

Pre-Application Consultation (PAC) Report

On behalf of Harriet Street Ltd

fmr Welsh Evangelical Church,

110 Harriet Street,

Cardiff

January 2024

Document control

Prepared by	ML / CM
Checked by	RM



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1.0 INTRODUCTION & BACKGROUND

1.1 Background

1.1.1 This Pre-Application Consultation (PAC) Report has been prepared by CarneySweeney on behalf of the Applicant, Harriet Street Limited, in relation to an application for full planning permission for the demolition of the former Welsh Evangelical Church, and development of a short/long stay 17No. bed Aparthotel (Class C1/sui generis) with Food and Drink (Class A3) and Community Space (Class D1/Sui generis) and all associated development at Harriet Street, Cathays, Cardiff.

1.1.2 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) sets out the requirement to undertake pre-application consultation in respect of all planning applications for ‘major’ development. The application is categorised as ‘major development’ and therefore the development proposals are accompanied by this Pre-Application Consultation Report (PAC) as required by Article 2F(1) of the 2016 Order.

1.1.3 This PAC report provides the background to the various consultation processes undertaken in accordance with the above legislation, sets out the consultation responses received and explains how the applicant has addressed these comments including any amendments to the development proposals which have emerged as a result.

1.2 Report Structure

1.2.1 The remainder of this report is structured as follows:

Section 2 outlines the background to the proposals;

Section 3 sets out the statutory requirements of the PAC report;

Section 4 provides a summary of PAC responses and outlines how these have been addressed;

Section 5 provides a summary of the PAC process and conclusions.



2.0 THE APPLICATION PROPOSALS

2.1 The Proposed Development

- 2.1.1 It is proposed to demolish the existing vacant church building and develop an up-to three-storey aparthotel (Class C1) to provide 17No. bed apartments, with coffee shop (Class C3) and community space (Class D1) at ground floor level. Associated off site public realm improvements are proposed.
- 2.1.2 No off-street parking is proposed, in accordance with the Council’s Parking Standards (i.e. Class C1 use in Central Area). Cycle Parking will be provided in accordance with adopted standards.
- 2.1.3 Please refer to the enclosed drawings for further details.

2.2 The PAC Consultation Package

- 2.2.1 Article 2C of the 2016 Order requires the draft planning application to be made available for a 28-day consultation period. The documentation should include:

All information that would be required to be submitted as part of a formal planning application. This includes all the information on the relevant planning application form, except the ownership certificates.

Scaled plans, with north arrow, to identify the land to which the application relates.

All other scaled plans, drawings and information that would be required to describe the proposed development – this includes any technical documents that would be needed in order to validate any subsequent application.

Design and Access Statement; and

Any information that would be needed in order to comply with any local validation requirements of the relevant local planning authority.

- 2.2.2 In line with the above guidance, the following draft application documents were made available to the public:

Completed application forms;

Site Location Plan (PAC01 Rev A);



Demolition Plan (ref: PAC04 Rev A);
 Planning Statement (inc. Green Infrastructure Statement);
 Design and Access Statement;
 Transport Statement (inc. Parking Surveys);
 Drainage Strategy Plan;
 Ecological Survey; and
 Tree Survey/Report; and
 Tree Constraints Plan (ref: 1647.1).

The following drawings:

Existing Site and Roof Plan (ref: PAC02 Rev A);
 Existing Elevation (ref: PAC03);
 Proposed Site Plan (ref: PAC05 Rev A);
 Proposed Ground Floor Plan (ref: PAC06 Rev A);
 Proposed First Floor Plan (ref: PAC07);
 Proposed Second Floor Plan (ref: PAC08);
 Proposed Third Floor Plan (ref: PAC09);
 Proposed Roof Plan (ref: PAC10);
 Proposed Elevations 01 (ref: PAC11 Rev A);
 Proposed Elevations 02 (ref: PAC12 Rev A);
 Proposed Street Scenes (ref: PAC13 Rev A);
 Proposed Harriet Street Perspectives (ref: PAC14); and
 Proposed Rhymney Street Perspectives (ref: PAC15).

