

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: VARIATION OF CONDITIONS 2 (DESIGN), 10 (PARKING) AND 12 (INTERNAL LAYOUT) OF APPLICATION 20/00032/MNR TO INCLUDE DESIGN CHANGES; ALL WITH ASSOCIATED EXTERNAL WORKS AT 12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ.**

On behalf of our Client, please find attached herewith documentation for a variation of condition application at the aforementioned property. We have asked the applicant to make the request application fee of £230.00 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 (submitted as a separate cover). However, in completing this exercise we have identified some technical deficiencies in the approved drawings, thus the need to vary some of the original conditions to authorise the proposed changes by the Local Planning Authority. Please see a summary of the key 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.

AL (01) 01 REV A- Proposed Plans.

To be discarded, information provided on drawing "D101- Proposed floor plans and elevations" and "D102- Proposed external works and cycle store details".

AL (01) 02 REV A- Proposed Plans.

To be superseded by Varco's drawing "D101- Proposed Floor Plans and elevations".

AL (01) 10- Proposed Elevations.

To be superseded by Varco's drawing "D101 - Proposed Floor Plans and elevations".

AL (01)20: Proposed External works.

To be superseded by Varco's drawing "D102- Proposed external works and cycle store details".

4. Introduction of a retaining boundary wall adjacent to No.14 Clive Road, in place of using the external wall of the development as a retaining/ boundary structure as indicated in the approved plans. Work is obviously subject to the provisions of the Party wall etc Act 1996.
5. Changes to the position and number of rainwater pipes (as specified in drawing D102), the scheme however does not look to increase the approved roof area.

**Varco Consultants Ltd**

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6. Finally we have identified that in order to accommodate the number of cycle parking spaces and bin stores required, we have had to reduce the approved rear cross over width.

**Condition 10-** Variation of Condition.

The parking design as approved in drawing AL (01)20: Proposed External works, has been re-implemented into Varco's superseded external works design in drawing "D102- Proposed external works and cycle store details".

**Conditions 12-** Variation of Condition.

AL (01) 01 REV A- Proposed Plans and AL (01) 02 REV A- Proposed Plans.

To be superseded by Varco's drawing "D101- Proposed Floor Plans and elevations".

As stated above the scheme has undergone a preliminary Building Regulation plan vet process, in which it was identified that through access would be required to comply with Part B of the Building Regulations (Fire Safety). Therefore we are looking to vary this condition to seek approval to the proposed changes to the layout. This is believed to offer a betterment to the approved layout as it provides through access.

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

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