

Application No: 08/02653/C

## **PERMISSION FOR DEVELOPMENT**

To:  
Bioflame Ltd  
South View Yatts  
PICKERING  
North Yorkshire  
YO188JN

### **Town and Country Planning Act 1990 Town and Country Planning (General Development Procedure) Order 1995**

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WHEREAS you submitted an application for Full Planning Permission received on 04/12/2008 for: CHANGE OF USE OF EXISTING BUILDING TO ACCOMMODATE A SMALL SCALE BIOMASS PLANT WITH WATERCOOLING TOWERS AND NEW STACK at Cardiff Dock Heat and Power Ltd, Cold Stores Road, Queen Alexandra Dock (hereinafter called "the development");

CARDIFF COUNTY COUNCIL, as the Local Planning Authority for the County of Cardiff, in pursuance of its powers under the above mentioned Act and Orders, hereby PERMITS the development to be carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.  
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. No development shall take place until details of a car park within the curtilage of the site with spaces for 5 no. vehicles have been submitted to and approved by the local planning authority in writing. The car park shall be constructed, surfaced and laid out in accordance with the approved details before the development is brought into beneficial use. Thereafter the car park shall be maintained and shall not be used for any purpose other than the parking of vehicles.  
Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.

**All policies and proposals in the Development Plan which are relevant to this decision are listed in the report on the Application.**

**IT IS IMPORTANT THAT YOU SHOULD READ THOSE NOTES ON THE ATTACHED**

**SHEET WHICH ARE RELEVANT TO THIS TYPE OF APPLICATION.**

Dated: 06/02/2009

**Sean Hannaby  
CHIEF STRATEGIC PLANNING AND ENVIRONMENT OFFICER  
CITY HALL, CARDIFF CF10 3ND**

It should also be noted that:

1. The Environment Agency have indicated that The Cardiff Recycling A11 station, WML100278, is located next to the application site and the two sites should be kept separate.
2. The applicant should note that a Permit under the Environmental Permitting (England and Wales) Regulations 2007 – SI2007/3538 will be required. The applicant will not be permitted to operate the incinerator unless and until such time as an Environmental Permit is granted. The Environment Agency suggest that their Pollution Prevention Control team are contacted on 02920245027 for discussion on the Environmental Permitting Regulations permit.
3. The Environment Agency recommend that any soil brought onto the site should be free from the seeds/roots/stems of Japanese knotweed. A code of conduct is available from the Environment Agency website.