

Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

24 November 2023

Dear Householder,

Town And Country Planning (Development Management Procedure) (Wales) Order 2012 As Amended

Publicity Under Articles 2C and 2D Before Applying For Planning Permission

Proposed Development At 110 Harriet Street, Cathays, Cardiff, CF24 4BX.

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended, we write to give you notice that Harriet Street Ltd is intending to apply to Cardiff Council for permission for the following development:

“Demolition of former Welsh Evangelical Church and development of mixed-use development providing aparthotel (Class C1/Sui Generis) with food and drink (Class C3) and community space (Class D1/Sui Generis).”

Please find enclosed the relevant notice for the above, which invites a pre-application consultation response on the proposed development to be provided to us by **22 December 2023**. Your response may be sent by post to us at the address above or by email to: clodagh.macken@carneysweeney.co.uk

CarneySweeney complies with the Data Protection Act 1998 and the General Data Protection Regulation 2016 (GDPR) and is a registered Data Controller. For further information on CarneySweeney's approach to personal data, please request a copy of our Privacy Policy.

The draft planning application form, application drawings and supporting reports may be viewed online at: <https://www.carneysweeney.co.uk/consultations/>. Should they be required, computer facilities are available to view this information online at Cathays Library, Fair oak Rd, Cardiff, CF24 4PW from 09:00-13:00 and 14:00-18:00 Monday, Tuesday, Thursday; 09:00-13:00 and 14:00-19:00 Wednesday; and 09:00-13:00 and 14:00-17:30 Saturday.

If you have any questions or would like to discuss, please get in touch.

Yours faithfully,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Appendix D

Copies of Letters Sent to Statutory Consultees



The appropriate persons
Dŵr Cymru Welsh Water
PO Box 3146
Cardiff
CF30 0EH

24 November 2023

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 AS AMENDED**

PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT 110 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BX.

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended, we write to give you notice that Harriet Street Ltd is intending to apply to the Vale of Glamorgan Council for permission for the following development:

“Demolition of former Welsh Evangelical Church and development of mixed-use development providing aparthotel (Class C1/Sui Generis) with food and drink (Class A3) and community space (Class D1/Sui Generis).”

Please find enclosed the relevant notice for the above, which invites a pre-application consultation response on the proposed development to be provided to us by **22 December 2023**. Your response may be sent by post to us at the address above or by email to: clodagh.macken@carneysweeney.co.uk

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Yours faithfully,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

The appropriate persons
The Highways Authority
Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

24 November 2023

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 AS AMENDED**

PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION

PROPOSED DEVELOPMENT AT 110 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BX.

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended, we write to give you notice that Harriet Street Ltd is intending to apply to Cardiff Council for permission for the following development:

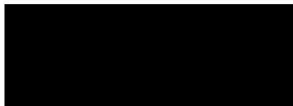
“Demolition of former Welsh Evangelical Church and development of mixed-use development providing aparthotel (Class C1/Sui Generis) with food and drink (Class A3) and community space (Class D1/Sui Generis).”

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Yours faithfully,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

The appropriate persons
Natural Resources Wales
Planning Consultations
Customer Service Centre
Cambria House
29 Newport Road
Cardiff
CF24 0TP

24 November 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION

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Yours faithfully,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

The appropriate persons
South Wales Fire and Rescue Service
Business Park, Forest View
Llantrisant
Ynysmaerdy
Pontyclun
CF72 8LX

24 November 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

PUBLICITY UNDER ARTICLE 2D BEFORE APPLYING FOR PLANNING PERMISSION

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Yours faithfully,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Appendix E

Statutory Consultee Responses



From: South East Planning [REDACTED]
Sent: 24 November 2023 13:39
To: Clodagh Macken
Subject: 110 Harriet St - 110 Harriet Street (Stat Pre-app) - NRW Response NRW:01166106 [Filed 24 Nov 2023 14:08]

