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Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

21st September 2022

MP/TB/IM- 21/104

Dear Sir / Madam,

CARDIFF PARK AND RIE EAST, LLANRUMNEY, CARDIFF

On behalf of our client, Curtis Hall Limited ('the Applicant'), we have been instructed to submit a full planning application for the redevelopment of the park and ride at Cardiff Park and Ride East, Llanrumney, Cardiff ('the Site').

The full description of development is detailed below:

Demolition of existing structures and redevelopment of the site to provide commercial floorspace (Use Classes B2, B8, E(b)) and/or ancillary Class E), associated drive-thru and car parking; the re-provision of the park and ride; a bridge across the Rhydney River; site wide landscaping and associated works.

By virtue of its scale, the proposed development constitutes 'major development' and therefore is required to be subject to Pre-Application Consultation ('PAC'). In accordance with the statutory requirements, the following planning documents, technical assessments, drawings and Environmental Impact Assessment have been prepared and are available for consultation prior to the submission of the planning application. This includes:

| Document | Author |
|--|--|
| Application Form | Iceni Projects |
| Application Drawings | Henry Mein Partnership |
| Landscape Drawings | BCA Landscape |
| Design and Access Statement | Henry Mein Partnership |
| Planning Statement including Retail Statement | Iceni Projects |
| Environmental Statement, including the following chapters: | Iceni Projects with input from the following consultants: <ul style="list-style-type: none">• Tetra Tech |

| Document | Author |
|---|--|
| <ul style="list-style-type: none"> • Chapter 1 – Introduction and EIA Methodology • Chapter 2 – Description of Site, Surroundings and Background • Chapter 3 - Proposed Development, Demolition, Construction and Description of Alternatives • Chapter 4 – Air Quality • Chapter 5 - Ecology and Preliminary Ecological Appraisal • Chapter 6 – Landscape and Visual Impact • Chapter 7 – Socio-economics • Chapter 8 - Transport • Chapter 9 - Water Resources and Flood Risk • Chapter 10 - Residual Impacts, Mitigation and Cumulative Effects • Non-Technical Summary | <ul style="list-style-type: none"> • Delta Simons • Barry Chin Associates • Vectos • WSP |
| SUPPORTING / TECHNICAL DOCUMENTS | |
| Open Space Assessment | Iceni Projects |
| Geo-environmental Investigation and Assessment | Bradbrook Consulting |
| Arboricultural Survey and Addendum | Delta Simons / AT Coombes |
| Woodland Management Plan | Delta Simons / AT Coombes |
| Drainage Statement inc. SuDs Approving Body compliance statement | Pinnacle |
| Utilities Report | KTA |
| Sustainability Statement | Iceni Projects |
| Energy Statement | KTA |
| Lighting Strategy Report/Plans | KTA |
| Health Impact Assessment | Iceni Projects |
| Construction Environmental Management Plan (CEMP) | Curtis Hall |
| Water Framework Directive Assessment | WSP |
| Soil Resource Survey | ARP |
| Habitats Regulation Assessment | Delta Simons |
| Employment Justification Report | Iceni Projects |
| Flood Consequences Assessment | WSP |
| Landscape Design Statement | BCA Landscape |

| Document | Author |
|------------------------------|--------------|
| Ecological Impact Assessment | Delta Simons |
| Transport Assessment | Vectos |

Copies of the application can be found online at <http://cardiffeastparkandride.com> and computer facilities are available to view this information online at Llanrumney Hub, Countisbury Ave, Llanrumney, Cardiff CF3 5NQ between the hours of 9am – 6pm Monday to Friday, and 10am – 6pm on Saturday.

Anyone who wishes to make representations about this proposed development must write to the agent at tbullen@iceniprojects.com or Iceniprojects, Da Vinci House, 44 Saffron Hill, London EC1N 8FH by 19/01/2022

Yours faithfully,



ICENI PROJECTS