

Date Dyddiad 22nd August 2023
Email Ebost Sam.jones3@cardiff.gov.uk
Contact Cyswllt Sam Jones
Our ref Ein cyf 23/01619/FUL



Neuadd y Sir
Caerdydd,
CF10 4UW
Ffôn: (029) 2087 2088
www.caerdydd.gov.uk
County Hall
Cardiff,
CF10 4UW
Tel: (029) 2087 2087
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Mr Brian McCarthy
BMac Design & Developments Ltd.
3 Bishops Road
Whitchurch
Cardiff
CF14 1LT
United Kingdom

Dear Sir/Madam

Town and Country Planning Act 1990, Town and Country Planning (Development Management Procedure) (Wales) Order 1992

Proposal: Proposed erection of an attached house and a detached garage.

Location: 45 Willows Avenue, Splott, Cardiff, CF24 2SU

Thank you for your application received on 13 July 2023 and allocated to the above mentioned officer for consideration on 14 August 2023. The case has been allocated the reference number and case officer at the top of the letter. Please use this reference number on all correspondence and where possible contact the case officer direct. Please can you check that the site address and description of proposal are accurate. If you do not agree that they are accurate please contact us by email at planningregistration@cardiff.gov.uk as soon as possible.

I acknowledge receipt of £460.00 as being the correct fee.

The application form and the accompanying plans and documents will be examined to see whether they comply with the law. If it is found that the application is invalid

Your Information Is Processed Under The Data Protection Act 2018 To Fulfil Cardiff Council's Legal And Regulatory Tasks As A Local Authority. For Further Information On What Personal Data We Hold And How Long We Keep It For, Please View Our Privacy Policy; www.cardiff.gov.uk/privacynotice If You Have Concerns About How Your Data Has Been Handled, Contact The Council's Data Protection Officer Via Dataprotection@cardiff.gov.uk .

GWEITHIO DROS GAERDYDD, GWEITHIO DROSOCH CHI

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu'n ddwyieithog. Byddwn yn cyfathrebu â chi yn ôl eich dewis, dim ond i chi roi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

WORKING FOR CARDIFF, WORKING FOR YOU

The Council welcomes correspondence in Welsh, English or bilingually. We will ensure that we communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to delay.



because it does not comply with the statutory requirements, you will be informed at the earliest opportunity.

Your application can be accessed on the Council website at:
<https://www.cardiffidoxcloud.wales/publicaccess/> where it can also be tracked to monitor progress.

If by 9 October 2023 you have not been given a decision in writing and:

- You have not been told your application is invalid; or
- You have not been told that your fee payment has been dishonoured; or
- You have not agreed in writing to extend the period in which the decision may be given,

then you may appeal to the National Assembly for Wales in accordance with Section 78 or 195, whichever is applicable, of the Town and Country Planning Act 1990.

To appeal you must use a form which can be obtained online at <https://www.gov.uk/appeal-planning-inspectorate> or from the Planning inspectorate at Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. You must appeal within 6 months from the 9 October 2023.

Please note that post submission amendments to an application will extend the statutory time period for determination of the application by 4 weeks from the date the amendment was received or 12 weeks from the 14 August 2023, whichever is the later (target date for this application has been calculated as 9 October 2023).

Please note that significant change to drainage requirements will impact new developments from January 2019. From 7 January 2019, all new developments of more than 1 house or where the construction area is of 100m² or more will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh ministers. If your development meets the above criteria then Sustainable Drainage approval will be necessary before construction work commences. Further details can be found on the Authority's website:
<https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/Pages/default.aspx>

Yours faithfully



Simon Gilbert
Head of Planning

