

L5: Planning Law and Applications

- Structure of Planning Law
- Process
- Practical Examples and Challenges of the Planning Process.
- Site Challenge



Planning Law and Applications

Structure of Planning Law

European Union

National Policy (differences between England and Wales)

Local Authorities





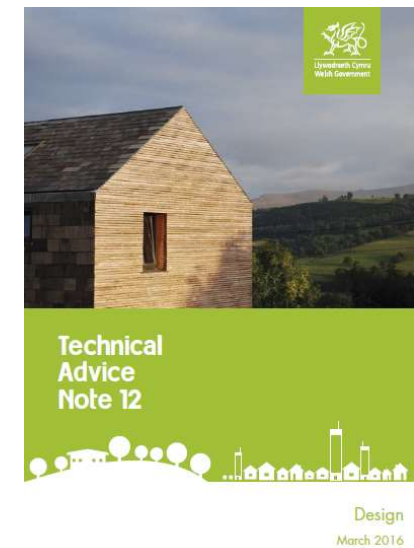
In 1999, a document called the European Spatial Development Perspective (ESDP) was signed by the Ministers responsible for regional planning in the EU Member States. Although the ESDP has no binding status, and the European Union has no formal authority for spatial planning, the ESDP has influenced spatial planning policy in European regions and Member States.

Planning Law and Applications

National Policy (differences between England and Wales)

Devolved Responsibility

- Wales Spatial Plan
- Planning Policy Wales
- Technical Advice Notes <https://gov.wales/technical-advice-notes>



Planning Law and Applications

Local Authorities

- Local Development Plans
- Supplementary Planning Guidance

<https://www.swansea.gov.uk/ldp>

Swansea Local Development Plan 2010-2025

February 2019



This version of the Plan incorporates all binding changes recommended in the Inspectors Report and was presented to Council for adoption on 28th February, 2019.

Please note that subject to, and following, Plan adoption a final version will be prepared for publication. In accordance with paragraph 1.7 of the Inspectors Report, the Council may make minor amendments that it deems necessary to be incorporated in to the final version for publication, which may include grammatical amendments, changes to paragraph numbering, factual corrections and/or updated cross-referencing.



SHOP FRONT & COMMERCIAL FRONTAGE DESIGN GUIDE

Adopted January 2017



City and County of Swansea
Dinas a Sir Abertawe



3. Understanding the Street & Building Context

3.1 In order to appreciate which approach to shop front design is appropriate will involve undertaking an analysis of the street and building context. Understanding the local context can help to highlight the underlying scale, proportions and features of the street and building and aid the provision of high quality shop fronts which help to enhance the character of retail areas. Well considered proposals typically benefits all businesses in the area through providing a higher quality environment with a greater sense of identity.

Street Context

3.2 The quality of a street has an impact on whether people choose to visit an area and affects how long they stay. Well designed streets also contribute to wider perceptions of neighbourhoods.

3.3 The character of a street is derived from the scale and proportion of its component buildings, as well as from their individual style and detailing. Retail streets where shops have uniformity in their character (proportions, materials and details) tend to have a stronger sense identity and place which helps to attract people. It is therefore important to look for consistent patterns along the street such as the repeated arrangement of pilasters or windows, or the continuous line of cornices. The perceived quality of a shopping street can be downgraded by one poorly designed shop front. The City and County of Swansea area incorporates a variety of both traditional and modern retail streets/areas.

3.4 The division of a terrace into narrower plots is important in establishing the character of many streets, and helps to give strong vertical proportions to individual units. This unifying sense of verticality typically defines the character of most traditional and many modern retail streets. Poorly considered proposals can disrupt the sense of verticality by either providing continuous shop fronts which extend across the front of more than one property, or providing wide, squat windows, or proposals which do not respect original property divisions often appear poorly integrated into the host building as well as the wider streetscene and can weaken the character of the both.



3.5 Where streets do not have uniform building heights and equal plot divisions, there is often a "hierarchy" to the component buildings - a variation in scale and proportion, with key buildings gaining prominence in the street. This hierarchy should be respected when altering shop fronts.



Planning Law and Applications

Development Control v Development Management

Working with the planning officers 'Negotiating the Planning Maze'

Challenges:

People – Neighbours, Nimby

Politics – local councillors, Planning Committee

Statutory Consultees

Pre Application Consultation PAC

Planning Law and Applications

Development Control v Development Management

Typical Types of Application

Pre Application.