2.2.3 Annexe 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) indicates that in regard to publicity: “developers are encouraged to use web-based material when such technology is available” (paragraph 26). As such, the relevant information listed above was made available to view on the following website:

<https://www.carneysweeney.co.uk/consultations/demolition-of-former-welsh-evangelical-church-and-construction-of-aparthotel-with-community-space-1.html>

2.2.4 Annexe 1 of the 2016 Order also states that: “in cases when the developer has made the relevant information available on a website, the location for public viewing can be a library or other public



building where computer facilities are made available to the general public” (paragraph 28). In accordance with this guidance, the consultation letter confirmed where computer facilities were available to the general public in the locality i.e. Cathays Library, Fair oak Road, Cardiff, CF24 4PW and set out the relevant opening hours.

2.2.5 The PAC website was made live on 24th November 2023. Whilst the statutory 28-day period concluded on 22nd December 2023, the consultation website remained live until the 9th January 2024 to take account of the Christmas period and to allow for any late responses.

2.2.6 This PAC Report has been prepared in accordance with the 2016 Order. In order to meet the statutory requirements, the following is contained within this report:

- a) A copy of the site notice;
- b) A declaration that the site notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days;
- c) A copy of the notice given to owners and occupiers of adjoining land;
- d) Copies of all notices provided to councillors, town and community councils, and specialist consultees;
- e) A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and
- f) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.



3.0 STATUTORY REQUIREMENTS

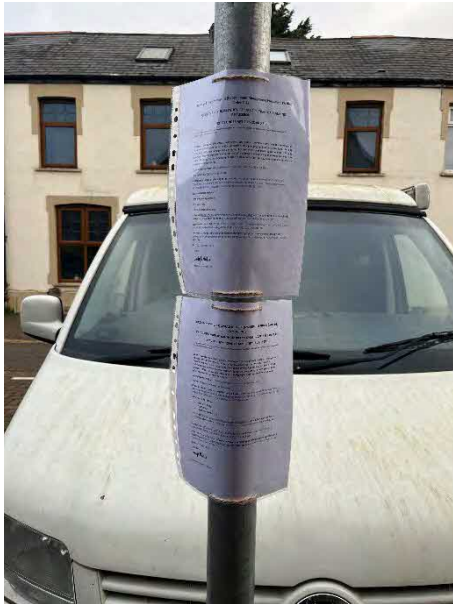
3.1 Site Notice

3.1.1 A copy of the site notice is attached at Appendix A. The notice was displayed in accordance with the statutory requirements i.e. in at least one place on or near the development site for no less than 28 days. The site notices were posted in close proximity to the site at two locations as shown in red in Figure 1 below.



Figure 1: Location of Site Notices

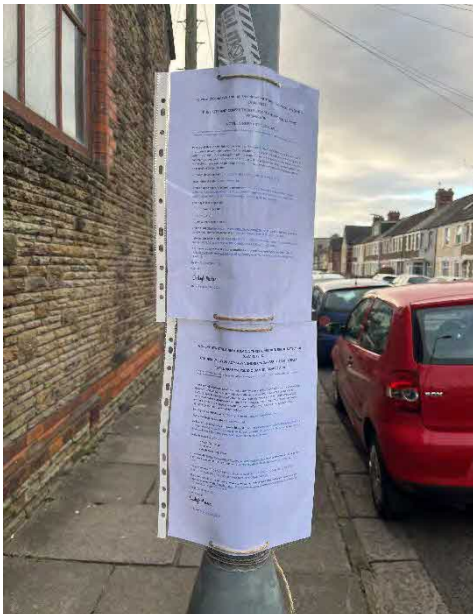




Site Notice 1



Site Notice 1



Site Notice 2



Site Notice 2



Table 3.1: Community Consultees

Name	Address	Date of Issue	Response Received
Cllr Ali Ahmed	Member Services Room 286 County Hall, Atlantic Wharf Cardiff CF10 4UW	24/11/23, followed up on 11/12/23	No response received
Cllr Norma Mackie	Cabinet Office Room 512 County Hall, Atlantic Wharf Cardiff CF10 4UW		No response received
Cllr Sarah Merry	Cabinet Office Room 512 County Hall, Atlantic Wharf Cardiff CF10 4UW		No response received
Cllr Chris Weaver	Cabinet Office Room 512 County Hall, Atlantic Wharf Cardiff CF10 4UW		No response received

3.3.11 A copy of the letter provided to the Specialist Consultees and other relevant departments are attached at Appendix D. Those issued with a letter are set out in Table 3.2 below.

