



James Chapman
HEAD OF PLANNING
County Hall, Cardiff, CF10 1WG

It should also be noted that:

- The applicant is advised that a commercial contract is required for the collection and disposal of all commercial waste under section 34 of the Environmental Protection Act 1990. Owners or occupiers of commercial premises are required to ensure that their waste is collected and disposed of by a licensed waste carrier.
- The granting of planning permission does not remove the need to comply with the statutory nuisance provisions of the Environmental Protection Act 1990. The statutory provisions of the Act require the applicant to ensure that the site is used in a manner which does not cause a statutory nuisance, which is defined in section 81(1) of the Act as any noise, smell, vibration or other disturbance which is caused by any trade, business, industry, trade, or other activity, which is carried on at the site, and which is such as to be prejudicial to health or a nuisance.
- The applicant may need to apply to the Cardiff Council for any necessary consent under section 106 of the Water Industry Act 1991, and is advised to contact the Cardiff Council's Development Services (tel: 0300 871 2000, email: development@cardiff.gov.uk).
- The applicant is advised that a suitable green space should be provided to provide a buffer between the site and the adjacent public space, which will help to reduce the impact of the site on the surrounding area.
- The applicant is advised to liaise with the Cardiff Council's Archaeological Team (tel: 01176 222222) with regard to the proposed scheme, and to ensure that the site is used in a manner which does not cause a statutory nuisance, which is defined in section 81(1) of the Act as any noise, smell, vibration or other disturbance which is caused by any trade, business, industry, trade, or other activity, which is carried on at the site, and which is such as to be prejudicial to health or a nuisance.



Features

- Unique Investment Opportunity
- Planning Permission For Mixed Commercial And Residential
- Directly Opposite Entrance To Brewery Quarter

Description

The Umbrella Homes are pleased to offer for sale this unique Investment opportunity to purchase a building plot with full planning in the world renowned Caroline Street in the heart of Cardiff. Located opposite the entrance to the Brewery Quarter and set amongst well known local takeaways. Full planning permission has been granted for the erection of a five storey building with a commercial unit to ground and first floor with 1 one bedroom apartment, 1 studio apartment and 2 two bedroom apartments. Further details and plans can be found on the Cardiff Council Planning portal

http://planning.cardiff.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_CARDIFF_DCAPR_116782

For further information about this exciting opportunity, please contact us on 02920230338