Permitted Development

Outline Application
Reserved Matters Application
Full Plans Approval
Listed Building Consent
Homeowner Application

Planning Portal

Stages	0	1	2	3	4	5	6	7
Tasks	Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out	In Use
Core Objectives	Identify client's Business Case and Strategic Brief and other core project requirements.	Develop Project Objectives, including Quality Objectives and Project Outcomes, Sustainability Aspirations, Project Budget, other parameters or constraints and develop Initial Project Brief. Undertake Feasibility Studies and review of Site Information.	Prepare Concept Design, including outline proposals for structural design, building services systems, outline specifications and preliminary Cost Information along with relevant Project Strategies in accordance with Design Programme. Agree alterations to brief and issue Final Project Brief.	Prepare Developed Design, including coordinated and updated proposals for structural design, building services systems, outline specifications, Cost Information and Project Strategies in accordance with Design Programme.	Prepare Technical Design in accordance with Design Responsibility Matrix and Project Strategies to include all architectural, structural and building services information, specialist subcontractor design and specifications, in accordance with Design Programme.	Offsite manufacturing and on-site construction in accordance with Construction Programme and resolution of Design Queries from site as they arise.	Handover of building and conclusion of Building Contract.	Undertake In Use services in accordance with Schedule of Services.
Procurement *Variable task bar	Initial considerations for assembling the project team.	Prepare Project Roles Table and Contractual Tree and continue assembling the project team.	The procurement strategy does not fundamentally alter the progression of the design or the level of detail prepared at a given stage. However, Information Exchanges will vary depending on the selected procurement route and Building Contract. A bespoke RIBA Plan of Work 2013 will set out the specific tendering and procurement activities that will occur at each stage in relation to the chosen procurement route.			Administration of Building Contract, including regular site inspections and review of progress.	Conclude administration of Building Contract.	
Programme *Variable task bar	Establish Project Programme.	Review Project Programme.	Review Project Programme.	The procurement route may dictate the Project Programme and may result in certain stages overlapping or being undertaken concurrently. A bespoke RIBA Plan of Work 2013 will clarify the stage overlaps. The Project Programme will set out the specific stage dates and detailed programme durations.				
(Town) Planning *Variable task bar	Pre-application discussions.	Pre-application discussions.	Planning applications are typically made using the Stage 3 output. A bespoke RIBA Plan of Work 2013 will identify when the planning application is to be made.					
Suggested Key Support Tasks	Review Feedback from previous projects.	Prepare Handover Strategy and Risk Assessments. Agree Schedule of Services, Design Responsibility Matrix and Information Exchanges and prepare Project Execution Plan including Technology and Communication Strategies and consideration of Common Standards to be used.	Prepare Sustainability Strategy, Maintenance and Operational Strategy and review Handover Strategy and Risk Assessments. Undertake third party consultations as required and any Research and Development aspects. Review and update Project Execution Plan.	Review and update Sustainability, Maintenance and Operational and Handover Strategies and Risk Assessments. Undertake third party consultations as required and conclude Research and Development aspects. Review and update Project Execution Plan, including Change Control Procedures. Review and update Construction and Health and Safety Strategies.	Review and update Sustainability, Maintenance and Operational and Handover Strategies and Risk Assessments. Prepare and submit Building Regulations submission and any other third party submissions requiring consent. Review and update Project Execution Plan. Review Construction Strategy, including sequencing, and update Health and Safety Strategy.	Review and update Sustainability Strategy and implement Handover Strategy, including agreement of information required for commissioning, training, handover, asset management, future monitoring and maintenance and ongoing compilation of 'As-constructed' Information. Update Construction and Health and Safety Strategies.	Carry out activities listed in Handover Strategy including Feedback for use during the future life of the building or on future projects. Updating of Project Information as required.	Conclude activities listed in Handover Strategy including Post-occupancy Evaluation, review of Project Performance, Project Outcomes and Research and Development aspects. Updating of Project Information, as required, in response to ongoing client Feedback until the end of the building's life.

Planning Law and Applications

https://www.planningportal.co.uk/wales_en/

What information do you need to submit a planning application?

Design and Access Statement

Site Location Plan 1:1250

Plans, Sections Elevations

Outline Drainage proposals

Specialist Surveys

Planning Law and Applications

Timescales

- 4 – 6 weeks for small scale developments
- 8 – 13 weeks for large scale developments
- Extension of determination requests
- Planning Cycles and Planning Committee
- Rejection Notices
- Conditional Approvals.



Planning Law and Applications – Practical Examples

Ysgol Treganna, Cardiff

Contract Type: JCT D&B

Construction Value: £12M

Programme: 12 months

WG Funding 21stC Schools Programme.

Types of documentation at RIBA Stage 3.

