



## Application for Outline Planning Permission with all matters reserved.

### Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting  
[www.planningportal.co.uk/wales\\_en/applications](http://www.planningportal.co.uk/wales_en/applications)

Mae'r ffurflen hon ar gael yn Gymraeg hefyd

#### 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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

#### 3. Description of the Proposal

Please describe the proposal:

Outline planning application (with all matters reserved) for the refurbishment, alteration and / or demolition of all existing buildings / structures on the site (except St Mary's Church and St David's Church) and redevelopment of site with indicative access / layout and scale parameters on the north site of a maximum of 1 to 7 storeys and maximum new floorspace of 84,050 sqm comprising retail / commercial / office use (Classes A1/A2/A3/B1) residential (Class C3), non-residential institution (Class D1) and leisure (Class D2), multi storey car park and redevelopment of south site of a maximum of 40,700 sqm of floorspace comprising a new arena (Class D2), up to 13 storey hotel / residential building (Class C1/ C3), food and drink (Class A3), undercroft car park, potential energy centre. Across both sites, the provision of associated new public open space / public realm and landscaping, new pedestrian and vehicular access and servicing arrangements (including a pedestrian bridge link across Oystermouth Road), provision of new bus stops on Oystermouth Road, new pedestrian access through existing arches along Victoria Quay, relocation of Sir H Hussey Vivian statue, earthworks, and plant.

Has building or works already been carried out?

Yes  No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed?

Yes  No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: Former St. David's Centre and other land north and south of Oystermouth Road

Address 1:

Address 2:

Address 3:

Town:

County: Swansea

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting:  265532 Northing:  192814

Description:

City Centre redevelopment site comprising of the former St. David's Centre and other previously developed land to the north and south of Oystermouth Road. Please refer to Parameter Plan 1: Planning Application Site Boundary (Reference 145-ACME-ST2-PP-2001, Rev No.H).

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:  
 David Owen; Stephen Smith

Reference:

Date (DD/MM/YYYY):  
(must be pre-application submission)

Details of pre-application advice received?  
Comprehensive and helpful pre-application advice has been received from a number of officers at the Council during which the principle and content of the outline planning application has been agreed.

#### 6. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

- |  |  |  |
|--|--|--|
| a) Protected and priority species:   | b) Designated sites, important habitats or other biodiversity features:            | c) Features of geological conservation importance:                                 |
| <input type="checkbox"/> Yes, on the development site                              | <input type="checkbox"/> Yes, on the development site                              | <input type="checkbox"/> Yes, on the development site                              |
| <input type="checkbox"/> Yes, on land adjacent to or near the proposed development | <input type="checkbox"/> Yes, on land adjacent to or near the proposed development | <input type="checkbox"/> Yes, on land adjacent to or near the proposed development |
| <input checked="" type="checkbox"/> No   | <input checked="" type="checkbox"/> No   | <input checked="" type="checkbox"/> No   |

#### Supporting Information Requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Your Local Planning Authority will be able to advise on the content of any assessments that may be required.

#### 7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

Please refer to the Pre-Application Consultation Report submitted as part of this application.

#### 8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

- a) a member of staff  Yes  No  
b) an elected member  
c) related to a member of staff  Yes  No  
d) related to an elected member

If Yes, please provide details of the name, relationship and role

The applicant is the Council of the City and County of Swansea.

## 9. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)  Yes  No

If Yes, and you are proposing a new building or change of use, please add details of the proposal in the following table:

Floodplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
Floodplain C1	0	0
Floodplain C2	0	0.0009 (9sqm)

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Soakaway  Main sewer  Existing watercourse  Pond/lake

## 10. Existing Use

Please describe the current use of the site:

As described in detail in the accompanying application documents, the site comprises a range of uses including surface and multi-storey parking, retail and commercial uses, places of worship and a care home.

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

When did this use end (if known)? (DD/MM/YYYY)

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?  Yes  No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land:

	Previously Developed Land	Greenfield Land
Area of land (ha) proposed for new development	11.4	0

## 11. Renewable and Low Carbon Energy

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development?  Yes  No

If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

## 12. Site Area

Please state the site area in hectares (ha)

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?  Yes  No

If Yes, please complete the following information regarding public open space:

	Open Space Lost	Open space gained
Area of Land (ha)		

### 13. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

Yes

No

NB: Please refer to the Schedule of Parameter Areas within the Design and Access Statement

