



Dinas Planning

Review of 2025

We have been very pleased to assist on some very familiar landmark sites in South Wales in 2025, for some great clients.

Dinas Planning has provided support for clients and development professionals through:

- Planning strategy advice
- Planning applications
- Statutory Pre Application Consultations
- Producing supporting statements

Details on some of the projects we've worked on in 2025 follow.

Flexible Change of Use for a Grade I Listed Building

The Park House is one of Cardiff's most significant listed buildings. Having previously fallen into decline it has recently been acquired by Simmons Property Investments who are planning to carry out a transformative refurbishment, extension and reuse of the building for a top-quality restaurant and event space, to be run by chef Tom Simmons.

When the use of the premises was queried during pre-application discussions, Dinas was brought on board to provide planning advice and in turn secured a flexible change of use. Alongside plans submitted by Sutton Davies Architects to extend the Grade I listed building the change of use will allow for a new luxury restaurant and function venue.

The change of use was carefully framed to maximise the flexibility in how the building can be used to suit the client's needs, and to protect late night opening hours in a sensitive context.

Dinas advised on the planning strategy and, secured the change of use application under delegated powers and without any objections.



CONCEPT MASTERPLAN

DESIGN PRINCIPLES

- Site Boundary
- Radial Road
- Community Bus
- Employment development
- Potential allocation for Community Heat Hub
- Proposed Metro Station Interchange
- Existing Vegetation / Proposed Open Space [> 75 ha minimum]
- Indicative SUDS attenuation feature
- Existing Trees / RPA (refer to survey)
- Indicative tree planting
- Play / Heritage Opportunities

STRATEGIC LAND USE REQUIREMENTS

ACCESS (Indicative)

- Existing access (retained)
- New northward access onto Mether Road
- New southward access onto Mether Road (south of existing access)
- Pentrebach Station (existing)
- New/Relocated Metro/Rail Station
- Indicative location of proposed Metro Station & Platforms (location to be determined within 1km-wide corridor)

KEY SITE FEATURES / CONSTRAINTS

- Overhead Pylon – Eastment
- Mine shaft
- Existing water main (10m easement)
- Existing surface water outfall (6m easement)

LOCAL POINT / GATEWAY BUILDING

- Indicative built form
- Landmark Portal Building
- Station Gateway
- Open Space / SUDS Feature

ROADS

- Primary Street
- Secondary Street (Indicative)
- Tertiary Street (Indicative)
- Private Drive (Indicative)
- Existing Footpath
- Active Travel Route (Foot / Cycle)
- Toucan Crossing (Mether Road)
- A/R connectivity (Indicative)
- A/R connectivity (wider area)
- Potential options for future A/R bridge link across railway / river
- Existing / Proposed Bus Stop(s)

Other labels on map: Dragon Park, Triangle Business Park, Pentrebach Retail Park, Abercrombie, Pentrebach (discharge), Pentrebach.

Scale: 0 to 100m

Legend:

- Design Principles:** Site Boundary, Radial Road, Community Bus, Employment development, Potential allocation for Community Heat Hub, Proposed Metro Station Interchange, Existing Vegetation / Proposed Open Space [> 75 ha minimum], Indicative SUDS attenuation feature, Existing Trees / RPA (refer to survey), Indicative tree planting, Play / Heritage Opportunities.
- Strategic Land Use Requirements:** (None listed in this section).
- Access (Indicative):** Existing access (retained), New northward access onto Mether Road, New southward access onto Mether Road (south of existing access), Pentrebach Station (existing), New/Relocated Metro/Rail Station, Indicative location of proposed Metro Station & Platforms (location to be determined within 1km-wide corridor).
- Key Site Features / Constraints:** Overhead Pylon – Eastment, Mine shaft, Existing water main (10m easement), Existing surface water outfall (6m easement).
- Local Point / Gateway Building:** Indicative built form, Landmark Portal Building, Station Gateway, Open Space / SUDS Feature.
- Roads:** Primary Street, Secondary Street (Indicative), Tertiary Street (Indicative), Private Drive (Indicative), Existing Footpath, Active Travel Route (Foot / Cycle), Toucan Crossing (Mether Road), A/R connectivity (Indicative), A/R connectivity (wider area), Potential options for future A/R bridge link across railway / river, Existing / Proposed Bus Stop(s).

Having reached the end of its useful life, the iconic factory site is to be regenerated for a mix of uses, including up to 400 new homes, a transport hub, community facilities and employment uses.