Design and Access Statement

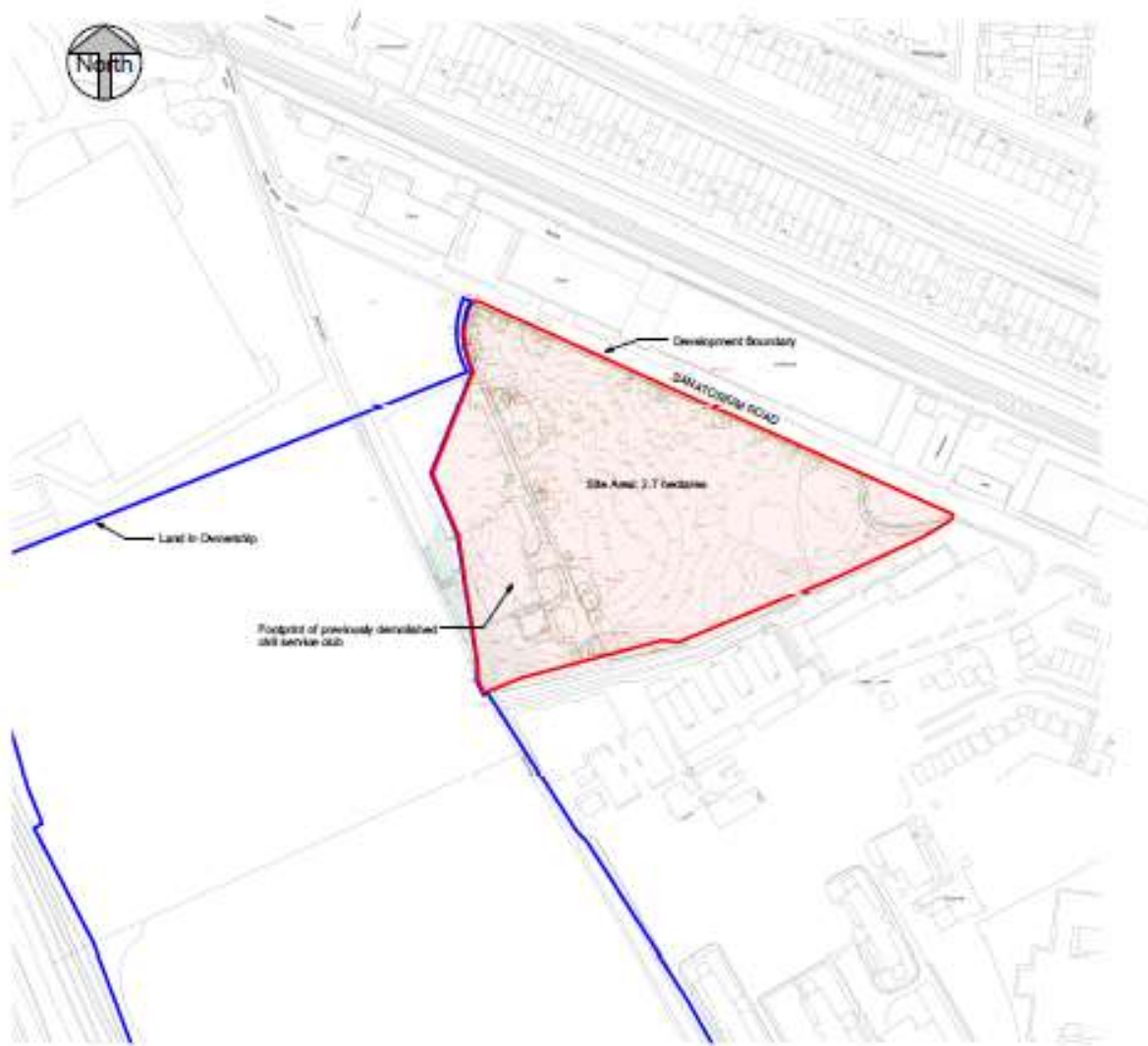
Planning Drawings – plans, elevations Visuals.

