EXPEDITE

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5 June 2026

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Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

ASSET HOUSE PHASE II & ST MARY'S HOUSE, 51-59 & ST MARY'S HOUSE, PENARTH ROAD, BUTETOWN, CARDIFF CF10 5DL

PRE-APPLICATION CONSULTATION (PAC) — SUBMISSION OF DRAFT APPLICATION DOCUMENTS

We write on behalf of Urban Centric (Penarth Road) Ltd to formally submit the draft application documents for the above proposal for the purposes of Pre-Application Consultation (PAC) in accordance with Section 2A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

The Proposal

The application proposes the demolition of the existing buildings and the construction of co-living accommodation (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 and lower floor level, the provision of indoor and outdoor communal amenity space, cycle parking and associated works. The development will provide 223 co-living units (293 bedrooms) and is car-free.

Planning Context

The proposals represent an evolution of the consented scheme at 51-59 Penarth Road (LPA Ref: 25/01022/FUL, approved 12 February 2026). The scheme extends the development to incorporate the adjacent St Mary's House and increases the building to 13 storeys and 223 co-living units. The site benefits from a prominent location within the Cardiff Central Enterprise Zone (CEZ) and Central Business Area (CBA).

Consultation Period

The statutory 28-day consultation period runs from 5 June 2026 to 3 July 2026 inclusive. Draft application documents are available for inspection online at:

https://expediteps.com/planning-consultations/

Computer facilities to access the consultation documents are also available at Cardiff Central Library, The Hayes, Cardiff CF10 1FL during normal opening hours. Representations must be submitted to consultation@expediteps.com by 3 July 2026.

Documents Submitted

This pre-application consultation is supported by the following documents:

- Application Form (draft);
- SP819-P100 Site Location Plan;
- SP819-P101 Demolition Plan;
- SP819-P00 Existing Site Plan;
- SP819-P01 Proposed Site Plan;
- SP819-P02 to P10 Existing Plans and Elevations — St Mary's House;
- SP819-P11 to P18 Proposed Floor Plans (Ground to Roof);
- SP819-P19 to P21 Proposed Elevations;
- SP819-P22 Proposed Cycle Parking Strategy;
- SP819-P23 Proposed Waste Management Strategy Plan;
- Landscape Masterplan (11677-RL-XX-ZZ-DR-L-P8001);
- Drainage Layout (ES24.106_500_r02);
- Catchment Area Plan (ES24.106_510_r01);
- Design and Access Statement (SP819-DAS);
- Planning Statement (SP819-PS) — this document;
- Green Infrastructure Statement (SP819-GIS);
- Flood Consequences Assessment (ES24.106.FCA.001-P04);
- Transport Statement (C26080.TS01.Iss1);
- Noise Impact Assessment;
- Air Quality Assessment (Draft);
- Energy Strategy Report (REP-EBSW 042-08-20260603 Rev P03);
- Utilities Report (REP-EBSW 042-08-20260603);
- External Lighting Statement (EBSW 042-EBS-XX-XX-DR-E-708100 Rev P02);
- Ecological Site Assessment / Preliminary Roost Assessment (P2714);
- Geotechnical / Geoenvironmental Report — Tier 1 (Terra Firma);
- Drainage Strategy Report (ES24.106 Rev A);
- Fire Safety Statement (FSE2625 Stage 03a);
- Waste Management Strategy Statement;
- Broadband Infrastructure Statement;
- Openreach Network Factsheet; and
- Wind Microclimate Assessment — Technical Addendum (WJ315-03F01 Rev 0, Windtech Consultants).

We look forward to engaging constructively with Cardiff Council and all consultees during the PAC process. Should you require any further information or have any queries regarding the submission, please do not hesitate to contact us.

Yours faithfully

ROSS BOWEN MRTPI
DIRECTOR OF PLANNING SERVICES
For and on behalf of
EXPEDITE PLANNING LTD