

# MEMORANDUM / COFNOD

The Vale of Glamorgan Council  
The Alps, Wenvoc, CF5 6AA



To / I:	Head of Planning and Transportation
Dept / Adran:	
Date / Dyddiad:	18/02/2016
Your Ref / Eich Cyf:	P/DC/LC/YP/2015/01449/FUL

From / Oddi Wrth:	Operational Manager Highways and Engineering
My Ref / Cyf:	
Tel / Ffôn:	029 20673277
Fax / Ffacs:	029 20673114

Subject / Testyn: **Planning Application No. 2015/01449/FUL**

**Location : Northcliffe Lodge, Northcliffe Drive, Penarth**

**Proposal : Demolition of existing dwelling and outbuilding, erection of 30 apartments and new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works**

A small portion of this site is located in DAM Zone B, indicating it is at risk of tidal or fluvial flooding. NRW maps show there is a very low surface water flood risk to the site. There are reports of localised landslips in the area and cliff falls on the adjacent coast. Coastal erosion rates in the area are generally low but individual cliff falls can result in rapid localised erosion. Some of the retaining walls in the area are also known to be in a poor state of repair. The desktop slope stability assessment considers the site at high risk of subsidence related to landslides. These factors should be taken into consideration when designing the scheme and the drainage design.

Although erosion rates are considered low for this stretch of the coastline, it is advised that the applicant is made aware of the Severn Estuary Shoreline Management Plan (Theme Area: Penarth, Management Unit: PEN2) and the strategy outlined for this section of the coast.

The drainage plan submitted with this application indicates that permeable paving in conjunction with green roofs will be used to dispose of surface water on site, using distribution units at various locations within the paving, along with a catch pit and land drainage to the rear of the retaining wall.

No hydraulic calculations have been provided with this application to demonstrate the standard of service that the drainage system will provide for the development. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event plus climate change and not in any part of any building for the 1 in 100 year rainfall event plus climate change.

Due to the potential impacts on existing properties beneath the site, either through increased flows off the site or acceleration of potential ground instability, the drainage strategy must be integrated with a comprehensive geotechnical assessment of the

proposed development, incorporating the recommendations of the Desktop Slope Stability Study submitted.

No maintenance or management plan for the SuDS system has been included with this application. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime

**Conditions:**

Given the above, no development shall commence on site until a comprehensive geotechnical assessment including results of monitoring as proposed in the Slope Stability Desk Study and incorporating a strategy for the disposal of surface water has been submitted to and approved by the LPA. This is to ensure there is no detriment in flood risk or ground stability which may affect existing properties below the site.

No development shall commence on site until a detailed scheme for the surface water drainage of the site, showing how road and roof / yard water will be dealt with has been submitted to and approved in writing by the Local Planning Authority. If infiltration techniques are used, then the plan shall include the details of field percolation tests. Any calculation for onsite attenuation or discharge should also be included. The approved scheme must be implemented prior to beneficial occupation and as built drawings should be submitted to the LPA. This is to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere.

A written declaration is required detailing responsibility for the adoption and maintenance of all elements of the drainage system prior to beneficial occupation. A maintenance schedule for the surface water system should be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The developer shall provide as-built drawings for the surface water drainage system to the Local Planning Authority.

A Construction Environmental Management Plan, including a Construction Phase Programme, shall be submitted and approved by the LPA. This plan shall demonstrate how the surface water scheme identified in the above condition will be implemented across the site, and indicate how the developer intends to control surface water runoff during construction works.

**Advisory:**

It is advised that the applicant is made aware of the Severn Estuary Shoreline Management Plan (Theme Area: Penarth, Management Unit: PEN2) and the strategy outlined for this section of the coast.

C. R. Moon  
for Operational Manager Highways and Engineering  
ar ran Rheolwr Gweithredol Priffyrdd a Pheirianeg

# MEMORANDUM / COFNOD

The Vale of Glamorgan Council  
Dock Office, Barry Docks, Barry, CF63 4RT



To / I:	Yvonne Prichard
Dept / Adran:	Senior Planner
Date / Dyddiad:	8 <sup>th</sup> March, 2016
Your Ref / Eich Cyf:	

From / Oddi Wrth:	Margaret Krzemieniewski
	Assistant Planner (Trees) Development Control
My Ref / Fy Cyf:	P/DC/MRK/15/01449/FUL
Tel / Ffôn:	(01446) 704742
Fax / Ffacs:	

Subject: TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
**Planning Application: 2015/01449/FUL**  
**Location: North Cliffe Lodge, Penarth**  
**Proposal: Apartments**

Following our site meeting of 2<sup>nd</sup> March, 2016, I have revised my view regarding the fact that the proposal will necessitate removal of numbers of trees including those protected by Tree Preservation Order No.11, 2015 (which superceded TPO No.6, 2015 which covered all the trees within the site). It is encouraging that a number of existing trees along the coastal edge are to remain (albeit because they are outside the site) and the group of Sycamores currently to the west of the Lodge and further, that the Landscaping Proposal drwg No. 2015./101 Rev A October 2015, shows 62 no. new trees to be planted although I would wish the developer to be tied by condition to meet this commitment.

