

## Application for non-material amendment following a grant of 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.

### 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

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

### Applicant Details

## Name/Company

Title

Mr

First name

Paul

Surname

Markey

Company Name

Bluefield Land Ltd

## Address

Address line 1

Ty To Maen Farm

Address line 2

Newton Road

Address line 3

Rumney

Town/City

Cardiff

Country

Postcode

CF3 2EJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

## Contact Details

Primary number

Secondary number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Damian Barry

Surname

RPS Consulting Services

Company Name

RPS Consulting Services

Address

Address line 1

2 Callaghan Square

Address line 2

Address line 3

Town/City

Cardiff

Country

Postcode

CF10 5AZ

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

## Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below

Construction of 15 no. light industrial/commercial units (Use Class B1,B2, B8) with associated parking, servicing, hard and soft landscaping and drainage works

Reference number

P2023/0265

Date of decision

22/08/2023

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

An amendment to Condition 12 to allow for site clearance as it is currently prohibits any development taking place. We suggest that the wording of the condition is amended as follows: No development shall commence (except for site clearance) on site until .....

Please state why you wish to make this amendment

Following more detailed geo-technical work it has become clear that an area around the site of a gasometer has to be cleared to enable it be assessed and that information then being interpreted into the required Remediation Strategy. This has to happen before the other requirements of the condition can be assessed and submissions made to discharge the condition in full. It is a simple matter of sequencing of assessment that the current wording precludes.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

## 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

## Pre-application Advice

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

☒ Yes

☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Informal email exchange

Date (must be pre-application submission)

19/08/2023

Details of the pre-application advice received

That an application for a non-material amendment to the wording of Condition 12 be submitted as set out herein to enable site clearance to be carried out in order that the required remediation scheme can be fully informed.

## 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

## Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

. RPS Consulting Services

Date

02/09/2024