Table 3.2: Statutory Consultees

Name	Address	Date of issue	Response received
The appropriate persons	Natural Resources Wales Planning Consultations Cambria House 29 Newport Road Cardiff, CF24 0TP		24/11/2023



The appropriate persons	Welsh Water PO Box 3146 Cardiff CF30 0EH	24/11/2023	07/12/2023
The appropriate persons	The Highways Authority Cardiff Council County Hall Atlantic Wharf Cardiff CF10 4UW		21/12/2023
The appropriate persons	South Wales Fire and Rescue Service Business Park Forest View, Llantrisant CF72 8LX		04/12/2023



4.0 SUMMARY OF REPOSSES

4.1 Statutory Consultees

4.1.1 This section provides an overview of pre-application responses received from consultees. A summary is provided in Table 3.3 (see page 12) of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2) of the 2016 Order. Responses are provided at Appendix E.

4.2 Community Consultees

4.2.1 At the time of writing, no community consultee responses have been received.

4.3 Adjoining Landowners and General Public

4.3.1 In regard to consultation with adjoining landowners, letters were issued to all occupiers/landowners adjoining the site (as outlined in Figure 2 and Appendix B), and notices were placed at the application site advising local residents of the proposals. The Highways Authority were notified as a part owner of the site (i.e. community consultee) as well as a statutory consultee. Their statutory response is reported in Table 3.3 below.

4.3.2 One response was received from a neighbouring property owner on 17/01/2024. The response raised concern regarding structural implications for their property and possible impacts on amenity of neighbouring residents during demolition and construction of the development.

4.3.3 To address the matters raised, an email response was issued to the neighbour on 17/01/2024, advising that should planning permission be granted, structural works will be subject to building regulations requirements and best practice demolition and construction methods. Furthermore, that any permission granted is anticipated to be subject to a Demolition & Construction Method Statement imposed by the Council to be submitted and approved before any work can begin. These documents would include details of measures to protect the amenity of neighbouring residents during demolition and construction works and indicate the anticipated timing/duration of the works.



- 4.3.4 The neighbour was made aware that there will be a further opportunity to provide comments on the proposal once the application is formally submitted to the LPA. No further action is considered necessary at this time.



Table 3.3: Statutory Consultees Responses

Consultee	Summary of Comments	Applicant's Response
<p>South Wales Fire & Rescue Service</p>	<p>South Wales Fire and Rescue Service have looked at the application and agree with the application.</p> <p>Further comment will be made at full planning application stage.</p>	<p>No further action is required at this stage.</p>
<p>Welsh Government (Highways Authority)</p>	<p>a) Inaccuracies noted in the DAS.</p> <p>b) Clarification on the guidance used for the Parking Beat Survey is required.</p> <p>c) Noted that only one early morning survey has been carried out in total. The guidance states a minimum of two surveys should be carried out.</p> <p>d) Noted that the survey was done outside University of Cardiff's academic year. Parking survey carried out is therefore not likely to be representative of parking stress during term time.</p> <p>e) Noted that no surveys were undertaken during the day.</p> <p>f) Concerns raised regarding proposed servicing from the kerbside, considered to increase the likelihood of vehicles double parking whilst servicing the site.</p> <p>g) Concerns raised about the removal of existing parking spaces due to the narrowness of carriageways and the parking restrictions, cars will double park to drop off or pick up people attending site and block access.</p>	<p>a) An updated DAS has been submitted with this application.</p> <p>b) The survey implemented a standard methodology that is deemed appropriate and has been previously accepted for other recent applications in Cardiff (e.g. ref: 22/02901/FUL).</p> <p>c) 2no. snapshot surveys were undertaken and reported in the submitted Transport Assessment.</p> <p>d) One survey was undertaken during term time and the other outside of term time, to understand the influence that the student population has on parking demand.</p> <p>e) The reason that no surveys were undertaken during the daytime is because it is assumed that peak parking</p>

	<p>h) Acknowledged that no on-site car parking spaces are proposed, which accords with adopted SPG Parking Standards. However, the Local Highway Authority must be satisfied that the proposed development would not cause parking stress within a specific distance of the site. Concerns that a disabled person with limited mobility would not be able to park easily in proximity to the site. Concerns also mentioned regarding taxi pick up and drop off leading to double parking on street, if all nearby kerb side spaces were fully occupied.</p> <p>i) Regarding cycle parking, the proposed six short stay uncovered cycle parking spaces are subject to the Local Highway Authority accepting the loss of eight on street vehicle parking spaces. 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 expect a minimum of one covered and secure on site cycle parking space per room, for the apartment hotel element of this development, i.e. seventeen covered on site cycle parking spaces.</p> <p>j) Requested more details on how the proposed apartment hotel, community space and café/coffee shop will operate, i.e. single or multiple operators for the various uses; presence of staff in relation to access, etc.</p> <p>k) Noted that the applicant will be responsible for funding the Councils costs for the highway works and the works will likely be secured by a pre-commencement planning condition.</p> <p>l) Demolition Method and Management Statement and a separate Construction Method and Management Statement required prior to commencement of any respective demolition or construction works.</p>	<p>demand on residential streets occurs overnight, i.e. when most residents are at home. It is assumed that demand is lower during the daytime when residents are more likely to be working/studying/shopping, etc. The nighttime surveys demonstrate sufficient capacity to justify the loss on 8no parking spaces, meaning it stands to reason that the same would be true during the day when parking demand is lower. Overall, the proposed community (D2/café) use of the ground floor of the site is not considered to result in any significant degree of change from parking demand associated with the existing permitted use of the site as a church and community hall.</p> <p>f-h) to address the concerns associated with the loss of the existing 8no. car parking spaces, the site layout has been amended to now include a loading/servicing bay that may be utilised for servicing, deliveries, taxi drop-offs/pick ups and to ensure disabled access to the site is achievable.</p> <p>i) Noted. The off-site works will be subject to further discussions with the Council.</p> <p>j) It is envisaged that the aparthotel use of the site will be managed by staff who will be present on site daily</p>
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		<p>and available to contact out of hours. The café use is envisaged to be operated in house or in partnership with a local charity, whilst the community space will be available for hire to a range of local groups including the existing Church group on site. Further details have now been provided in Section 2 of the Planning Statement.</p> <p>k) Noted.</p> <p>l) Noted.</p>
NRW	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.	No further action necessary.
Welsh Water	<p><u>Sewerage:</u></p> <p>The development requires Sustainable Drainage Systems (SuDS) approval.</p> <p>There is capacity within the network for foul drainage. It is assumed that the applicant will utilise the existing private drainage for foul only flows.</p> <p><u>Sewage Treatment:</u></p> <p>No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.</p> <p><u>Water Supply:</u></p> <p>Capacity is currently available in the water supply system to accommodate the development.</p>	A SAB application will be prepared and submitted in due course.

5.0 CONCLUSION

- 5.0.1 In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a pre-application consultation was undertaken from the 24th November until 22nd December 2023.
- 5.0.2 All responses to the consultation have been recorded, reported and appropriately responded to where necessary. Feedback from the highways authority has been duly considered and has resulted in an amendment to the site layout to include a new servicing bay which seeks to address access and parking concerns.
- 5.0.4 It is considered that the content of this pre-application consultation report demonstrates a robust pre-application consultation process has been undertaken. The submitted planning application can be validated and determined on its planning merits.



Appendix A

Site Notice

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

(To be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a): 110 Harriet Street, Cathays, Cardiff, CF24 4BX

I give notice that (b): Harriet Street Ltd

is intending to apply for planning permission for the (c): 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).

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at (d) <https://www.carneysweeney.co.uk/consultations/> and computer facilities are available to view this information online at (e): Cathays Library, Fair oak Rd, Cardiff, CF24 4PW.

between the hours of (f): 09:00-13:00 and 14:00-18:00 on Monday, Tuesday, Thursday; 09:00-13:00 and 14:00-19:00 on Wednesday; 09:00-13:00 and 14:00-17:30 on Saturday.

Anyone who wishes to make representations about this proposed development should write to clodagh.macken@carneysweeney.co.uk or CarneySweeney, Brunel House, 2 Fitzalan Road, Cardiff, CF24 0EB.

by (k): 22 December 2023

Signed:



Appendix B

Schedule of Owners/Adjoining Occupiers

Owners	CARDIFF COUNCIL HIGHWAYS AUTHORITY, COUNTY HALL, ATLANTIC WHARF, CARDIFF, CF10 4UW
Adjoining occupiers	2 RHYMNEY TERRACE, CARDIFF CF24 4DE
	2A RHYMNEY TERRACE, CARDIFF CF24 4DE
	FLAT 1, 2A RHYMNEY TERRACE, CARDIFF CF24 4DE
	FLAT 2, 2A RHYMNEY TERRACE, CARDIFF CF24 4DE
	4 RHYMNEY TERRACE, CARDIFF CF24 4DE
	6 RHYMNEY TERRACE, CARDIFF CF24 4DE
	8 RHYMNEY TERRACE, CARDIFF CF24 4DE
	10 RHYMNEY TERRACE, CARDIFF CF24 4DE
	12 RHYMNEY TERRACE, CARDIFF CF24 4DE
	14 RHYMNEY TERRACE, CARDIFF CF24 4DE
	16 RHYMNEY TERRACE, CARDIFF CF24 4DE
	18 RHYMNEY TERRACE, CARDIFF CF24 4DE
	20 RHYMNEY TERRACE, CARDIFF CF24 4DE
	22 RHYMNEY TERRACE, CARDIFF CF24 4DE
	24 RHYMNEY TERRACE, CARDIFF CF24 4DE
	26 RHYMNEY TERRACE, CARDIFF CF24 4DE
	113 RHYMNEY STREET, CARDIFF CF24 4DL
	115 RHYMNEY STREET, CARDIFF CF24 4DL
	117 RHYMNEY STREET, CARDIFF CF24 4DL
	118 RHYMNEY STREET, CARDIFF CF24 4DJ
	119 RHYMNEY STREET, CARDIFF CF24 4DJ
	120 RHYMNEY STREET, CARDIFF CF24 4DJ
	APARTMENT D, REAR OF 120-126 RHYMNEY STREET, CARDIFF CF24 4DJ
	APARTMENT B, REAR OF 120-126 RHYMNEY STREET, CARDIFF CF24 4DJ
	APARTMENT C, REAR OF 120-126 RHYMNEY STREET, CARDIFF CF24 4DJ
	APARTMENT A, REAR OF 120-126 RHYMNEY STREET, CARDIFF CF24 4DJ
	121 RHYMNEY STREET, CARDIFF CF24 4DL
	122 RHYMNEY STREET, CARDIFF CF24 4DJ
	123 RHYMNEY STREET, CARDIFF CF24 4DL
	124 RHYMNEY STREET, CARDIFF CF24 4DJ
125 RHYMNEY STREET, CARDIFF CF24 4DL	



126 RHYMNEY STREET, CARDIFF CF24 4DJ
127 RHYMNEY STREET, CARDIFF CF24 4DL
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FLAT 2, RHYMNEY COURT, 144 RHYMNEY STREET, CARDIFF CF24 4DJ
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FLAT 6, RHYMNEY COURT, 144 RHYMNEY STREET, CARDIFF CF24 4DJ
FLAT 7, RHYMNEY COURT, 144 RHYMNEY STREET, CARDIFF CF24 4DJ
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181 RHYMNEY STREET, CARDIFF CF24 4DL
182 RHYMNEY STREET, CARDIFF CF24 4DJ
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184 RHYMNEY STREET, CARDIFF CF24 4DJ
185 RHYMNEY STREET, CARDIFF CF24 4DL
186 RHYMNEY STREET, CARDIFF CF24 4DJ
187 RHYMNEY STREET, CARDIFF CF24 4DL
188 RHYMNEY STREET, CARDIFF CF24 4DJ
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200 RHYMNEY STREET, CARDIFF CF24 4DJ
202 RHYMNEY STREET, CARDIFF CF24 4DJ
204 RHYMNEY STREET, CARDIFF CF24 4DJ
206 RHYMNEY STREET, CARDIFF CF24 4DJ
42 HARRIET STREET, CARDIFF CF24 4BW
44 HARRIET STREET, CARDIFF CF24 4BW
77 HARRIET STREET, CARDIFF CF24 4BX



REAR OF, 77 HARRIET STREET, CARDIFF CF24 4BX
79 HARRIET STREET, CARDIFF CF24 4BX
80 HARRIET STREET, CARDIFF CF24 4BX
80A HARRIET STREET, CARDIFF CF24 4BX
80B HARRIET STREET, CARDIFF CF24 4BX
81 HARRIET STREET, CARDIFF CF24 4BX
82 HARRIET STREET, CARDIFF CF24 4BX
83 HARRIET STREET, CARDIFF CF24 4BX
84 HARRIET STREET, CARDIFF CF24 4BX
85 HARRIET STREET, CARDIFF CF24 4BX
86 HARRIET STREET, CARDIFF CF24 4BX
87 HARRIET STREET, CARDIFF CF24 4BX
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112 HARRIET STREET, CARDIFF CF24 4BX
113 HARRIET STREET, CARDIFF CF24 4BX
114 HARRIET STREET, CARDIFF CF24 4BX
115 HARRIET STREET, CARDIFF CF24 4BX
LAND AT, 115 HARRIET STREET, CARDIFF CF24 4BX



70 COBURN STREET, CARDIFF CF24 4BT
LAND ON THE EAST SIDE OF, 70 COBURN STREET, CARDIFF CF24 4BT
72 COBURN STREET, CARDIFF CF24 4BT
74 COBURN STREET, CARDIFF CF24 4BT
GROUND FLOOR FLAT, 74 COBURN STREET, CARDIFF CF24 4BT
76 COBURN STREET, CARDIFF CF24 4BT
78 COBURN STREET, CARDIFF CF24 4BT
80 COBURN STREET, CARDIFF CF24 4BT
82 COBURN STREET, CARDIFF CF24 4BT
84 COBURN STREET, CARDIFF CF24 4BT
86 COBURN STREET, CARDIFF CF24 4BT
88 COBURN STREET, CARDIFF CF24 4BT
90 COBURN STREET, CARDIFF CF24 4BT
92 COBURN STREET, CARDIFF CF24 4BT
94 COBURN STREET, CARDIFF CF24 4BT
96 COBURN STREET, CARDIFF CF24 4BT
98 COBURN STREET, CARDIFF CF24 4BT
100 COBURN STREET, CARDIFF CF24 4BT
102 COBURN STREET, CARDIFF CF24 4BT
104 COBURN STREET, CARDIFF CF24 4BT
106 COBURN STREET, CARDIFF CF24 4BT
108 COBURN STREET, CARDIFF CF24 4BT
110 COBURN STREET, CARDIFF CF24 4BT
112 COBURN STREET, CARDIFF CF24 4BT
114 COBURN STREET, CARDIFF CF24 4BT
116 COBURN STREET, CARDIFF CF24 4BT
118 COBURN STREET, CARDIFF CF24 4BT
120 COBURN STREET, CARDIFF CF24 4BT
120A COBURN STREET, CARDIFF CF24 4BT



Appendix C

Copies of Letters Sent to Community Consultees



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

Address:
Members Services
Room 286
County Hall, Atlantic Wharf
Cardiff
CF10 4UW

Email: Ali.Ahmed@cardiff.gov.uk

24 November 2023

Dear Councillor Ali Ahmed,

**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 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

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 on Monday, Tuesday, Thursday; 09:00-13:00 and 14:00-19:00 on Wednesday; and 09:00-13:00 and 14:00-17:30 on Saturday.

If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours sincerely,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

Address:
Cabinet Office
Room 512
County Hall, Atlantic Wharf
Cardiff
CF10 4UW

Email: Norma.Mackie@cardiff.gov.uk

24 November 2023

Dear Councillor Norma Mackie,

**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 A3) and community space (Class D1/Sui Generis).”

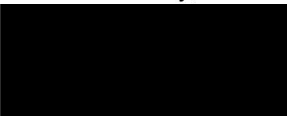
Please find enclosed the relevant notice for the above, which invites a pre-application consultation response on the proposed development to be provided to us by **22 December 2023**. Your response may be sent by post to us at the address above or by email to: clodagh.macken@carneysweeney.co.uk

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If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours sincerely,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

Address:
Cabinet Office
Room 512
County Hall, Atlantic Wharf
Cardiff
CF10 4UW

Email: Sarah.Merry@cardiff.gov.uk

24 November 2023

Dear Councillor Sarah Merry,

**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 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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If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours sincerely,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Brunel House
2 Fitzalan Road
Cardiff
CF24 0EB

Address:
Cabinet Office
Room 512
County Hall, Atlantic Wharf
Cardiff
CF10 4UW

Email: Christopher.Weaver@cardiff.gov.uk

24 November 2023

Dear Councillor Chris Weaver,

**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 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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If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours sincerely,



Clodagh Meehan Macken
Principal Planner
CarneySweeney



Address:
Cardiff Council Highways Authority
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

Email: highways@cardiff.gov.uk

24 November 2023

Dear Sir/Madam,

**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 on land identified as partly within your ownership/control:

“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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If you have any questions or would like to discuss, please do not hesitate to contact me.

Yours faithfully,



Clodagh Meehan Macken
Principal Planner
CarneySweeney