The state of the retaining wall/cellar rooms was not properly considered at the time the Order was served due to the inaccessibility of this portion of the site, however, it is evident that it needs radical treatment and that the Pine, Yew, Magnolias will all be lost in the process. Referring back to the drawing (above) detailing Landscaping, there appears to be some reliance upon Norway Maple, extra heavy standards, along the new access road and within the site which in my view should be reduced in number. *Norway Maple* can be a rapid grower and large spreading tree, it is also very vigorous with regrowth following pruning. *Eight specimens are shown but this should be reduced to 5 in number with three x Acer griseum instead. There are 5 Sorbus aucuparia shown but these should be reduced to 3 in number and two Prunus padus instead.*

In terms of trees I would have no further objection to proposals subject to the changes in species and numbers as stated and provided the following conditions are attached to any consent:

1. Two weeks prior to commencement of any demolition or deposition of materials, equipment or machinery on site, details of the name and address of a fully qualified professional arboriculturist shall be provided in writing to the LPA for written agreement.

Reason: To safeguard from damage the retained and protected trees.

2. The employment of an arboriculturist, having been agreed in writing by the LPA, shall carry out a watching brief from commencement of demolition through to excavations/piling processes and to include any service trenching, in order to supervise and monitor these works near trees on the site and trees close to the peripheral boundary, and to advise on, or undertake root severance as may arise and to ensure adequate measures are in place to protect rootzones of trees being retained and that soil levels around these trees are retained as existing.

Reason: To prevent unnecessary damage to protected and retained trees.

**If you need any clarification or different terms let me know.**

Regards



Margaret Krzemieniewski  
Assistant Planner (Trees)

Application No. / Rhif Cais: 16/00788/MJR  
Date / Dyddiad: 25/04/2016  
Please ask for / Gofynnwch am : Richard Cole  
Telephone / Ffon: 029223 30826



County Hall  
Cardiff,  
CF10 4UW  
Tel: (029) 2087 2087

Neuadd y Sir  
Caerdydd,  
CF10 4UW  
Ffôn: (029) 2087 2088

Mrs YJ Pritchard  
Vale of Glamorgan Council  
Dock Office  
Barry Dock  
Barry  
Vale of Glamorgan  
CF63 4RT

Dear Mrs Pritchard

**Town and Country Planning Act 1990 (As Amended)**

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**Proposal:** REQUEST FOR OBSERVATIONS - DEMOLITION OF EXISTING DWELLING AND OUTBUILDING, ERECTION OF 30 APARTMENTS, NEW ACCESS AND ALTERATIONS TO ADJACENT PARKING AREA, PROVISION OF A FOOTPATH LINK, REPLACEMENT TREE PLANTING AND LANDSCAPING AND ASSOCIATED WORKS

**Location:** NORTHCLIFFE LODGE, NORTHCLIFFE DRIVE, PENARTH

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I acknowledge receipt of your request for the observations of the City of Cardiff Council on the above proposal, which was received at this office on 06/04/2016.

Cardiff Council has no adverse observations to make.

Yours sincerely

**James Clemence**  
**HEAD OF PLANNING**



Penarth Town Council

Mrs V.L. Robinson - Oper. Man. Develop & Build. Control  
Vale of Glamorgan Council  
The Dock Office  
Barry Dock  
Barry  
CF63 4RT

Emma Smith - Town Clerk  
West House  
Stanwell Road  
Penarth  
CF64 2YG

Telephone 02920 700721  
Fax 02920 712574

Case Officer : Mrs. Y. J. Prichard

Date 20/05/2016

Application No :15/01449/FUL

Type : FULL

Status : 99 Amended Plans

Date Received : 18/05/2016

Applicant : Celtic Developments (Penarth)  
28 Sturmi Way  
BRIDGEND  
CF33 6BZ

Agent/Architect : LRM Planning Ltd  
Sophia House  
28 Cathedral Road  
CARDIFF

Location : Northcliffe Lodge  
Northcliffe Drive  
PENARTH

Parish :  
N.G.R. :