Specialist Reports

Appendix A

(Design Development and Ecology)





Site Location Plan



Aerial View



Legend

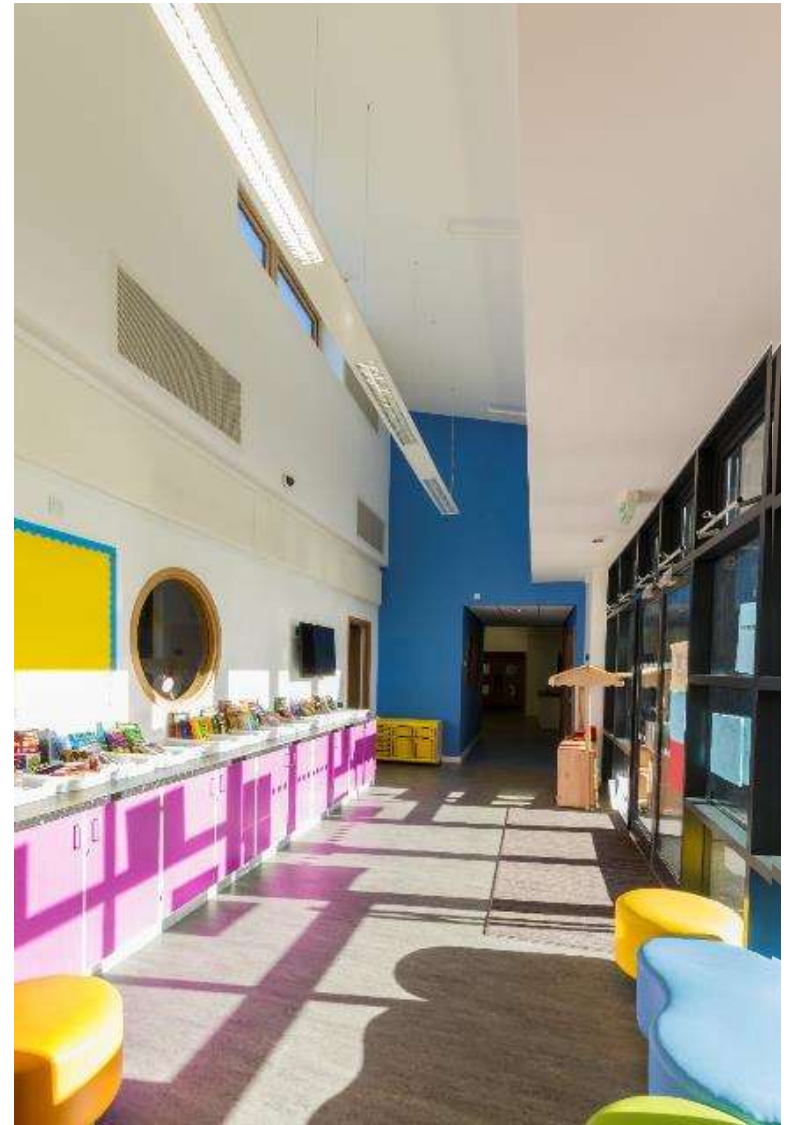
- BLOCK A
- BLOCK B
- BLOCK C



Refer to landscape drawing 40128_LL(00)002 for landscape concept

0 - GA Floor Plan





Planning Law and Applications – Practical Examples

Adamsdown Primary School

Contract Type: JCT D&B

Construction Value: £3.3M

Programme: 18 months

WG Funding 21stC Schools Programme.

Types of documentation at RIBA Stage 3.

