



Date: Out of meeting

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The Pierhead Project: an update

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1.0 Purpose and summary of issues

- 1.1 This paper outlines the current situation regarding the Pierhead project. In particular it summarises recent actions with regards planning, budget and options for opening.

2.0 Recommendations

- 2.1 We recommend that the Commission notes this report and agrees on a launch date of 1 March 2010.

3.0 Discussion

- 3.1 The application for Listed Building Consent for the Pierhead Building Project Scheme was sent to Cardiff City Council in March 2009. Cardiff City Council planning department issued a note on 8 May 2009 which agreed, that subject to Cadw not wishing to call in the application for determination, that Listed Building Consent be GRANTED subject to conditions outlined.
- 3.2 However, given concerns expressed by Cadw, a number of on-site meetings have been held with the planning officer, conservation architect, a representative of WYG (Professional Design Services), the project manager and facilities manager in an attempt to resolve the issues to mutual satisfaction.
- 3.3 The design detail which caused most concern to the Planning Officer was the interaction between the ticker tape running sign in the Futures Gallery and the fabric of the building. **This has been removed as a permanent feature from the application.** We conclude that removing the running text ticker tape as a permanent structure in the Futures Gallery will assist us with the timing of the application. The temporary instalment of the tape will still be possible and as such, the variation was instructed by the project's senior responsible office on 18 June and the project board was notified immediately with their full support.

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- 3.4 The request for further information can theoretically go on and on until Cadw are happy with the information provided. Cadw still have the option to 'call in' the application for determination, which means that Cadw rather than Cardiff become responsible for releasing consent. Should this happen, we can expect months of delay.
- 3.5 Delay has the following implications:
- timeframe: the expected construction phase is 90 days following award of contract, which will only commence when LBC is received. The opening date and launch of the programme require careful monitoring;
 - design scheme: possibility of re-imagining core elements of the scheme; and
 - cost: a potential increase in consultants and contractors fees.

Future actions

- 3.6 The original launch date for the Pierhead was end of October 2009. To date, delays in planning approval has added four weeks to the works schedule, and it is possible that a further four weeks could be added by the time the Cadw deadline is reached. This delay makes the October deadline unachievable.
- 3.7 The project manager and members of the project team considered three revised possible launch dates: end of Christmas term 2009, January 2010 or 1 March 2010. At its meeting on 14 July, the steering group, subject to Project Board approval, recommended a new launch date of 1 March 2010 and seek Commissioners' approval for this recommendation. This new date allows for the extension of time necessary to deliver the project due to delays in processing our planning application, providing us with sufficient commissioning time for what is an ambitious scheme. It will also provide the Assembly with a unique focus for its St David's day activity as part of its 10 year programme.
- 3.8 We expect a decision from CADW within the next month and will inform Commissioners immediately on receipt. Meetings with the design teams and contractors are ongoing in the meantime. We will continue to test the budget against the scheme and *vice versa*, working to the confirmed budget of £1.26 million.
- 3.9 An operational management plan will be ready in draft for September 2009.

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APPENDIX 1

SUMMARY OF KEY DATES

Date	Action / Information
2 March	LBC application to Cardiff City Council
13 March	Application registered at CCC
30 April	CCC request extension of deadline for report to Cadw to 14 July
1 May	Initial contact with CCC suggests no contentious issues
8 May	Report issued by CCC recommending that LBC be granted with non-contentious conditions relating to greater detailing.
9 June	Cadw visited the site with CCC's Planning Officer and WYG representative and requested clarification and further information on some issues.
16 June	Site meeting with CCC Planning Officer, Conservation Architect, WYG representative and Assembly officers. Concerns raised and requests for greater information (much of the information requested had been provided in the initial application). Concerns have serious impact on timeframe and design scheme.
18 June	SRO issues instruction to remove running sign from the design scheme.
19 June	Supplementary information sent to CCC
23 June	Emailed Planning Officer for expected timescale and to check that all information had been received. No response.
1 July	Planning Officer has not looked at the information but hopes to send to Cadw 3 July
2 July	Emailed Planning Officer for progress update.
2 July	Planning Officer (CCC) sent supplementary information to Cadw.
FUTURE DATES TO NOTE	
CADW response	28 days