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Application for Planning Permission

Town and Country Planning Act 1990

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.

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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

-

Address Line 1

51-59 Penarth Road & St Mary's House

Address Line 2

Penarth Road

Town/city

Cardiff

Postcode

CF10 5DJ

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

Easting (x)

318207

Northing (y)

175544

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Ellis

Company Name

Urban Centric (Penarth Road) Ltd

Address

Address line 1

35 Southernhay East

Address line 2

Address line 3

Town/City

Exeter

Country

United Kingdom

Postcode

EX1 1NX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

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Site Area

What is the site area?

0.23

Scale

Hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Demolition of the existing buildings and construction of Co-Living Accommodation Units (C3 Use Class) in a single building of up to thirteen storeys, together with the retention and cosmetic upgrading of St Mary's House, commercial floorspace (Class A1/A3) and office suites at ground/lower floor level, the provision of indoor and outdoor communal amenity space, cycle parking and associated works.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The site comprises a former hand car wash (sui generis) and vacant commercial premises at 51-59 Penarth Road, together with a four-storey office building (B1 Use Class) at St Mary's House.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

⊘ Yes
◯ No

A proposed use that would be particularly vulnerable to the presence of contamination

⊘ Yes
◯ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

⊘ Yes
◯ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

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Area of previously developed land proposed for new development

0.23	hectares

Area of greenfield land proposed for new development

0.00	hectares

Materials

Does the proposed development require any materials to be used in the build?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Other

Other (please specify):
Please refer to DAS and drawings

Existing materials and finishes:
Please refer to DAS and drawings

Proposed materials and finishes:
Please refer to DAS and drawings

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

SP819-P100 Site Location Plan; SP819-P101 Demolition Plan; SP819-P00 Existing Site Plan; SP819-P01 Proposed Site Plan; SP819-P02 Existing Ground Floor Plan — St Mary's House; SP819-P03 Existing 1st Floor Plan — St Mary's House; SP819-P04 Existing 2nd Floor Plan — St Mary's House; SP819-P05 Existing 3rd Floor Plan — St Mary's House; SP819-P06 Existing Roof Plan — St Mary's House; SP819-P07 Existing Elevation to Penarth Road — St Mary's House; SP819-P08 Existing Elevation to 51-59 Penarth Road — St Mary's House; SP819-P09 Existing Elevation to Trade Street Lane — St Mary's House; SP819-P10 Existing Elevation to Trade Street — St Mary's House; SP819-P11 Proposed Ground and 1st Floor Plans; SP819-P12 Proposed 2nd and 3rd Floor Plans; SP819-P13 Proposed 4th and 5th Floor Plans; SP819-P14 Proposed 6th and 7th Floor Plans; SP819-P15 Proposed 8th and 9th Floor Plans; SP819-P16 Proposed 10th and 11th Floor Plans; SP819-P17 Proposed 12th and 13th Floor Plans; SP819-P18 Proposed Roof Plan; SP819-P19 Proposed Elevation to Penarth Road; SP819-P20 Proposed Elevation to Trade Street; SP819-P21 Proposed Elevation to Trade Street Lane; SP819-P22 Proposed Cycle Parking Strategy; SP819-P23 Proposed Waste Management Strategy Plan; 11677-RL-XX-ZZ-DR-L-P8001 Rev C04 Landscape Masterplan; ES24.106_500_r02 Drainage Layout; ES24.106_510_r01 Catchment Area Plan; SP819 Design and Access Statement (CWA Architects)

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Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- [x] Yes
- [ ] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding?

⊘ Yes
◯ No

Refer to the Welsh Government's Development Advice Maps website.

If you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)	
☐ Zone 1			Hectares
☐ Zone 2			Hectares

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☑ Zone 3	223	0.23	Hectares
☐ Defended Zone			Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Technical advice note 15: development, flooding and coastal erosion

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

⊘ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
◯ No

b) Designated sites, important habitats or other biodiversity features

⊘ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
◯ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

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Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

foul water will be connected to the existing public sewerage system. Details are set out in the Drainage Strategy (ES24.106 Rev A) and Utilities Report submitted with this application.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

Residential waste: Communal refuse and recycling storage provided at ground floor level, accessible to all co-living residents. Waste collection will be by private contractor.
Commercial units: Waste storage is provided within each commercial unit, with a small overflow storage area to the front of Unit 4 for collection purposes. Commercial waste will be collected by private contractor.
Office suites (St Mary's House): Waste storage provided within the building.
Recyclable waste: Separate storage provision made for recyclable waste streams in accordance with Cardiff Council's requirements and the Wales National Framework for Waste.
Collection: Private collections are proposed for both residential and commercial elements, avoiding reliance on the public kerbside collection service.

All waste storage areas are designed to be accessible for collection vehicles from Penarth Road and Trade Street Lane without obstruction to the public highway.

Trade Effluent

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Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

⊘ Yes
◯ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

⊘ Yes
◯ No

If you have answered Yes to the question above please add details in the following table:

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - b)

Loss or gain of rooms

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

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Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

⊘ Yes
◯ No

If Yes, please provide details

Pre-Application Consultation (PAC) is being undertaken in accordance with Section 2A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The statutory 28-day consultation period runs from 5 June 2026 to 3 July 2026. The following consultation has been carried out:

Site notices (English and Welsh) displayed at a minimum of three locations on and around the site perimeter from 5 June 2026
Neighbour notification letters (with enclosed Welsh notice) issued to owners and occupiers of all adjoining and nearby land within the notification area
Community consultee letters issued to all three Butetown ward councillors (County Councillors Gunter, Lewis and Ebrahim)
Specialist consultee letters issued to all Schedule 4 consultees under the DMPWO 2012
Draft application documents made available online at https://expediteps.com/planning-consultations/

A PAC Report summarising all representations received and explaining how they have been addressed will be submitted with the formal planning application.

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

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Pre-application Advice

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

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

◯ Yes
◯ No

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

◯ (A) None of the land to which the application relates is, or is part of an agricultural holding
◯ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

◯ The Applicant
◯ The Agent

Title

First Name

Surname

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Declaration Date

dd/mm/yyyy

☐ Declaration made

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