

COMMITTEE DATE: 11/10/2017

APPLICATION No. **17/01691/MJR** APPLICATION DATE: 07/07/2017

ED: **GABALFA**

APP: TYPE: Full Planning Permission

APPLICANT: Wates Residential

LOCATION: BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL
PROPOSAL: DEVELOPMENT OF 30 X TWO BEDROOM APARTMENTS FOR OPEN MARKET SALES AND 9 X AFFORDABLE APARTMENTS (5 X ONE BEDROOM DWELLINGS - 2 OF WHICH WILL BE ACCESSIBLE GROUND FLOOR UNITS, AND 4 X TWO BEDROOM DWELLINGS), WITH ASSOCIATED LANDSCAPING, ACCESS, DRAINAGE AND HIGHWAYS WORKS

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the applicant submitting within six months to a **SECTION 106** Agreement comprising a contribution of £5k for Traffic Orders for on-street parking or waiting restrictions and £36K to prepare design and implement a scheme to accommodate the requirements of the safety audit including the cost to amend the access and install a physical barrier to deter people from accessing the site direct from the flyover, provide Block A for affordable housing and create a footpath through Maitland Park and the following conditions:

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents, unless otherwise amended by any other condition attached to this consent:
 - 3515_PA_001 Site Location Plan
 - 3515_PA_003F Site Layout Plan
 - 3515_PA_004D Coloured Site Layout Plan
 - 3515_PA_005D Management Plan
 - 3515_PA_010A Apartment Block A General Arrangements
 - 3515_PA_011A Apartment Block B General Arrangements
 - 3515_PA_012B Apartment Block C General Arrangements
 - 3515_PA_020A Apartment Block A Elevations
 - 3515_PA_021A Apartment Block B Elevations
 - 3515_PA_022B Apartment Block C Elevations
 - 3515_PA_025A Street Elevations 1
 - 3515_PA_026A Street Elevations 2
 - 3515_PA_030A View from North Road 1
 - 3515_PA_031A View from North Road 2
 - 3515_PA_032A View from Block B
 - 3515_PA_035B Boundary Details

- 3515_PA_040 Schedule of Accommodation
- Design and Access Statement Rev A, dated July 2017
- Pre-Application Consultation Report, dated July 2017
- CC1586 CAM 00 00 GA C 0101 - DRAINAGE LAYOUT-1
- CC1586-100-Rep01-A-FCA & Drainage Strategy
- CC1586-Briardene TA-Rep02-B Transport Assessment
- CC1586-RSA STAGE 1 DR01 Briardene - Designers Response
- CC1586 CAM 00 00 GA C SK200 P2 Vehicle Tracking
- CIT 1603-01-02 Construction Details of BODPAVE
- RSA Stage1 Minor Works Report for Briardene
- Briardene - Arboricultural Impact Assessment (TDA.2049.03(A))
- Briardene - Arboricultural Method Statement(A)
- Briardene - Detailed Soft Landscape Proposals (TDA.2049.05(B)) received on 19/09/2017
- Briardene - Pre-Development Tree Survey & Assessment
- Briardene - Tree Constraints Plan
- 16-5232-2-LHJ -Briardene Cardiff - Soil Resource Survey Report - July 2016
- Extended Phase 1 Habitat and Species Assessment
- Just Mammals update letter dated 15th August 2016
- CA10910 – Bat License - Cardiff
- Air Quality Assessment
- Noise Assessment Report
- 13492 geotechnical and geoenvironmental site investigation report

Reason : To avoid doubt and confusion as to the approved plans.

3. No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details shown on drawing CC1586 CAM OO OO GA C 0101. Thereafter surface water shall be allowed to connect to the public sewerage system at a rate not exceeding 5l/s.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

4. No removal of trees, branches, bushes or shrubs to take place between 1st February and 15th August.
Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

5. Prior to the commencement of any development works the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning

Authority. If no protection measures are required then no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not prejudiced.

6. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is

sufficient to enable a proper assessment

7. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012).

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors

8. The remediation scheme approved by condition 7 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012).

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite.
10. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.
Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced.
11. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.
Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced.

12. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced.
13. Prior to beneficial use details of the chosen glazing specification shall be submitted in writing to the Local Planning Authority for approval and then installed as approved.
Reason: In the interests of the amenities of future occupiers.
14. Prior to beneficial use the chosen mechanical ventilation scheme shall be submitted in writing for approval by the Local Planning Authority.
Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from :
 - 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 - 2) a lower rate of between 10 and 17 litres per second against zero back pressure.No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.
Reason: In the interests of the amenities of future occupiers.
15. Prior to the commencement of development a scheme (Construction Environmental Management Plan) to minimise dust emissions and minimise the impact on the highway arising from construction activities on site during the construction period shall be submitted in writing for approval by the Local Planning Authority. The scheme shall include (but not be limited to) details of site hoardings, site access and wheel washing facilities, a strategy for the delivery of plant and materials, construction staff parking, traffic management proposals and details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase.
Reason: To safeguard the amenity of nearby residents in the area and highway safety
16. A residential travel plan shall be incorporated into a welcome pack provided to all new residents to encourage sustainable transport.
Reason: In the interests of sustainable transport.
18. Prior to any part of the development being brought into beneficial use a

lighting scheme for road/pavement/parking areas shall be submitted to the Local Planning Authority for approval and then implemented as approved prior to the development being brought into beneficial use.

