

Official Number: Sample Report

**Register of Local Land Charges
Details of Requisition for Search and Official Certificate of Search.**

Local Land Charges
Room 473, Cardiff County Council,
County Hall,
Atlantic Wharf,
Cardiff.
CF10 4UW.

Details of requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained on the LLC1)

An official search is required in the register of local land charges kept by the above named registering authority for subsisting registrations against the land defined in the attached plan and described below.

Description of land sufficient to enable it to be identified:

Address: Sample Report
Land Parcel: Sample

Name and address to which certificate is to be sent:

Legalinx-7side
1st Floor
14-18 City Road
Roath
Cardiff
Wales
CF24 3DE

Date: 28 May, 2014
Telephone number: 01189880799
Reference:

Official Certificate of Search

It is hereby certified that the search requested above reveals the 1 registration(s) described in the Schedule hereto up to and including the date of this certificate.

Cardiff County Council

Date: 2 June, 2014

02 June 2014

Search No:Sample Report

Property: Sample Report

Con29R Enquiries

PLANNING AND BUILDING REGULATIONS

Planning and Building Decisions and Pending Applications

1.1.(a)-(e) NOTE: ALL INFORMATION REVEALED IS POST 1999 ONLY

If you require any Planning History information prior to 1999, please email supportservices@cardiff.gov.uk

Site History for this Property

No site history for this Property

Copies of planning decision notices and Section 106 Agreements are now available online from the Council's website.

Please use this link <http://planning.cardiff.gov.uk/online-applications/> and enter the number in the format shown above.

Section 106 agreements are stored under the accompanying planning permission

Planning and Building Regulation Decisions and Pending Applications

1.1.(f) No

1.1.(g) No

1.1.(h) Yes - Contact the Approved Inspector/Contact Installer

"Informative: (1) This reply does not cover other properties in the vicinity of the property.
(2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation."

"Informative: The seller or developer should be asked to provide evidence of compliance with building regulations".

For further information please contact Building Control, City Hall, Cardiff CF10 3ND or email buildingcontrol@cardiff.gov.uk

Planning Designations and Proposals

1.2. South Glamorgan Structure Plan
South Glamorgan (Cardiff Area)
Replacement Structure Plan 1991-2011
Adopted 3rd April 1997

City of Cardiff Local Plan Adopted 6th January 1996

1.2 CARDIFF LOCAL DEVELOPMENT PLAN

Unitary Plan

When regard is to be had to the Development Plan the Council's decision must be made in accordance with the Plan unless material considerations indicate otherwise.

The Development Plan for the administrative area of Cardiff remains the City of Cardiff Local Plan (1996), the South Glamorgan (Cardiff Area) Replacement Structure Plan (1997) and the South Glamorgan (Cardiff Area) Minerals Local Plan together with the approved Mid Glamorgan County structure Plan incorporating Proposed Alterations No.1 (September 1989)

In accordance with statutory procedures, the Council prepared and placed on deposit a Unitary Development Plan (to 2016) in October 2003. It has never been formally abandoned but agreement was reached with the Welsh Assembly Government in May 2005 to cease work on the UDP and commence work on a new Local Development Plan prepared under the provisions of the Planning and Compulsory Purchase Act 2004.

On the 28 April 2009 Cardiff Council placed the Cardiff Local Development Plan 2006-2021 on deposit for public consultation. On the 30th November 2009, following consideration of the responses to consultation, the submission draft was submitted to the Welsh Assembly Government for examination.

However, in the light of the significant reservations expressed at an Exploratory Meeting by the Inspectors appointed to carry out the examination and their recommendation that the Local Development Plan be withdrawn from the examination, the Council duly withdrew the LDP on the 12 April 2010.

Cardiff Council is currently preparing a new Local Development Plan. The Cardiff Local Development Plan 2006 -2026 was placed on deposit for public consultation on 15 October 2013. Policy on the weight to be attached to policies in emerging plans is contained in paragraph 2.6.2 of Planning Policy Wales Edition 5 November 2012 as follows:

'In development management decisions the weight to be attached to an emerging draft LDP will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. When conducting the examination, the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it. Consequently, policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection).

Certainty regarding the content of the plan will only be achieved when the Inspector publishes the binding report. Thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances.'

