

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	Land within the Inner Harbour
Address line 2	Cardiff Bay
Town/city	Cardiff
Postcode	<input type="text"/>

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

Easting (x)	319273
Northing (y)	174996

Description

Approximately 13.5ha of previously developed land within the Inner Harbour, Cardiff Bay comprising Cardiff County Hall and its car park, the Red Dragon Centre and its car park, the Travelodge Atlantic Wharf, the southern extent of Silurian Park and parts of Schooner Way and Hemingway Road.

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	N/A
Company name	Robertson Property Ltd. and Cardiff Council
Address line 1	C/O Agent
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	United Kingdom

## 2. Applicant Details

Postcode	<input type="text"/>
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"/>
First name	David
Surname	Brown
Company name	Ove Arup and Partners Limited
Address line 1	Arup
Address line 2	4 Pierhead Street
Address line 3	<input type="text"/>
Town/city	Cardiff
Country	United Kingdom
Postcode	CF104QP
Primary number	02920769072
Secondary number	<input type="text"/>
Email	David-X.Brown@arup.com

## 4. Site Area

What is the site area?	13.50
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

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space lost	0.35
Open space gained	0.94

## 5. Description of the Proposal

Please describe the proposed development

Hybrid planning application for the proposed development of part of a mixed use masterplan within the Inner Harbour, Cardiff Bay. Including outline details for up to 1,050no. residential dwellings (Use Class C3), 1,320no. hotel bed spaces (Use Class C1), 19,500sqm of employment floorspace (Use Class B1),

## 5. Description of the Proposal

27,500sqm of leisure floorspace (Use Classes D1 and D2) and 12,550sqm of retail floorspace (Use Classes A1 and A3). Plus associated public realm, open space, hard and soft landscaping, drainage, walking, cycling, car parking and other transport infrastructure.

Together with full details for a 15,000 space capacity arena (Use Class D2), a 182no. bed space hotel (Use Class C1) plus associated public realm, hard and soft landscaping, drainage, walking, cycling, car parking and other transport infrastructure.

Has the work already been started without planning permission?

Yes  No

## 6. Existing Use

Please describe the current use of the site

The majority of the site is brownfield land and is currently occupied by County Hall and its car park, the Red Dragon Centre and its car park, the Travelodge Cardiff Atlantic Wharf, the southern extent of Silurian Park and parts of Schooner Way and Hemingway Road.

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
Previously developed land	12.96
Greenfield land	0.54

## 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	1050	59400

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?

## 7. Assessment of Flood Risk

- 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

- 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

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

## 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:

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

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)
A1 - Shops Net Tradable Area	0	0	2750	2750
A3 - Food and drink	7800	7800	9800	2000
B1 - Business	25550	25550	19500	-6050
C1 - Hotels	3592	3592	35500	31908
D1 - Non-residential institutions	0	0	14000	14000
D2 - Assembly and leisure	15200	15200	13500	-1700
Other	0	0	40000	40000
<b>Total</b>	<b>52142</b>	<b>52142</b>	<b>135050</b>	<b>82908</b>

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

Use class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	112	1502	1390

## 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="1525"/>
Part-time	<input type="text" value="1250"/>
Total full-time equivalent	<input type="text" value="2150.00"/>

### Proposed Employees

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

Full-time	<input type="text"/>
Part-time	<input type="text"/>
Total full-time equivalent	<input type="text" value="4035.00"/>

## 12. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

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

## 12. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops Net tradable area	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
B1 - Business	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
A3 - Food and drink	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
C1 - Hotels	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
D1 - Non-residential institutions	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
D2 - Assembly and leisure	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

## 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:

Extensive neighbour and community consultation please refer to Section 3.1 of the Planning Statement for further information

## 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	<input type="text" value="Mr"/>
First name	<input type="text" value="Justin"/>
Surname	<input type="text" value="Jones"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

Planning Performance Agreement and ongoing pre-application discussions, please refer to Section 3.1 of the Planning Statement for further information

## 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

If Yes, please provide details of the name, relationship and role:

Part of the Joint Applicant is the Authority

## 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

Person role

- The applicant
- The agent

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Declaration date	<input type="text"/>

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

Person role  The applicant  The agent

Title	<input type="text"/>
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**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)