

Application No: **18/01065/MJR**

## **GRANT OF CONSERVATION AREA CONSENT**

To:  
Cardiff  
WYG Planning and Environment  
5th Floor Longcross Court  
47 Newport Road  
Cardiff  
CF24 0AD

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

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WHEREAS you submitted an application for Conservation Area Consent received on 04/05/2018 for: DEMOLITION OF MODERN EXTENSIONS TO SUFFOLK HOUSE AND PART DEMOLITION OF EXISTING WALL at CANTON FAMILY CENTRE SUFFOLK HOUSE, ROMILLY ROAD, CANTON (hereinafter called "the development");

CARDIFF COUNTY COUNCIL, as the Local Planning Authority for the County of Cardiff, in pursuance of its powers under the above mentioned Act and Regulations, hereby CONSENTS to the development being carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The works permitted shall be begun before the expiration of five years from the date of this consent.  
Reason : In accordance with the provisions of Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. No development shall commence until such time as a contract for the carrying out of redevelopment of the site has been made and full planning permission has been granted for the re-development for which the contract provides.  
Reason: In the interests of the visual amenity of the area in accordance with Section 17 (3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and advice contained at para. 6.14 of TAN 24.
3. The development shall be undertaken in full accordance with the mitigation measures identified in the submitted Building Inspection and Bat Activity Survey report prepared by Soltys Brewster Ecology, dated 12 December 2018, and the Proposed Site Plan prepared by Connections Design, dated 11.12.18, in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).  
Reason : To ensure protected species are not affected by this development in accordance with conservation of Habitats and Species Regulations 2010 (as amended).
4. No site clearance/demolition to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no

birds nesting immediately (48 hrs) before their removal.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

**All policies and proposals in the Development Plan which are relevant to this decision are listed in the report on the Application.**

**IT IS IMPORTANT THAT YOU SHOULD READ THOSE NOTES ON THE ATTACHED SHEET WHICH ARE RELEVANT TO THIS TYPE OF APPLICATION.**

Dated: 22/03/2019



**James Clemence  
HEAD OF PLANNING  
County Hall, Cardiff, CF10 4UW**

It should also be noted that:

1. To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 – 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.
2. A European protected species (EPS) Licence is required for this development.

This Conservation Area Consent does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application. We advise the Applicant timing constraints to the works are likely to be in place due to the potential of a maternity roost being present.