Categories: Filed by Mail Manager

CAUTION: This message originated from outside of Carneysweeney Ltd. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Clodagh

I refer to your email dated 24 November 2023 and statutory pre-application consultation for the above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (hereafter referred to as the Order), we should be consulted where the proposed development falls within one of the categories set out in Schedule 4 of the Order where the Natural Resources Body for Wales is an identified specialist consultee. Any pre-application consultation submitted to us under the Order should be supported by the requisite notice and documents described in the Order. Here is a link to the development management procedure amendment where the schedule notice is included, along with the table of who should be consulted:
<http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

Please note, when consulted, our comments will only relate specifically to matters listed in our Consultation Topics document (September 2018). We will not consider potential effects on other matters, and therefore cannot rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Having considered the information submitted, it does not appear that we are an identified specialist consultee in accordance with Schedule 4 of the Order and therefore we have no comments to make on this pre-application consultation. If you believe this to be incorrect, please contact us, giving reasons and we will reconsider our position.

Please note, in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

We trust that the above comments are of assistance however, should you have any queries, please do not hesitate to contact me.

Kind Regards

Claire McCorkindale

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 653098

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain

at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Clodagh Meehan Macken
Carney Sweeney
Brunel House 2
Fitzalan Road,
Cardiff,
CF24 0EB

Date: 07/12/2023
Our Ref: PPA0008441

Dear Clodagh Meehan Macken

Grid Ref: 318541 177793

Site Address: Welsh Evangelical Church 110 Harriet Street, Cathays,
Development: 2D - Demolition of the former Welsh Evangelical Church, and development of a 17no. bed Aparthotel (Class C1/sui generis) with Food and Drink (Class A3) and Community Space (Class D1/Sui generis) and all associated development”

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

Firstly, we note that the proposal relates to proposed aparthotel development on Harriet Street and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined public sewerage system which drains to Cardiff Wastewater Treatment Works (WwTW).

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Cardiff Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. A large diameter brick egg sewer is located on the main road adjacent to the development site and we would not permit a new direct connection to this sewer as this is a strategic asset. We assume the applicant is to utilize existing private drainage to communicate foul only flows from the development, however should a new direct connection to the public sewer be required, we request the applicant to contact us to establish a suitable connection point.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.



You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 125mm diameter watermain in 318529,177802 location. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services



Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

From: Wellbeloved, Simon <[REDACTED]>
Sent: 21 December 2023 20:30
To: Clodagh Macken
Cc: Perry, Matthew
Subject: RE: PAC - 110 Harriet Street, Cathays

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from simon.wellbeloved@cardiff.gov.uk. Learn why this is important

CAUTION: This message originated from outside of Carneysweeney Ltd. Use caution when opening attachments, clicking links or responding to requests for information.

Dear Clodagh Mackden

I note the above and previously provided highway and transport responses to the pre-application consultation made between applicant and with Cardiff Council (23/00021) as Local Planning Authority.

Please find my comments on behalf of the Local Highway Authority in regard to this PAC below. I apologise my response is very last minute before the deadline which is tomorrow.

The proposed development is the demolition of the existing place of worship and the construction of a new building hosting a community space (D1 Use), 109 sqm of GFA, and a café/coffee shop (A3 Food and Drink use), GFA not provided and should be provided with any formal planning application submitted, with a seventeen bedroomed apartment hotel in use class C1. There is a proposal to widen the footway to improve public realm and provide an outdoor sitting out area which would mean the loss of eight perpendicular (i.e. lengthwise on street car parking spaces). As a consequence there would be a loss of daytime (24/7 365 days per year) short stay on street parking and resident parking permits spaces. The loss of these on street car parking spaces and the widening of the footway would need Cardiff Council's Local Highway Authority approval which has not been given. In the future if Cardiff Council, as Local Highway Authority, were minded to allow the loss of these on street car parking spaces and the footway to be widened a separate tables and chairs license, i.e. separate from the planning application process, would be required to put tables and chairs on the public highway. Information on Tables and Chairs Licencing in Cardiff included terms and conditions is available at:-

