

Application No: 07/02121/W



PERMISSION FOR DEVELOPMENT

To:
RPS Planning & Development
Simon Warder
Park House
Greyfriars Road
Cardiff
CF10 3AF

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

WHEREAS you submitted an application for Full Planning Permission received on 03/09/2007 for: TEMPORARY CHANGE OF USE TO ACCOMMODATE NATIONAL EISTEDDFOD at Part of Pontcanna Fields, off, Western Avenue, Riverside, Cardiff (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 Orders, hereby PERMITS the development to be carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The use of the land for the accommodation of the National Eisteddfod and associated infrastructure shall only extend to the period of time between the 1st May 2008 and 30th September 2008 following which the land shall revert to its former use of parkland / playing fields.
Reason : The permission hereby granted is temporary and to ensure that the land reverts to its former use in the interests of amenity.
2. Unless otherwise agreed in writing by the Local Planning Authority the layout of the event field shall generally accord with the site layout plan (Figure One, Plan Ref : JCC7142.01) submitted as part of the Planning and Access Statement dated August 2007 REf : JCC7142 which accompanied this planning application.
Reason : To ensure an orderly form of development and for the avoidance of doubt as to the extent of the permission granted.
3. Prior to the change of use being implemented an "Operational Plan" relating to the event shall be submitted to and approved in writing by the Local Planning Authority which shall include precise

details of the management of the event and layout of the main event field (maes) and service compound to include details and location of structures, services, machinery, lighting together with the following:

- (i) Disabled and operational parking within the confines of Sophia Gardens;
- (ii) Coach and mini-bus parking within the confines of Sophia Gardens;
- (iii) Signage to be provided from P & R drop off points to the event site and signage from Train Stations and other designated drop off/pick up points which shall be approved by the Council prior to installation;
- (iv) Cycle Parking facilities including the numbers of stands/spaces to be provided, together with the locations which shall be approved by the Council prior to installation;
- (v) Measures for the enforcement of any unauthorised parking and access within the vicinity of the event site including on the nearby residential streets, these shall include exact level of enforcement and areas/locations to be identified and approved by the Council.
- (vi) Measures for the marshalling of all vehicles entering and leaving the confines of Sophia Gardens including the exact level of marshalling and location of marshalling points to be identified and approved by the Council.

Reason : To ensure an orderly development in the interests of amenity, highway safety and to ensure the provision of suitable arrangements access the event by all modes of transport.

4. Unless otherwise agreed in writing with the Local Planning Authority the loading / unloading of vehicles and construction activities which result in noise audible at the boundary of any residential accommodation shall be restricted to the hours of 0700 - 1900 Monday to Friday, 0800 -1300 on Saturday and shall not be undertaken on Sunday or Public Holidays.

Reason : In the interests of protecting residential amenity.

5. No development shall take place until details of the means of site enclosure have been submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details.

Reason: To ensure that the amenities of the area are

protected.

6. Unless otherwise agreed in writing by the Local Planning Authority any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.
Reason : To prevent pollution of the environment.
7. Unless otherwise agreed in writing by the Local Planning Authority no development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system has been submitted to and approved in writing by the Local Planning Authority. The development shall not operate until the scheme is carried out and completed as approved.
Reason: To ensure safe drainage of the site.
8. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.
Reason : To prevent the pollution of the water environment.
9. No equipment, plant or materials shall be brought onto the site for the purpose of development until all trees which are positioned adjacent to or within the event field and the associated access, parking and storage / service compound areas have been protected by the erection of protective fencing the details of which shall be first agreed in writing with the Local Planning Authority.
Reason : To ensure protection of the trees in the interests of amenity.
10. Prior to the implementation of this permission details of the proposed parking area to be located on Pontcanna Fields shall be submitted to and agreed in writing by the Local Planning Authority and the proposal shall be implemented in accordance with the agreed details.
Reason : To ensure adequate parking exists within close proximity

to the event field.

11. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the main Eisteddfod event and thereafter the cycle parking spaces shall be maintained for the duration of the event.
Reason: To ensure that adequate provision is made for the secure parking of cycles.
12. Light into neighbouring residential windows generated from site floodlights shall not exceed 5Ev (lux) (vertical illuminance in lux).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
13. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(A) at any residential property when measured and corrected in accordance with BS 4142: 1997.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
14. Prior to the 1st May 2008 details of a programme of works for the restoration of the land subject of the application shall be submitted to and agreed in writing with the Local Planning Authority. The programme of works shall identify all those matters which are considered significant in the context of the Historic Park and Conservation Area, and define issues and constraints and set best practice objectives for re-instatement. Immediately following the event and clearing of the site the restoration works shall be undertaken as agreed.
Reason : In the interests of visual and general amenity and to protect the Historic Park.
15. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason : In the interests of ensuring the adequate investigation of archaeological remains.
16. Unless otherwise agreed in writing with the Local Planning Authority no structures, materials, waste or plant / equipment shall

be stored or operated within the River Taff SINC designation or be allowed to fall, be washed or blown into it. The boundary / protective zone of the SINC shall be marked on a plan and submitted for the information of the Local Planning Authority.

Reason : To protect the features of interest for nature conservation for which the SINC has been designated.

17. The change of use hereby permitted shall be implemented strictly in accordance with recommendations made in the Flood Consequences Assessment, submitted and forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interests of safety.

18. Prior to the change of use being implemented a "Construction Traffic Management Plan" relating to the event shall be submitted to and approved in writing by the Local Planning Authority which shall include precise details of the management of:

(i) Timing of vehicles arriving and departing to be co-ordinated such that these do not occur during the AM and PM peak hours (times to be specified);

(ii) Restrict access and egress to Western Avenue, i.e. Cathedral Road shall not be used for this purpose;

(iii) Turning of vehicles within the site, such that access and egress can take place in a forward gear from the point of entry and exit. Also, how this will be accommodated with regard to the temporary surfacing/protection within the site.

(iv) Marshalling of all construction and delivery vehicles entering and leaving the site. Exact level of marshalling and location of marshalling points to be identified.

Reason : To ensure an orderly development in the interests of highway safety

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: 17/10/2007



Sean Hannaby
CHIEF STRATEGIC PLANNING AND ENVIRONMENT OFFICER
CITY HALL, CARDIFF CF10 3ND

It should also be noted that:

(1) Bats may roost and shelter in the trees which bound the application site. All bats and their roosts are protected against disturbance under UK and European legislation. The Countryside Council for Wales (CCW) can be contacted for advice in this respect.

If bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and CCW should be contacted immediately.

For buildings other than a dwelling-house, no works of site clearance, demolition or construction should take place unless a licence to disturb these species has been granted in accordance with the relevant legislation.

The Cardiff office of CCW can be contacted at :

Unit 7, Castleton Court
Fortran Road
St Mellons
Cardiff
CF3 0LT
Tel : 02920 772400
Fax : 02920 772412

For further advice on bats please contact :

The Bat Conservation Trust
Unit 2, 15 Cloisters House
8 Battersea Park Road
London, SW8 4BG
Tel : 02920 7627 2629
Fax : 020 7627 2628

(2) Otters may be present in the area and are protected against disturbance under UK and European Legislation. The Countryside Council for Wales can be contacted for advice in this respect.