

Iles, Nicholas (ESNR-Planning)

Subject: ATISN 15053 - Item 001

From: [REDACTED]

Sent: 18 March 2021 15:44

To: Correspondence mail - JJ <Correspondence.Julie.James@gov.wales>

Cc: [REDACTED]; [REDACTED]; Mark.Drakeford@senedd.wales

Subject: Planning Policy Wales / Cardiff Planning Application Reference 20/00187/MJR

Dear Minister,

I am writing to you to draw your attention to the above-referenced planning application in Cardiff. The case has yet to come before the Council's Planning Committee, but if the application is approved, I believe Clause 1.34 of Planning Policy Wales requires that the case should immediately be referred to you. I fear that approval might lead to immediate damage to the site by developers, and so am seeking your confirmation that this Clause would apply and I hope that you might communicate this to Cardiff's planning officers before the case comes before the Planning Committee.

The application seeks to build 36 dwellings on what is today woodland and open space. All of the land in question falls within land designated as part of Cardiff's River Corridors, which Policy EN4 pledges to protect:

"The Natural Heritage, character and other key features of Cardiff's river corridors will be protected, promoted and enhanced, together with facilitating sustainable access and recreation."

Policy EN8 forbids development that would damage trees and woodlands of significant public amenity:

"Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change"

Thousands of local people have signed petitions testifying to the public amenity of this site, and I believe it is clear that the planning application is not in accordance with at least these two policies in the Cardiff LDP. Many objectors have suggested that it transgresses other policies too. I recognise that the LDP allows for planning permission to be granted in some circumstances even when failing to comply with these policies, but I would appreciate your confirmation that in this situation, Clause 1.34 would apply, thus requiring you to judge whether the exceptional circumstances justify overriding the provisions of the LDP. Please also confirm that, if this policy applies as I am suggesting, no development may take place on the site until you have reviewed the case and confirmed the Planning Committee's decision.

I am copying the two councillors for Llandaff, and Mark Drakeford, the local constituency member of the Senedd. All have submitted objections to this planning application.

Thank you for giving this request your attention.

Yours sincerely,

[REDACTED]

[REDACTED]

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Cardiff

[REDACTED]

tel. **[REDACTED]**

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