Design and Access Statement

Planning drawings

Specialist reports

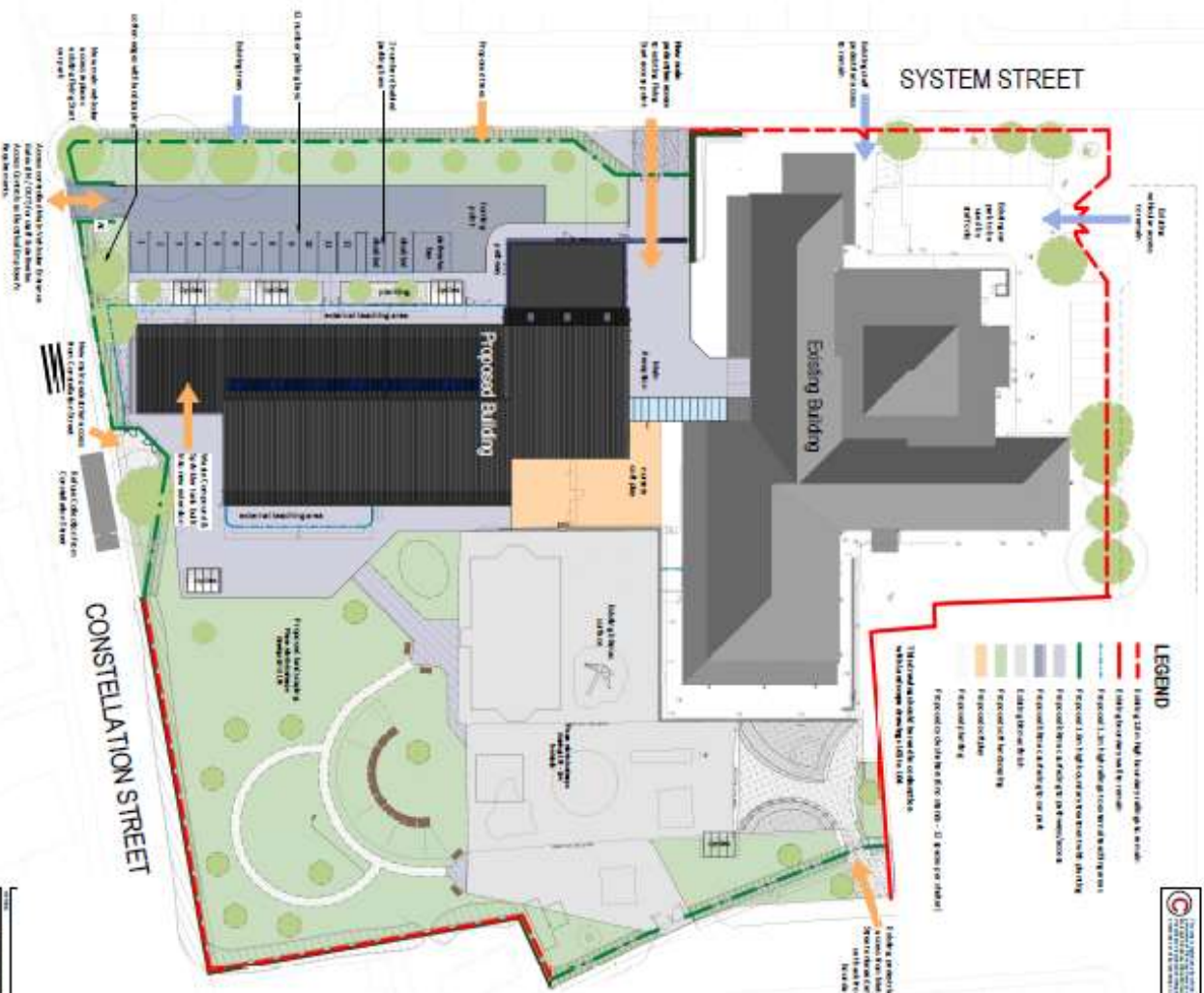




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SAVING
 100% OFF THE PRICE OF THE
 ORIGINAL PRODUCT

- **Water** is a **highly abundant** and **cheap** resource
- **Energy** is **expensive** and **scarce**
- **Fertiliser** is **highly efficient** and **cheap** to use
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PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



Proposed Extension



PROPOSED SOUTH EAST ELEVATION

PLANNING



This map is reproduced from 'Cardiff City Council's Planning Policy Framework' as part of the Cardiff City Council's Planning Policy Framework. It is a document of the Cardiff City Council. It is a document of the Cardiff City Council. It is a document of the Cardiff City Council.



FD 20748



THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF	
EDUCATION	SCHOOLS
ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROPOSED ELEVATIONS	
DATE: 10/10/2017	BY: PHILIP DEE
FOR: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT NO: 10000000000000000000	
PROJECT NAME: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT LOCATION: ADAMSTOWN PRIMARY SCHOOL	
PROJECT DESCRIPTION: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT STATUS: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT CONTACT: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT PHONE: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT EMAIL: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT WEBSITE: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ADDRESS: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT POSTCODE: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT COUNTRY: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT REGION: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT COUNTY: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT DISTRICT: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT WARD: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT CONSTITUENCY: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION YEAR: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION TYPE: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION STATUS: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION RESULT: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION COMMENT: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION DATE: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION TIME: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION PLACE: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION METHOD: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
PROJECT ELECTION SYSTEM: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	
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PROJECT ELECTION SYSTEM: ADAMSTOWN PRIMARY SCHOOL EXTENSION & REPAIRS	



PM



ADAMSDOWN PRIMARY SCHOOL EXTENSION & REFURBISHMENT	
PROPOSED ELEVATION	
1. CONTRACT NO. EDUC7582	
2. PROJECT NO. ALJ40101	
3. DATE OF ISSUE 15/06/2017	4. SCALE 1:100
DESIGNED BY WESTERN AUSTRALIAN DEPARTMENT OF EDUCATION Philip Day Architectural	TENDER IS ISSUED TO: CITY OF COCKBURN



Site Challenge

Dialogue with the Planning Officer

Understand the challenges.

Communicate

Listen

Be prepared to challenge.