

City Development  
County Hall  
Atlantic Wharf  
Cardiff  
CF10 4UW

26<sup>th</sup> April 2024 by *Planning Portal only*

**Our Ref:** VAR-1712

Dear Sir/Madam,

**RE: FULL DISCHARGE OF PLANNING CONDITIONS 3 (CONTAMINATION), 4 (REMEDICATION STRATEGY), 5 (IMPORTED TOPSOIL), 6 (IMPORTED AGGREGATE), 7 (SITE WON MATERIALS), 8 (CYCLE STORE), 11 (MATERIAL SPECIFICATION) FOR PLANNING PERMISSION 20/00032/MNR AT 12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ.**

On behalf of our Client, please find attached herewith documentation in respect of discharging planning conditions associated with permission reference 20/00032/MNR. We have asked the applicant to make the request application fee of £115.00 directly to the council, which we trust is the correct council fee for this application.

### Contextual Background

The planning consent ref# 20/00032/MNR was implemented by virtue of demolition in November 2020. The project was then suspended due to the financial climate. Since then the project has recommenced, part of which meant that Varco were engaged to redraw the planning scheme to technical and construction accuracy. The information produced from this process would also facilitate the discharge of the remaining planning conditions. However, in completing this exercise we have identified some technical deficiencies in the approved drawings, part of which will require a variation of condition application to be submitted to the Local planning authority (under a separate cover) alongside a discharge of planning conditions application for the remaining elements. Please see a summary of the key scheme changes below.

### Floor levels

The external levels of the site and the internal floor level were found to be conflicting on technical grounds within the approved scheme such that the external ground was higher than the internal floor level. This obviously led to concerns with water ingress and has now been corrected.

### Preliminary Building Control feedback

We have also received feedback from a preliminary Building Regulation plan vet process which had identified issues with the approved layout in relation to "Part B (of the Approved documents) Fire safety" compliance, specifically the ground floor fire escape. This has also now been corrected in the submitted scheme.

### Building Height

The construction of the flat roof based upon the heights indicated on the approved scheme led to some reservations on technical grounds. The consequence of this was a marginal increase to the building height of approximately 100mm in order to satisfy technical design requirements.

### External Works

Alterations to the approved scheme to facilitate the above changes, Alongside a review of the external works scheme with the latest site levels, and the production of our designer's risk assessment.

Therefore, in addition to discharging the conditions set out in application ref# 20/00032/MNR we are also having to vary some of the conditions attached to the previous approval in order to ensure that the scheme constructed remains authorised by the Local Planning Authority. As such, the information provided as part of this discharge of condition application should be read in conjunction with the updated and revised plans produced by Varco in the redraw process.

### Discharge of conditions information

**Condition 3,4,5, 6 and 7-** Full discharge of conditions (further to partial discharge of condition 3 and 4 in application ref# 20/00032/MNR to enable demolition works to proceed). Please see submitted report, "ESP.8711.4040 REV3- Clive Road supplementary – Final". The recommendation for gas monitoring is currently being undertaken, the report of which is imminent and shall follow in due course.

**Condition 8-** Please see attached drawing "D102- Proposed external works and cycle store details", in which specification has been provided in relation to the number of spaces and storage provisions of cycles.

**Condition 11-** Please see attached drawing "D103- Proposed Material specification and entrance details". Please note that samples suggested on plans, will be provided when the planning officer has been delegated and upon request.

Should any aspect of this application cause any initial concerns, then we would be grateful to be given an opportunity to discuss this matter prior to determination of the application.

I trust the above are satisfactory for the purposes of processing the application, though should you require any further information, then please don't hesitate to contact me.

Many thanks.

Yours Sincerely

**For and on behalf of Varco Consultants Ltd**

Farrah Varma

*BSc(Hons) (Architectural Design & Tech.) 1st Class | Senior Architectural Technologist*