Road Class :

Proposal : Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of a footpath link, replacement tree planting and landscaping and associated works.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Penarth Town Council have considered the Application No 15/01449/FUL and observations thereon are as follows :

THAT the application should not be approved for the following reasons:

1. the proposal would be an overdominant form of development that could threaten the future of the Custom House and Marine Building, the listed buildings that are located directly below the application site.
2. the proposal is considered to be an overcrowded form of development.
3. the proposal will be detrimental to this iconic headland known as the Bears Head believed by some to be from where the name of Penarth derived.
4. the Town Council would urge the Vale of Glamorgan Council to ask its own ecology officer to carry out a comprehensive ecology survey as it is considered that the one provided by the applicant is both cursory and inadequate. Local knowledge is aware of an extensive and active bat population that certainly feed on the site and probably colonise it and it is suggested that a one day look in October cannot possibly reveal the true picture of the sites biodiversity.
5. the loss of so many mature trees is also of concern.

If the Vale of Glamorgan Council is minded to approve the application the Town Council wishes to reserve the right to comment at a later date with regard to any Section 106 Agreement and the community needs within the locality.

Signed Emma Smith  
on behalf of : Penarth Town Council

Town Clerk

Dated : 20/5/16

D.E.E.R
RECEIVED
ACTION BY: JMC
NO:
ACK:

RECEIVED
23 MAY 2016
Regeneration and Planning

.16

**Observations on the following Planning Applications**

<u>No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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**Refused on the following applications;**

S/01449/FUL

20/05/2016	Yvonne Pritchard	Celtic Developments (Pen) Ltd	Northcliffe Lodge Northcliffe Drive Penarth CF64 1DQ
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**Proposal :** Demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, provision of footpath link, replacement tree planting and landscaping and associated works

**Observations :** THAT the application should be REFUSED on the basis of the same concerns previously raised by the Committee on 16th January which are:

"The proposal would be an over dominant form of development that that could threaten the future of the Custom House and Marine Building the listed buildings that are located directly below the application site.

"The proposal is considered to be an overcrowded form of development

"The proposal will be detrimental to this iconic headland known as the Bears Head believed by some from where the name of Penarth derived from.

"The Town Council would urge the Vale of Glamorgan Council to ask its own ecology officer to carry out a comprehensive ecology survey as it is considered that the one provided by the applicant is both cursory and inadequate. Local knowledge is aware of an extensive and active bat population that certainly feeds on the site and probably colonise it and it is suggested that a one day look in October cannot possibly reveal the true picture of the sites biodiversity.

"The loss of so many mature trees is also of concern

If the Vale of Glamorgan Council is minded to approve the application the Town Council wishes to reserve the right to comment at a later date with regard to any Section 106 agreement and the community needs within the locality.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Emma Smith Town Clerk

RECEIVED

23 JUN 2015

Regeneration  
and Planning



**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

Ein cyf/Our ref: **CAS-20485-X4F7**  
Eich cyf/Your ref: **2015/01449/FUL**

Rivers House  
St Mellons Business Park  
Fortran Road  
Cardiff  
CF3 0EY

Ebost/Email:  
[southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)  
Ffôn/Phone: 03000 653 091

## **FAO: Yvonne Pritchard**

The Vale of Glamorgan Council  
Development Control  
Docks Office  
Subway Road  
Barry  
CF63 4RT

12 July 2016

Annwyl Syr/Madam / Dear Sir/Madam,

**DEMOLITION OF EXISTING DWELLING AND OUTBUILDING, ERECTION OF 30 APARTMENTS, NEW ACCESS AND ALTERATIONS TO ADJACENT PARKING AREA, PROVISION OF A FOOTPATH LINK, REPLACEMENT TREE PLANTING AND LANDSCAPING AND ASSOCIATED WORKS AT NORTHCLIFFE LODGE, NORTHCLIFFE DRIVE, PENARTH**

Thank you for consulting us on the above application, which we received on the 27 June 2016. We do not object to the application as submitted and provide you with our advice below.

### **European Protected Species**

We note that the bat report submitted in support of the above application, 'Bat and Reptile Surveys' prepared by David Clements Ecology Ltd dated June 2016, has identified that bats were not using the application site. We therefore have no objection to the application as submitted.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in



addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Lindy Barratt**

Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor  
Cyfoeth Naturiol Cymru / Natural Resources Wales