



Ref: A100414  
PP Ref: PP-07382861  
Date: 06 February 2019

**Planning Department**

Cardiff City Council  
County Hall  
Atlantic Wharf  
Cardiff  
CF10 4UW

**DRAFT**

Dear Sir,

**OUTLINE PLANNING APPLICATION – CONSTRUCTION OF PURPOSE-BUILT STUDENT ACCOMMODATION BUILDING INCORPORATING UP TO 260SQM GIA OF CLASS A1/A2/A3 AND D2 FLOORSPACE AT GROUND LEVEL AND ALL ASSOCIATED DEVELOPMENT AT 195-197 CITY ROAD, CARDIFF**

Further to our pre-application discussions, on behalf of our client, Bonne Mares Ltd, we enclose with this letter an outline planning application for the proposed development as referenced above. Accordingly, please find enclosed:

- A copy of the completed application forms including ownership certificates;
- Planning Statement;
- Design and Access Statement;
- Pre-Application Consultation (PAC) Report;
- Transport Statement and Traffic Management Plan;
- Air Quality Assessment;
- Contaminated Land Technical Note;
- Noise Assessment;
- Historic Building Record;
- Landscaping scheme; and
- Bat Survey.

The following application drawings refs:

- A100414(ST2)01 – Illustrative Ground Floor
- A100414(ST2)02 – Illustrative First Floor
- A100414(ST2)03 – Illustrative Second Floor
- A100414(ST2)04 – Illustrative Third Floor
- A100414(ST2)05 – Illustrative Fourth Floor
- A100414(ST2)06 – Illustrative Fifth Floor
- A100414(ST2)07 - Illustrative Sixth Floor
- A100414(ST2)08 – Illustrative Seventh Floor

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- A100414(ST2)09 – Illustrative Roof Plan
- A100414(ST2)10 – Illustrative Street Elevation & Section
- A100414(ST2)11 – Illustrative Views 01
- A100414(ST2)12 – Illustrative Views 02
- A100414(ST2)13 – Parameters Plan
- A100414(ST2)S01 – Site Location Plan

Payment of the requisite planning application fee has been made under separate cover.

### **Site Description**

The application site is 195-197 City Road, which lies in the Roath area of Cardiff, to the north east of Cardiff City Centre. It is currently occupied by the four-storey former Gaeity building and adjacent hardstanding. Prior approval for the method to demolish the existing building was issued by Cardiff Council in November 2018.

Access to the site is provided directly from City Road. Northcote Lane, directly adjacent to the site to the north separates the subject site from the neighbouring site to the north 199-209 City Road which is under construction. The site is also served by an unnamed access lane to its rear.

The site lies within the defined City Road District Centre. The site does not lie within a conservation area. There are no TPOs on or near to the site. The site is not affected by any public rights of way.

### **Pre-application discussions**

The application follows extensive pre-application discussions with Cardiff Council's planning officers. Formal pre-application advice and subsequent discussions have informed the application proposals as documented in the accompanying Planning Statement and supporting reports.

### **Planning merits**

The application site is longstanding vacant, in a very poor state of repair and significantly detracts from the surrounding district centre. The site's redevelopment for student accommodation will bring the site back into beneficial use, by delivering much needed accommodation (and thereby helping to alleviate local housing pressures) at a highly sustainable location and is considered to be acceptable in principle.

The submitted proposals have been formulated having special regard to safeguarding surrounding amenity and enhancing the vitality and viability of the district centre in accordance with prevailing national and adopted local policy objectives. The planning merits of the proposal are documented in full in the enclosed Planning Statement and Design and Access Statement.

Should you wish to discuss any aspect of the application further please do not hesitate to contact us.

In the meantime, we look forward to receiving confirmation of registration of the application in due course.

Yours sincerely

Rob Mitchell  
**Associate**



WYG Group Limited

Enc.  
CC Tom Poulton – Bonne Mares Ltd