<https://www.cardiff.gov.uk/ENG/Business/Licences-and-permits/Roads-and-highways-licences/Street-cafe-licence/Pages/default.aspx>

Comments

- a) There are inaccuracies in the DAS which I correct in my general comments below.
- b) Clarification on the guidance used for the Parking Beat Survey is required as my copy of the London Borough of Lambeth Parking Beat Survey seems to have a different extent of survey criteria from the extent of survey carried out to support this planning application.
- c) Only one early morning snapshot survey has been carried out in total. The guidance states a minimum of two snapshot surveys should be carried out.
- d) The snapshot survey was done outside University of Cardiff's academic year, and Cathays consisting of a large number of HMO's housing students, the parking survey

carried out is therefore not likely to be representative of parking stress on street inside University of Cardiff's academic year.

e) No surveys have been done during the day of on street car parking availability and turnover especially at the eight on street car parking spaces on Rhymney Street fronting the application site.

f) Servicing is proposed at the kerbside and given the narrowness of the carriageway of the streets in Harriett Street, Rhymney Terrace and Rhymney Street and all kerbside parking controlled by resident's parking bays, double yellow lines and the loss of short stay car parking, vehicles will double park whilst servicing the uses at the application site. This is not acceptable as access must be maintained at all times for vehicles.

g) It is understood that the place of worship closed some time ago, dwindling in congregation and was not used for other activities. I have concern due to the narrowness of carriageways and the parking restrictions admittedly during the day that cars will double park whilst they drop off or pick up young people attending community activities e.g. nursery groups, play groups, dance classes blocking access. Limitation on activities uses can be provided in the community space. This is another potential reason why it is not a good idea to remove on street short stay parking.

h) Due to the church probably being built before the rapid expansion of car ownership and use, there is no on-site car parking spaces. Whilst Cardiff SPG Managing Transportation Impacts (Incorporating Parking Standards) adopted in July 2018 (SPG) sets out the maximum number of car parking spaces that can be provided on site based on land use and strategic parking area (i.e. Central and Outer), the SPG sets out no minimum number of on-site vehicle parking spaces that must be provided. However, the Local Highway Authority must be satisfied that the proposed development would not cause parking stress within a specific distance of the site. It is observed that one of the ground floor rooms will be an accessible room, there is no guarantee that a disabled person with limited mobility would be able to park in immediate or close proximity to the building and will have to move their car prior to the start time of the CPZ operation. There will be no where for a taxi to pick up and drop off without double parking on street, if all kerb side spaces in the immediate and close proximity to the are fully occupied.

i) No covered cycle parking has been provided for staff and guests to this development, but six short stay uncovered cycle parking spaces are proposed on the widened footway. The latter will be subject to the Local Highway Authority excepting at eight on street vehicle parking spaces can be lost. A planning condition will be required restricting the permitted change of use of the apartment hotel to residential dwellings, if not, the Local Highway Authority will be expecting a minimum of one covered and secure on site cycle parking space per room, for the apartment hotel element of this development. Based on current development quantum seventeen covered on site cycle parking spaces in this development would be required.

j) When the formal planning application is submitted it would be useful to have more details on how the proposed apartment hotel, community space and café/coffee shop will operate, i.e. will there be a separate operator for each activity or will one operator operate the whole building and the number of staff if known. Will guests have interaction with staff or will guests be given a code to get into or out of the building and there will be no staff present 24/7 365 days of the year.

k) If the Local Highway Authority were minded to allow the proposed footway widening, the applicant will be responsible for funding the Councils costs in regard to technical checking, any commuted sums payable to the Council and implementation of the highway works to the satisfaction of the Local Highway Authority. The highway works will likely be secured by a pre-commencement planning condition.

l) The applicant will be required to submit a Demolition Method and Management Statement and a separate Construction Method and Management Statement prior to commencement of any respective demolition or construction works. If the LPA are

mind to grant this proposed development planning consent a suitably worded pre-commencement planning condition will be sought

Your sincerely

Simon Wellbeloved
Transport Project Officer, City of Cardiff Council, Transport and Environment Department, Transport Vision Strategy and Policy, County Hall Atlantic Wharf Cardiff CF10 4UW
simon.wellbeloved@cardiff.gov.uk

I am an Autistic Employee/ Rydw i'n Gyflogai Awtistig
Autism (sharepoint.com)

Swgddog Prosiectau Trafnidiaeth, Cyngor Dinas Caerdydd,
Cynllunio, Trafnidiaeth a'r Amgylchedd, Gweledigaeth, Polis a Strategaeth Trafnidiaeth Neuadd y Sir,
Glanfa'r Iwerydd Caerdydd CF10 4UW
simon.wellbeloved@caerdydd.gov.uk

From: Transport Consultations / Ymgynghoriadau Trafnidiaeth <[REDACTED]>
Sent: Monday, November 27, 2023 9:28 AM
To: Wellbeloved, Simon <[REDACTED]>
Subject: PAC - 110 Harriet Street, Cathays

From: Transport Consultations / Ymgynghoriadau Trafnidiaeth <[REDACTED]>
Sent: Friday, November 24, 2023 10:12 AM
To: Transport Consultations / Ymgynghoriadau Trafnidiaeth <[REDACTED]>
Subject: PAC - 110 Harriet Street, Cathays

CarneySweeney | Consultations (by 22-12)

PA/23/00021

From: Clodagh Macken <[REDACTED]>
Sent: Friday, November 24, 2023 9:21 AM
To: Highways / Priffyrdd <[REDACTED]>
Subject: Pre-Application Consultation - 110 Harriet Street, Cardiff

Dear Sir/Madam,

Pre-Application Consultation (PAC) for proposed redevelopment of the former Welsh Evangelical Church at 110 Harriet Street

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), we write to give you notice that Harriet Street Ltd intend to apply to Cardiff Council for the following proposed development at 110 Harriet Street, Cathays, Cardiff, CF24 4BX:

“Demolition of former Welsh Evangelical Church and development of mixed-use development providing aparthotel (Class C1/Sui Generis) with food and drink (Class A3) and community space (Class

D1/Sui Generis).”

The Highways Authority are identified as both a Specialist Consultee and owner of part of the application site. Therefore, please find attached the relevant notices and letters, which provide further details and invite a pre-application consultation response on the proposed development.

The deadline to provide your response is 22nd December 2023.

Kind regards,
Clodagh

Clodagh Meehan Macken
Principal Planner

Tel: [REDACTED]
Email: [REDACTED]
Address: Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

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.

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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.

Mae'n bosibl bod gwybodaeth gyfrinachol yn y neges hon. Os na chyfeirir y neges atoch chi'n benodol (neu os nad ydych chi'n gyfrifol am drosglwyddo'r neges i'r person a enwir), yna ni chewch gopio na throsglwyddo'r neges. Mewn achos o'r fath, dylech ddinistrio'r neges a hysbysu'r anfonwr drwy e-bost ar unwaith. Rhewch wybod i'r anfonnydd ar unwaith os nad ydych chi neu eich cyflogydd yn caniatáu e-bost y Rhynggrwyd am negeseuon fel hon. Rhaid deall nad yw'r safbwyntiau, y casgliadau a'r wybodaeth arall yn y neges hon nad ydynt yn cyfeirio at fusnes swyddogol Cyngor Dinas a Sir Caerdydd yn cynrychioli barn y Cyngor Sir nad yn cael sel ei fendith. Caiff unrhyw negeseuon a anfonir at, neu o'r cyfeiriad e-bost hwn eu prosesu gan system E-bost Gorfforaethol Cyngor Sir Caerdydd a gallant gael eu harchwilio gan rywun heblaw'r person a enwir.

From: Macarthy, Andrew <[REDACTED]>
Sent: 04 December 2023 11:56
To: Clodagh Macken
Subject: RE: Pre-Application Consultation - 110 Harriet Street, Cardiff

You don't often get email from [REDACTED] [Learn why this is important](#)

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Good Morning,

Trust this email finds you well.

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards,

Andrew Macarthy

From: Evans, Mia <[REDACTED]>
Sent: Friday, November 24, 2023 9:23 AM
To: Fire Safety (External) <[REDACTED]>
Subject: FW: Pre-Application Consultation - 110 Harriet Street, Cardiff

Good morning

Please see attached and below for your attention

Many thanks
Mia

From: Clodagh Macken <[REDACTED]>
Sent: Friday, November 24, 2023 9:22 AM
To: Business Support <[REDACTED]>
Subject: Pre-Application Consultation - 110 Harriet Street, Cardiff

Dear Sir/Madam,

Pre-Application Consultation (PAC) for proposed redevelopment of the former Welsh Evangelical Church at 110 Harriet Street

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), we write to give you notice that Harriet Street Ltd intend to apply to Cardiff Council for the following proposed development at 110 Harriet Street, Cathays, Cardiff, CF24 4BX:

“Demolition of former Welsh Evangelical Church and development of mixed-use development providing aparthotel (Class C1/Sui Generis) with food and drink (Class A3) and community space (Class D1/Sui Generis).”

Please find attached the relevant notice and letter, which provides further details and invites a pre-application consultation response on the proposed development.

The deadline to provide your response is 22nd December 2023.

Kind regards,
Clodagh

Clodagh Meehan Macken
Principal Planner

Tel: 07517 149527

Email: [REDACTED]

Address: Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB

Birmingham Cardiff Exeter London

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-- Mae'r neges e-bost

hon ac unrhyw ffeiliau sydd ynghlwm wrthi yn gwbl gyfrinachol ac wedi'u bwriadu at sylw y person neu sefydliad y maent wedi eu cyfeirio ato yn unig. Na chaniateir i chi adolygu, ailanfon, lledaenu na defnyddio'r wybodaeth uchod ar unrhyw gyfrif: peidiwch a chymryd unrhyw gamau o ganlyniad a gan ddibynnu arni. Os ydych wedi derbyn y neges e-bost hon ar gam, wnewch chi hysbysu'r anfonnydd ar unwaith a dileu'r e-bost a'i chynnwys oddi ar eich system os gwelwch yn dda. Barn neu safbwyntiau'r awdur yw'r rhai a fynegir yn y neges e-bost hon ac nid ydynt yn adlewyrchu o anghenraid barn neu safbwyntiau Gwasanaeth Tan Ac Achub De Cymru onis dywedir yn bendant fel arall. Bydd pob eitem o bost a anfonir i'r cyfeiriad hwn yn cael ei monitro gan sustem e-bost corfforaethol y Gwasanaeth Tan ac efallai y caiff ei harchwilio gan berson arall, sy ddim o reidrwydd y derbynnydd gwreiddiol, er mwyn dod o hyd i ddefnydd o ddeunydd anaddas neu dorri rheolau polisiau. Os nad yw hyn yn dderbyniol i chi, peidiwch a defnyddio'r dull yma o gyfathrebu a Gwasanaeth Tan Ac Achub De Cymru. Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi. This e-mail and any files transmitted with it are confidential and intended solely for the use of the recipient(s) only. Any review, retransmission, dissemination or other use of, or taking any action in reliance upon this information by persons or entities other than the intended recipient(s) is prohibited. If you have received this e-mail in error please notify the sender immediately and destroy the material whether stored on a computer or otherwise. Any views or opinions presented within this e-mail are solely those of the author and do not necessarily represent those of South Wales Fire and Rescue Service, unless otherwise specifically stated. All

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