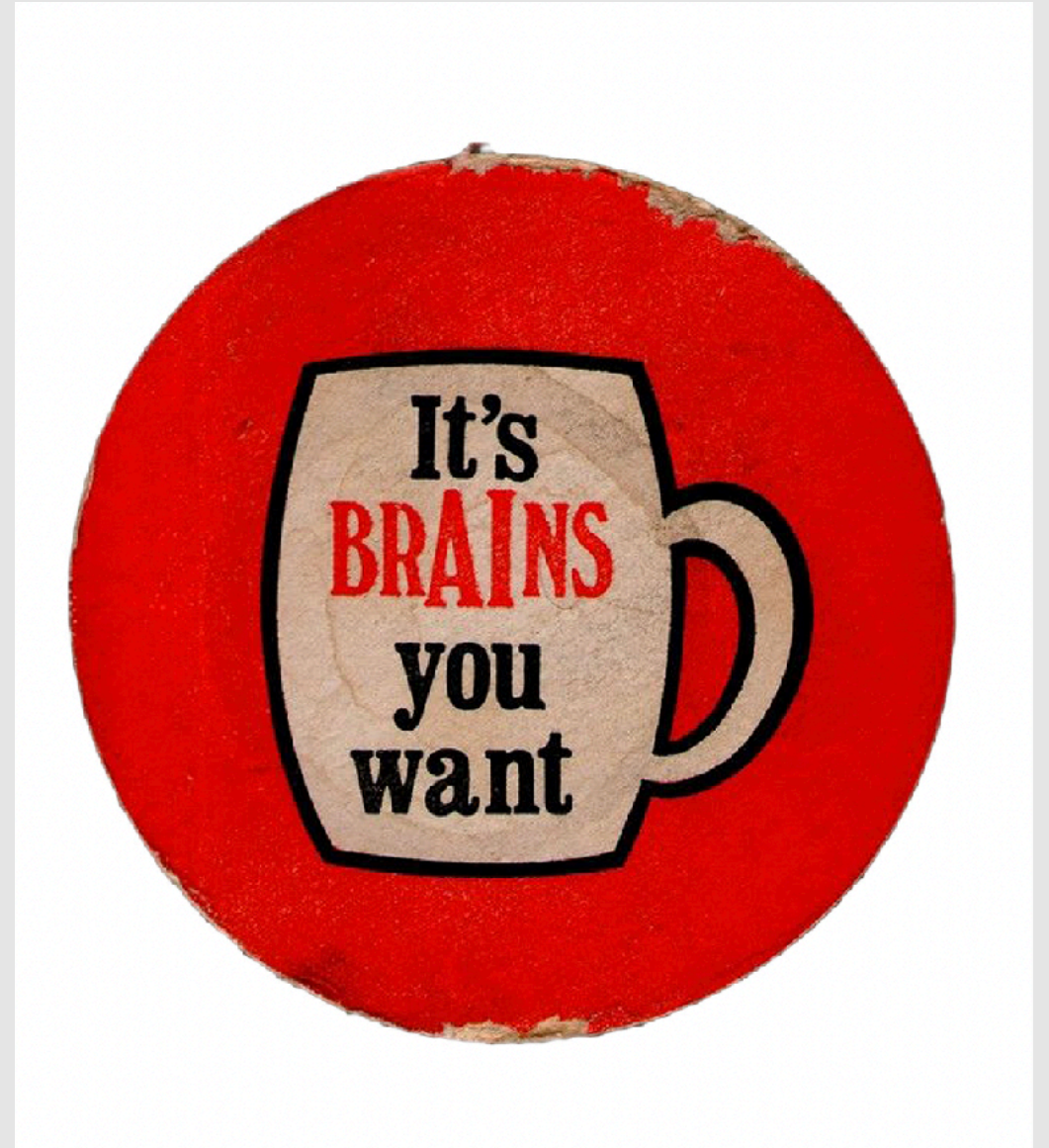
We were also commissioned to provide a comprehensive planning statement to support the submission and help to make the application run smoothly.

[illegible]

Former SA Brains Depot, Llanishen

Dinas has played a role in supporting the transformation of another site that has helped oil the wheels of commerce and industry in South Wales in recent history.

Dinas carried out the Pre Application Consultation and report for clients Avalon Glen to support the planning application submitted by CW Architects. The proposal is for partial demolition, extension and new-build to provide a mixed-use scheme comprising of B1, B2, B8 and D2 uses with associated landscaping, car park and yard space.



ground

Other Projects

On some smaller projects we have secured changes of use for a new artisanal bakery and coffee shop for Ground in Whitchurch and a new Wellness and Recovery facility in Ocean Park, Cardiff. In each we were able to turn applications around quickly and ensure that conditions were minimised and those imposed were suitable for clients and their operations.



Past Projects

It is great to see past projects coming to life in Cardiff.

Paul previously supported Taylor Wimpey through the planning process to realise their ambition to redevelop one of the most high profile sites within Cardiff, the former BBC Wales Broadcasting House site in Llandaff. Outline planning permission and reserve matters approvals were obtained for a development of up to 385 new homes, along with the discharge of planning conditions and revisions through S73 and NMA applications. The scheme is being delivered at pace with the bespoke townhouses now on sale (top).

Paul also carried out statutory pre application consultation and delivered a full planning permission for a unique cross laminated timber apartment building on City Road, Cardiff. The building is nearing completion (bottom).





Dinas Planning

Get in touch:

If you have any projects that we can assist with please feel free to get in touch. We'd be happy to provide an initial no obligation consultation and provide our thoughts on the best approach to suit you and your project.

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