

Planning Registration
Development Management
Cardiff Council
County Hall
Cardiff
CF10 4UW



Planning Portal Reference No. PP-09754772
3rd June 2021

Dear Sir/ Madam,

Approval of details reserved by condition no. 32 imposed on outline planning permission 14/00852/DCO for the comprehensive development of the 'land to the north of junction 33 of the M4, Cardiff

I enclose for your attention a cheque for £115 pursuant to the registration and validation of the application submitted via the planning portal for approval of details reserved by condition no. 32 of the aforementioned permission.

The Studio Response Public Art Strategy (July 2018) was approved in partial discharge of Condition 32 under application ref: 18/00514/MJR. The partial discharge allowed release of the Reserved Matters approval for the first two residential phases subject to submission of further details of the public art playground.

This application comprises of the below listed details in respect of the public art playground, submitted via the planning portal:

- Site Location Plan
- Playground Plan
- Detailed Design Report
- Technical Data Sheet
- Operation & Maintenance Manual
- Timetable
- Approved Landscaping
- Approved Public Art Strategy (July 2018)

The application constitutes a "subsequent application" for the purposes of Part 3, Regulation 9(1)(a) & (b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. The application has been prepared in substantial accordance with the parameter plans, drawing and documents approved as part of the outline planning permission. As such, the application does not give rise to any significant effect on the environment, beyond those which were considered as part of the Environmental Statement approved under the outline planning permission.

On that basis, the environmental information already before the local planning authority is considered adequate to assess the significant effects of the development on the environment, and should be taken into consideration as part of this application in accordance with the provisions of Regulation 9(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

For the reasons outlined above, it is the contention of Persimmon Homes that a further addendum to the Environmental Statement is not required.

I trust this is sufficient to enable the validation of the application. If however you wish to discuss the matter further please do not hesitate to contact me.

Yours faithfully,



Darryl Rowlands

Planner

Persimmon Homes