Unless a draft policy or proposal is a material consideration it should not be taken into account when making decisions: it is strictly irrelevant and if it is given weight in reaching a decision, that decision may be successfully quashed in the High Court.

Since the deposited UDP has not been abandoned, its policies and proposals may be a material consideration in a given case, but the weight which can be attached to the UDP, and any statement of policy including the statutory Development Plan should be determined in the light of the following principal considerations:-

- The degree to which later statements of national planning policy and the Wales Spatial Plan make the policy out of date and suggest a decision should be taken otherwise than in accordance with it;
- The degree to which the policy is out of date or has been superseded by other material considerations;
- The level and nature of any objection to a UDP or other draft policy.

1.2. Local Plans

The South Glamorgan Minerals Local Plan was deposited in 1995.

Proposed Modifications in respect of the Cardiff Area were placed on deposit on 12th February 1997 for a statutory period of six weeks ending the 27th March 1997.

1.2 Housing
PrimUse

City of Cardiff Local Plan (including Waste Policies) was adopted January 1996. The following policies are of relevance to this property:

Policy 26
Conversion or redevelopment of residential accommodation

Planning permission for the conversion or redevelopment of viable residential accommodation, occupied or vacant, to retail, office or other commercial uses will be permitted only where:

- (i) it is at ground floor level within shopping centres identified on the proposals map (subject to policy 49(ii)); or
- (ii) the characteristics of the premises and their location are unsuitable for residential use; and
- (iii) subject to considerations of scale, location, design, amenity and transportation.

Policy 28
Subdivision of residential property

Applications for the subdivision of residential property and for the conversion of houses in multiple occupation to self-contained flats will be favourably considered subject to appropriate provision for car parking, amenity space and refuse disposal together with appropriate external alterations.

Policy 30
Insensitive or inappropriate infilling

At appropriate locations existing residential units characterised by high standards of privacy and spaciousness will be protected against over development and insensitive or inappropriate infilling.

A detailed explanation of the policies listed above is provided in the adopted plan. The plan also contains general city-wide policies which may be relevant to the property.

Inspection or purchase of the plan can be made at Strategic Planning, Cardiff Council, Rooms 7& 8 County Hall, Cardiff CF10 4UW.

There are no specific mineral proposals for this property.

ROADS

- 2.(a) Yes -Thornbury Close
- 2.(b) No.
- 2.(c) No.
- 2.(d) No.

Adopted highways can now be found on the Councils' online mapping portal at <http://ishare.cardiff.gov.uk/mycardiff.aspx> under Street Care heading.

"Informative : If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property."

OTHER MATTERS Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?

Land required for Public Purposes

3.1. No.

Land to be acquired for Road Works

3.2. None.

Drainage Agreements and Consents

3.3.(a) Cardiff County Council no longer has an Agency Agreement with Welsh Water. Enquiries should be made direct to Hyder Consultancy Ltd on 01443 331000.

(a) N/A
3.3.(b) (b) N/A

Nearby Road Schemes

3.4.(a) No
3.4.(b) No
3.4.(c) No
3.4.(d) No
3.4.(e) No
3.4.(f) No

For further information please contact Traffic and Transportation, Traffic Management, Room 301, County Hall, Cardiff. Telephone 029 2087 3296

"Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council."

Nearby Railway Schemes

3.5. No

Traffic Schemes

3.6.(a) None.
3.6.(b) None.
3.6.(c) None.
3.6.(d) None.
3.6.(e) None.
3.6.(f) None.
3.6.(g) None.
3.6.(h) None.
3.6.(i) None.
3.6.(j) None.
3.6.(k) Yes. - Cycling - 8388
3.6.(l) None.

For further information please contact Highways and Waste Management, Traffic Management, Room 301, County Hall, Cardiff CF10 4UW. Traffic and Transportation, Traffic Management, Room 301, County Hall, Cardiff. Telephone 029 2087 3289

Outstanding Notices

3.7.(a) No
3.7.(b) No
3.7.(c) No
3.7.(d) No
3.7.(e) No
3.7.(f) No

Infringement of Building Regulations

3.8. None.

Notices, Orders, Directions and Proceedings under Planning Acts

- 3.9.(a) No
- 3.9.(b) No
- 3.9.(c) No
- 3.9.(d) No
- 3.9.(e) No
- 3.9.(f) No
- 3.9.(g) No
- 3.9.(h) No
- 3.9.(i) No
- 3.9.(j) No
- 3.9.(k) No to order revoking or modifying planning permission
- 3.9.(l) No
- 3.9.(m) There is a Tree Preservation Order in respect of this land/property.

