

3-4 St Mary Street, Cardiff, CF10 1AT

Red Engine

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BIDWELLS

DESIGN STATEMENT
VARIATION OF CONDITION 4 OF
PLANNING PERMISSION 21/02528/MNR
RELATING TO HOURS OF USE OF
LEISURE USE WITH ASSOCIATED
RESTAURANT AND BAR FACILITIES

1.0 Design Statement

1. This Design Statement has been prepared to accompany an application for planning permission for the proposed the proposed variation of condition 4 of planning permission 21/02528/MNR relating to the use of the premises as a leisure use with associated restaurant and bar facilities, at 3-4 St Mary Street, Cardiff, CF10 1AT.

Amount

2. The proposal is for a variation of planning condition to enable limited extended hours of use at the application premises. The application proposals are fully detailed in the accompanying plans and documents.

Layout

3. The external layout and external access arrangements into the premises are unaffected by the proposed development.

Scale

4. The proposed variation of condition would not result in any enlargement or alteration of the overall scale of the existing premises and it is not proposed to enlarge the premises beyond their current scale.

Landscaping

5. No hard-landscaping works are affected by the application proposal.

Appearance

6. The external appearance of the building would be unaffected by the proposed development. enhanced through the proposed shopfront. The character and appearance of the site, the conservation area and settings of the neighbouring listed buildings would be preserved.

Use

7. An active, appropriate town centre use of the premises would be retained and enhanced, in turn enhancing the economic viability of this beneficial and appropriate town centre use of the premises, which would both attract pedestrian activity and would allow public access into these premises.

Access

8. Access arrangements into the premises would be unaffected. Appropriate access into the premises would be retained.

Bidwells LLP