

AMENDMENTS TO DESIGN AND ACCESS STATEMENT.

Section 73. Application Relating to:

Approval No: 21/00667/MNR Dated: 03/09/2021.

*NB: This application Retains the Original Approval title:

“Proposed Demolition of Existing Two Storey Dwelling and Proposed Replacement with 2 No. Dwellings with Associated Car Parking at 700 Newport Rd, Rumney, Cardiff, CF3 4FF. (Hereinafter called “the development”).

Planning Portal Reference No.: PP-12798448.

Amendments:

Section 1.1 Should now read 2 No. 4 bedroom units.

Section 4.0 Design: Construct 2 No. 4 bedroom dwellings.

Section 4.1 Should now read 4 No. 2.5m x 5.0m parking bays.

Section 73 Conditions referred to:-

Condition 2. Drawings to be revised.

Condition 3. Bat boxes and Bird Nesting boxes added onto 2 No. Side Elevations to BSCP. (Now included on Plan).

Condition 5. Boundary Treatments and Retaining Walls to Structural Engineers. Requirements & Details now included on Drawings.

*NB: Due To Existing Ground Slopes, Existing Garden and laneside Retaining Walls are in place. (Stability to be checked by S. Eng.).

Condition 6:00 and 7:00. Car Parking sizes Revised to 2.5m x 5.0m. Visibility splays are not hindered by low level Screen Walls & see through Wrought iron Balustrades.

NB. Due to length of site, additional visitor car parking spaces are clearly possible, and not encroaching on neighbour requirements.

Additional advisory notes Now Shown on Drawings:

1. The following waste containers spaces have been included in 2 No. refuse stores and include:-
 - 1 x 240 litre bin for Garden Waste.
 - 1 x 140 litre bin for General Waste.
 - 1 x 25 litre Kerbside caddy for Food Waste.
 - 1 x 240 litre bin space as additional contingency.
2. The requirement for separate vehicle crosses is noted.
3. SABS application requirements noted.

DAVID OWEN ASSOCIATES ARCHITECTS.

12.02.2024