City of Cardiff (Phoenix Brickworks) TPO 1977 Area 3 & Area 4 apply.

City of Cardiff (Phoenix Brickworks) TPO 1977 Tree 5 & Tree 6 apply.

For further queries contact the Tree Preservation Officer at Strategic Planning, County Hall, Atlantic Wharf, Cardiff CF10 5UW. Tel: 029 2087 1375.

3.9.(n) No

Conservation Area

- 3.10.(a) No
- 3.10.(b) No

Compulsory Purchase

3.11. None.

Contaminated Land

3.12 Neither the property or adjacent land are held by this Authority on a Register maintained under Sections 78R(1), 78B(3) or 78G(3) of the Environmental Protection Act 1990.

For further information please contact Strategic Planning & Environment, Pollution Control, City Hall, Cardiff CF10 3ND

"Informative : A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated."

Radon Gas

3.13. For further information please contact Strategic Planning & Environment, Pollution Control, City Hall, Cardiff CF10 3ND

NB - The Council's data is only indicative and accurate data is available from online sources. The Health Protection Agency (HPA) and The British Geological Survey (BGS) have jointly launched a new radon dataset for England and Wales on the 12th November 2007. There are four ways to access the data for individual properties:-

- On-line for a fee of £3.53 (incl. VAT) a search can be carried out on the new UK Radon website, www.ukradon.org. A valid postal address and postcode is required.
- Purchase credits for use on-line – Moderate volume users can purchase advanced credits with log-in password.
- Licence the dataset – Large volume users can negotiate a license with our partner BGS. To discuss this you should contact:-

Malcolm Brown, British Geological Survey, Keyworth, Nottingham NG12 5GG Tel No: 0115 936 3477. email: mjbra@bgs.ac.uk web: www.bgs.ac.uk
· Buy a Radon Potential Search. This existing service will be continued at the current cost of £23.00 incl. VAT. Please contact the Radon Studies Group on 01235 822622.
For sites without a valid postal address, please contact the BGS on 01159363143

A handwritten signature in black ink, appearing to be 'M. Brown', written in a cursive style.

2 June, 2014

Property: Sample Report

Part 3 - Planning Charges

There is a Tree Preservation Order in respect of this land/property.

City of Cardiff (Phoenix Brickworks) TPO 1977 Area 3 & Area 4 apply.

City of Cardiff (Phoenix Brickworks) TPO 1977 Tree 5 & Tree 6 apply.

For further queries contact the Tree Preservation Officer at Strategic Planning, County Hall, Atlantic Wharf, Cardiff CF10 5UW. Tel: 029 2087 1375.

Completion Certificates are only available for the following application types where the Status equals 'Building Works Completed'. Application type is indicated by the letters at the end of the Application Number.

- FC Full Plans - chargeable**
- FE Full Plans - exempt**
- BNC Building Notice - chargeable**
- BNE Building Notice - exempt fees**
- REG Regularisation**
- ILA Partnership Application**
- R Represents a resubmission**

Where the status is anything different please contact Building Control on 029 20871303 for more information.

Completion Certificates are not issued by this authority for the following application types:

- IN Initial Notice** (*Contact the Approved Inspector*)
- CPS Competent Persons Scheme** (*Contact your Installer*)
- CAV Cavity Fill** (*Contact your Installer*)
- EW Exempt Works**

UAW Unauthorised Work (*Unauthorised works will require a Regularisation application to be submitted unless a corresponding full application has been received*)

Site History for BC.AID (Without Related)

Address: SAMPLE

Application: Building Regulation **Number:** 08662/13/CPS
Validated: 01/10/2013 **Type:**
Status: Building Works Completed **Date:**
Summary:
Description: GASAFE record for Installed a Gas Cooker

Application: Building Regulation **Number:** 00705/04/CPS
Validated: 06/04/2005 **Type:**
Status: Building Works Completed **Date:**
Summary:
Description: FENSA record for 4 Windows