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>	Houses	<input type="checkbox"/>						<i>a</i>
Flats and maisonettes	<input type="checkbox"/>						<i>b</i>	Flats and maisonettes	<input type="checkbox"/>						<i>b</i>
Live-work units	<input type="checkbox"/>						<i>c</i>	Live-work units	<input type="checkbox"/>						<i>c</i>
Cluster flats	<input type="checkbox"/>						<i>d</i>	Cluster flats	<input type="checkbox"/>						<i>d</i>
Sheltered housing	<input type="checkbox"/>						<i>e</i>	Sheltered housing	<input type="checkbox"/>						<i>e</i>
Bedsit/studios	<input type="checkbox"/>						<i>f</i>	Bedsit/studios	<input type="checkbox"/>						<i>f</i>
Unknown type	<input type="checkbox"/>						<i>g</i>	Unknown type	<input type="checkbox"/>						<i>g</i>
<b>Totals (a + b + c + d + e + f + g) =</b>							<i>A</i>	<b>Totals (a + b + c + d + e + f + g) =</b>							<i>E</i>
Social Rented								Social Rented							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>	Houses	<input type="checkbox"/>						<i>a</i>
Flats and maisonettes	<input type="checkbox"/>						<i>b</i>	Flats and maisonettes	<input type="checkbox"/>						<i>b</i>
Live-work units	<input type="checkbox"/>						<i>c</i>	Live-work units	<input type="checkbox"/>						<i>c</i>
Cluster flats	<input type="checkbox"/>						<i>d</i>	Cluster flats	<input type="checkbox"/>						<i>d</i>
Sheltered housing	<input type="checkbox"/>						<i>e</i>	Sheltered housing	<input type="checkbox"/>						<i>e</i>
Bedsit/studios	<input type="checkbox"/>						<i>f</i>	Bedsit/studios	<input type="checkbox"/>						<i>f</i>
Unknown type	<input type="checkbox"/>						<i>g</i>	Unknown type	<input type="checkbox"/>						<i>g</i>
<b>Totals (a + b + c + d + e + f + g) =</b>							<i>B</i>	<b>Totals (a + b + c + d + e + f + g) =</b>							<i>F</i>
Intermediate								Intermediate							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>	Houses	<input type="checkbox"/>						<i>a</i>
Flats and maisonettes	<input type="checkbox"/>						<i>b</i>	Flats and maisonettes	<input type="checkbox"/>						<i>b</i>
Live-work units	<input type="checkbox"/>						<i>c</i>	Live-work units	<input type="checkbox"/>						<i>c</i>
Cluster flats	<input type="checkbox"/>						<i>d</i>	Cluster flats	<input type="checkbox"/>						<i>d</i>
Sheltered housing	<input type="checkbox"/>						<i>e</i>	Sheltered housing	<input type="checkbox"/>						<i>e</i>
Bedsit/studios	<input type="checkbox"/>						<i>f</i>	Bedsit/studios	<input type="checkbox"/>						<i>f</i>
Unknown type	<input type="checkbox"/>						<i>g</i>	Unknown type	<input type="checkbox"/>						<i>g</i>
<b>Totals (a + b + c + d + e + f + g) =</b>							<i>C</i>	<b>Totals (a + b + c + d + e + f + g) =</b>							<i>G</i>
Key worker								Key worker							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>	Houses	<input type="checkbox"/>						<i>a</i>
Flats and maisonettes	<input type="checkbox"/>						<i>b</i>	Flats and maisonettes	<input type="checkbox"/>						<i>b</i>
Live-work units	<input type="checkbox"/>						<i>c</i>	Live-work units	<input type="checkbox"/>						<i>c</i>
Cluster flats	<input type="checkbox"/>						<i>d</i>	Cluster flats	<input type="checkbox"/>						<i>d</i>
Sheltered housing	<input type="checkbox"/>						<i>e</i>	Sheltered housing	<input type="checkbox"/>						<i>e</i>
Bedsit/studios	<input type="checkbox"/>						<i>f</i>	Bedsit/studios	<input type="checkbox"/>						<i>f</i>
Unknown type	<input type="checkbox"/>						<i>g</i>	Unknown type	<input type="checkbox"/>						<i>g</i>
<b>Totals (a + b + c + d + e + f + g) =</b>							<i>D</i>	<b>Totals (a + b + c + d + e + f + g) =</b>							<i>H</i>
<b>Total proposed residential units (A + B + C + D) =</b>								<b>Total existing residential units (E + F + G + H) =</b>							

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**



## 17. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Potential energy centre. Details to be provided at reserved matters stage.

Is the proposal a waste management development?  Yes  No  Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 18. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form  
**Certificate of Ownership – Certificate A**

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### Certificate of Ownership – Certificate B

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### Certificate of Ownership – Certificate C

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application n/a
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 18. Ownership Certificates (continued)

### Certificate of Ownership – Certificate D

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application n/a
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

TO BE SIGNED ON SUBMISSION

## 19. Agricultural Holdings

### Agricultural Holding Certificate

#### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

TO BE SIGNED ON SUBMISSION TO COUNCIL

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



## 20. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The correct fee:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings):

Depending on the type and scale of proposed development, your application – in order to be validated - may also need to be accompanied by the following technical documents:

- Flood Consequences Assessment
- Biodiversity and Geological Conservation Assessment
- Tree Survey
- Coal Mining Risk Assessment
- Rural Enterprise Dwelling Appraisal
- Retail Impact Assessment
- Noise Assessment
- Transport Assessment

The guidance note available on the Planning Portal website (see "Local level requirements and additional documentation") and [Welsh Government Circular 002/2012](#) will assist you in determining whether any of these assessments are necessary.

You should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. Information on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

## 21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:

Or signed - Agent:

TO BE SIGNED ON SUBMISSION TO COUNCIL

Date (DD/MM/YYYY):

(date cannot be pre-application)

## 22. Applicant Contact Details

Telephone numbers c/o agent

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

## 23. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:  
 02920 368901

Country code: Mobile number (optional):

Country code: Fax number (optional):  
 02920 368999

Email address (optional):

## 24. 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)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address: