postcode	CF62 4JA
Date notice served	

19. Ownership Certificates

Name of Owner	Stephen Jones
Number	
Suffix	
House Name	Ynysfro Farm
Address line 1	High Cross
Address line 2	
Town/city	Newport
Postcode	NP10 9GN
Date notice served	

Name of Owner	Rhyddian Jones
Number	3
Suffix	
House Name	
Address line 1	Beechen Cliff Road
Address line 2	
Town/city	Bath
Postcode	BA2 4QR
Date notice served	

Name of Owner	Martin Jones
Number	25
Suffix	A
House Name	Basement Flat
Address line 1	Walpole Street
Address line 2	Chelsea
Town/city	London
Postcode	SW3 4QS
Date notice served	

19. Ownership Certificates

Name of Owner	Richard Phillips
Number	
Suffix	
House Name	Nant Yr Ochain
Address line 1	
Address line 2	
Town/city	Cardiff
Postcode	CF3 6XT
Date notice served	

Name of Owner	Edith Phillips
Number	
Suffix	
House Name	New House
Address line 1	Craig View
Address line 2	Michaelston-y-Fedw
Town/city	Cardiff
Postcode	CF3 6XT
Date notice served	

Name of Owner	David Phillips
Number	
Suffix	
House Name	Clearwell Farm
Address line 1	
Address line 2	
Town/city	Cardiff
Postcode	CF3 6XT
Date notice served	

19. Ownership Certificates

Name of Owner	Rosemary Allkins
Number	
Suffix	
House Name	Charnwood
Address line 1	Marcham Way
Address line 2	Gerrards Cross
Town/city	Buckinghamshire
Postcode	SL9 8AB
Date notice served	

Name of Owner	Huw Edwards
Number	
Suffix	
House Name	New Dairy Farm
Address line 1	St Brides
Address line 2	
Town/city	Newport
Postcode	NP10 8SF
Date notice served	

Name of Owner	Carolyn Dudley
Number	45
Suffix	
House Name	
Address line 1	Burford Gardens
Address line 2	Palmers Green
Town/city	London
Postcode	N13 4LR
Date notice served	

19. Ownership Certificates

Name of Owner	Derek David
Number	
Suffix	
House Name	Fair Orchard Farm
Address line 1	St Brides
Address line 2	Wentloog
Town/city	Newport
Postcode	NP10 8SF
Date notice served	

Name of Owner	Elizabeth David
Number	
Suffix	
House Name	Woodstock
Address line 1	Mount Close
Address line 2	Woking
Town/city	
Postcode	GU22 0PZ
Date notice served	

Name of Owner	Robert Petersen
Number	39
Suffix	
House Name	
Address line 1	Cefn Mably Park
Address line 2	Michaeston-y-Fedw
Town/city	Cardiff
Postcode	CF3 6AA
Date notice served	

19. Ownership Certificates

Name of Owner	Clarke Willmott Trust Corporation Limited
Number	1
Suffix	
House Name	
Address line 1	Georges Square
Address line 2	Bath Street
Town/city	Bristol
Postcode	BS1 6BA
Date notice served	

Name of Owner	John Jones and Anne Tilley
Number	
Suffix	
House Name	Gwernau Ganol Farm
Address line 1	Maesycwmmmer
Address line 2	Hengoed
Town/city	
Postcode	CF82 7SN
Date notice served	

Name of Owner	Daniel David
Number	14
Suffix	
House Name	
Address line 1	Brigantine Way
Address line 2	
Town/city	Newport
Postcode	NP10 8EW
Date notice served	

19. Ownership Certificates

Name of Owner	Tim Howard
Number	
Suffix	
House Name	
Address line 1	Deputy Director - Property
Address line 2	Welsh Government
Town/city	Crown Buildings, Cathays Park, Cardiff
Postcode	CF10 3NQ
Date notice served	

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date

Declaration made

20. 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

Agricultural tenant

Name of agricultural tenant	Martin Morgan
Number	1
Suffix	
House Name	
Address line 1	Park View
Address line 2	Pontnewydd
Town/city	Cwmbran
Postcode	NP44 1RB
Date notice served	

Person role

- The applicant The agent

Title

**20. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

First name

Surname

Declaration Date

Declaration made

21. 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)