Reason: In the interests of safety and the amenities of future occupants.

19. Prior to any development commencing a lighting scheme to ensure that the retained bat boxes and surrounding vegetation will not be lit shall be submitted to the Local Planning Authority for approval and then be implemented as approved prior to the development being brought into beneficial use.

Reason: To safeguard the habitat of a protected species.

20. Only those trees which have been identified to have low potential to support bats roosts shall be felled and during the felling of any trees the bat boxes on trees T30 and T35 shall be protected in accordance with a scheme to be submitted to the Local Planning Authority for approval and then implemented as approved prior to the felling of any tree.

Reason: To safeguard the habitat of a protected species.

21. D4B Preservation of Trees Marked on Plan

22. No development shall be commenced until the trees marked for retention on the application plan are protected by the erection of a temporary, cleft chestnut pale fence, such fence to be of a height of at least 1.2m and to have supporting posts at intervals of not more than 2 metres. The fence shall be positioned along the outer edge of the tree canopy spread or in such other position as the local planning authority may agree in writing. No soil or other materials shall be deposited in the area between the fence and the retained trees.

Reason: The trees are of value in the local environment and should be protected and maintained in the interests of visual amenity.

23. Prior to development commencing on site a plan showing the position of drainage and services shall be submitted for the approval of the Local Planning Authority and then be implemented in accordance with the approved plan .

Reason: To demonstrate that drainage and services will not adversely affect retained trees.

24. Within 4 weeks of the removal of trees identified on drawing 3515-PA-003E a report on the retention or removal of T32 shall be submitted for the approval of the Local Planning Authority.

Reason: To assess whether this tree can be appropriately retained/pruned in the interests of visual amenities

25. Notwithstanding the submitted plans and prior to development commencing on site the applicant shall submit an arboriculturist report for the approval of the Local Planning Authority as to whether any trees should be removed from the area occupied by T13 and G2 and if so

which trees.

Reason: To identify which trees at the entrance of the site can be appropriately retained in the interests of visual amenities.

26. Details of the lockable gate between Maitland Park and the development shall be submitted to the Local Planning Authority for approval and then implemented as approved prior to the development being brought into beneficial use.

Reason: To restrict uncontrolled access to the park in the interests of safety and visual amenities.

27. No development works shall take place on the apartment buildings until samples of the external finishing materials for the walls of the apartments have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area.

28. Prior to the development being brought into beneficial use the front boundary wall shall be repaired and reinstated in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interest of visual amenities.

29. Details of the bin and cycle stores shall be submitted for the approval of the Local Planning Authority and then implemented as approved prior to the development being brought into beneficial use.

Reason: In the interests of visual amenities.

RECOMMENDATION 2 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 3 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of

the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 4 : The developer shall have regard to the consultation responses received during the processing of this application.

RECOMMENDATION 5 : Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 6 : The developer should ensure that prospective purchasers are made aware of the proximity of trees to the rear Block B, the Management Company and maintenance arrangement they will undertake to the landscaping within and overhanging the site and the growth characteristics of the trees close to the eastern boundary of the site.

1. **DESCRIPTION OF DEVELOPMENT**

- 1.1 The proposal is to create 3 apartment blocks. Each block would be 3 storeys high with pitched roofs of grey tiles with buff brick walls with banding to the ground floors.
- 1.2 The first block at the front of the site would be L shaped with 3 one bedroom units on the ground floor (2 of which would be accessible). The first and second floors would each contain 2 two bedroom units and 1 one bedroom unit. All the units in this block will be affordable.
- 1.3 The second block would also be L shaped but longer than the first block. Each floor would contain 4 two bedroom units on each floor. 8 small balconies would be provided for the first and second floor apartments. Three of the ground floor

units would have private garden areas.

- 1.4 The third block would approximate a C shape in rectangular form. This block would accommodate 6 two bedroom apartments on each floor. 14 small balconies would be provided for the first and second floor apartments. Two of the ground floor units would have private garden areas.
- 1.5 The second and third block will be for the open market.
- 1.6 There would be one car parking space and one cycle space per dwelling. There would be 2 communal bin stores. Apart from the 5 private garden areas and balconies the incidental amenity space would be available on a communal basis. The site immediately adjoins Maitland Park and residents will obtain direct pedestrian access through a lockable gate.
- 1.7 The proposal will necessitate the removal of 29 trees. One of the trees (an acer) is identified as good the others to be removed are graded fair, fair/poor and poor. Trees to be retained along the boundary with Park are described as moderate and high quality and value. The proposal is to plant 16 new trees. There are 4 trees close to the north western boundary that lie within the ownership of another party. There are other trees close to the southern boundary that also fall within the ownership of another party.
- 1.8 Approximately 450 sq m of the site will be transferred from the application site into the adjoining park. This parcel of land includes a row of mature quality trees. A footpath will be laid out within the park.
- 1.9 Vehicular access will be from the same point as the existing access into the site. Vehicular access is from North Road on the southern side of Gabalfa fly over. Vehicular access will be from the north and egress will be to the south in view of the nature of the road system in front of the site.
- 1.10 A small substation is proposed in the north east corner of the site.
- 1.11 In terms of viability the applicant says that this site will provide 23% affordable housing as well as the same energy performance, high quality design and community benefits we are achieving on the whole of the HPP. However, the site is challenging due poor ground conditions, existing drainage issues and the need for offsite improvements. The development does not deliver value for money, and therefore is unable to make any monetary s106 contribution. The applicant recognises that it is essential that offsite highway safety works are undertaken and will fund this. Part of the site is to be transferred to enable Maitland Park to be expanded and a footpath created.

