

ANDREW PARKER ASSOCIATES

ARCHITECTS, LANDSCAPE & DESIGN CONSULTANTS
THE OLD FARMHOUSE
TRERHYNGYLL
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ACP/ph/721

7 January 2021

TEL: 

Cardiff City Council

Planning Department

For the attention of Mark Hancock

County Hall

CARDIFF

CF10 4UW

Dear Mark

4 Bethania Row Old St. Mellons Cardiff CF3 5UD

RE: PROPOSED 3 BEDROOMED DWELLING IN GARDEN OF EXISTING PROPERTY & PROPOSED ALTERATIONS TO EXISTING DWELLING including KITCHEN EXTENSION AND RE-CONFIGURATION OF FIRST FLOOR Application Reference: 19/01390/MNR

Further to your e mail of the 6 January 2021, for which I thank you for your prompt response. I enclose the discharge of condition application, together with my clients cheque for £ 115.00

With regard to the additional information requested, I provide these as follows:

- **Condition 7 - relating to Landscaping:**
 - a) **Landscaping implementation programme -**
as you will appreciate the site is very restricted and therefore all landscaping work will be carried out prior to occupation once the site has been cleared of all construction work and the landscaping will be as shown on drawing 721/P/20C
 - b) **Scale Planting Plan -**
as previously submitted drawing no. 721/P/20C to a scale 1/50
 - c) **Evidence of Services including drainage will not conflict with planting - refer to Drawing 721/P/20C where the 4 No. trees are on the rear boundary.**
 - d) **Schedules of plant species, sizes, number and density -**
The 4 No. trees as shown on drawing 721/P/20C
 - e) **Scaled Tree Pit sectional and plan drawings that show the root available. Soil volume for each tree. Planting details for container grown trees are illustrated on drawing 721/P/20C**

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VAT REG No. 840 2551 55

- f) Topsoil and subsoil specification for all planting types.
Topsoil will be SS2 screened, stone-free topsoil with added organic from British Soil as shown 721/P/20C
- g) See answer above
- h) See answer above

- Condition 9 – relating to drainage details .
 - a) Full details including invert levels are shown Drawing No.721/P/20D
- Condition 10 – Off street Parking
 - a) Parking spaces shown on Drawing No. 721/P/20C
- Condition 11 - Proposed Finished Floor Levels
 - a) Details of final levels as shown on Drawing No. 721/P/20D

I trust the above will allow you to determine this application, however should you require any clarification or further details, please do not hesitate to contact me.

Yours sincerely

ANDREW PARKER

Encl:

