



Development Management / Rheoli Datblygu
 City of Cardiff Council / Gyngor Dinad Caerdydd
 County Hall / Dinas y Sir
 Cardiff / Caerdydd
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Application for prior notification of proposed demolition

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Part 31

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Harlech Court

Address Line 1

Bute Terrace

Address Line 2

Cathays

Town/city

Cardiff

Postcode

CF10 2FE

Description of site location (must be completed if postcode is not known)

Easting (x)

318708

Northing (y)

176067

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Rhys

Surname

Blake

Company Name

C W Architects Ltd

Address

Address line 1

Grosvenor House

Address line 2

8 Park Grove

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 3BN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The main building, Harlech Court, is a 5-storey office block sitting on a shared podium with car parking, which is accessed via a ramp leading directly from Bute Terrace alongside the Citrus Hotel. The office block, ramp and podium are proposed to be demolished. At ground level there is an existing restaurant fronting onto Bute Terrace, this is also proposed to be demolished. Once demolition of these are complete, there will be an area retained at ground floor level for parking spaces for the hotel, which were lost via demolition of the shared podium.

Please state the reasons why demolition needs to take place

To make way for future development

Please describe the proposed method of demolition

Please refer to the Demolition Contractor's 'Method Statement'

How and where would spoil/rubble be disposed of?

Please refer to the Demolition Contractor's 'Method Statement'

Please provide details of the proposed restoration of the site

Please refer to the Demolition Contractor's 'Method Statement'

When do you expect the works to commence (date must be post application submission)?

01/08/2024

When do you expect the works to be completed (date must be post application submission)?

20/12/2024

Are there any public Rights of Way within the site or immediately adjoining the site?

- Yes
 No

Is redevelopment or rebuilding proposed at a later date?

- Yes
 No

Does the proposal involve the felling or pruning of any tree(s)?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes

No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chris Waterworth

Date

20/02/2024