2. **DESCRIPTION OF SITE**

- 2.1 Until relatively recently the site was occupied by a safety centre. The buildings on this site have been demolished and the site cleared of buildings.
- 2.2 The site is 0.52ha in area. The site is relatively level. There are a row of quality

trees along the eastern boundary that help screen most of the site from Maitland Park. There are a number of trees within the site.

- 2.3 The site is adjoined by 4 storey residential development to the north west, and associated parking area to the north, a church to the south, North Road to the west.

3. **PLANNING HISTORY**

- 3.1 09/00161 Outline Residential Development was approved on 15/9/2011. The outline consent was subject to conditions one of which limited the maximum number of dwellings to 48. The supporting documents indicated 36 car parking spaces, however, the parking to be provided was the subject of a planning condition.

- 3.2 15/00201/MNR Demolition of building on site approved 11/3/2015.

4. **PLANNING POLICY**

- 4.1 It is considered that the following LDP policies are relevant to this application:- KP5, KP7, KP13, KP16, H3, EN6, EN7, EN8, EN13, T1, T6, C5 and W2

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Ecologist states: Mitigation for the loss of bat roosts in the original buildings is already in place I understand, in the form of bat boxes attached to retained trees.

I note that the tree which supports the back boxes is to be retained. I agree with NRW that the proposed soft felling and precautionary mitigation measures set out by the Ecological Consultants should be conditioned. I also agree that a lighting condition should be required.

The trees on site are likely to support nesting birds, so we should attach our standard condition.

- 5.2 (a)The Tree Officer's original comments have in part been superseded by amendments submitted by the applicant. The Tree Officer's comments include the following:-

He has reservations about the retention of T32 in the context of the proposed development (he does not question its arboricultural value). Sycamores are vigorous trees with large, dark leaves that are slippery when wet and that attract huge numbers of aphids, whose feeding results in vaporised, sticky honeydew covering large areas during the growing season. These problems may seem trivial, but having visited many properties where such problems apply, it isn't. He would like to see greater space afforded between this tree (and the Sequoia sempervirens nearby) and the development, though he understands that the Parks Officer is advocating an approach whereby there is a site assessment following initial tree clearance, and decisions are made at

that stage regarding the appropriateness of retention/remedial pruning requirements. He is happy to attend such a visit, though of course it places the trees in a position of potential weakness, rather than the development being designed with regard to their current and likely future growth.

The footpath section details are welcomed and give comfort on fitness for purpose close to retained trees.

The applicant has advised that it is proposed to retain T13 & G2 as removing one may cause issues for the remaining two. In addition to this, due to the positive comments from neighbouring residents on their retention, the applicant has made a balanced decision. The Tree Officer is not clear, as the plan shows x2 not x3 trees, and no evidence has been presented by an arboriculturist to demonstrate that removing the central tree will or will not have significant knock on impacts on those that remain.

The Tree Officer appreciates the qualities of the Hippophae and has no objections to its planting, though he remains of the view that there was an opportunity here to provide a large, uniform bed to support the growth of a significant tree, rather than having a palette restricted to trees with upright habits, more suited to constrained, hard landscape streets than soft beds in residential developments.

The Tree Officer has no objections to a woodland mix subject to no harm resulting to retained trees.

The Tree Officer's principal concern is that the design of development does not give adequate respect to the current and likely future growth requirements of this tree, and it will undoubtedly be implicated in perceived nuisance problems down the line, particularly as it is close to two retained Sequoia sempervirens, one of the tallest trees in the world, and evergreen. He appreciates the importance of these trees as individuals and collectively as a screen, but remain of the view that the layout design is not giving them adequate respect in terms of their current and likely future growth requirements, and liveability for residents. Targeting trees for retention purely on screening value is a mistake. There must also be consideration of their long-term status in the context of the liveability of the proposed development. There comes a point where there must be a reduction in footprints or numbers of units, so that important trees or green infrastructure can be not only retained, but protected and enhanced.

(b) The applicant has amended his scheme by re-siting Block B further from the row of trees. The Tree Officer states:-

I welcome the increased clearance from the tree line.

5.3 The Waste Management Officer states:

The refuse storage areas have been noted. The storage areas should be enclosed in a secure, purpose built enclosure, undercover and screened from the view of the main street. Doors to this enclosure should open outwards and be wide enough to easily accommodate the bins on their route to their collection point.

For the 39 flats please ensure the refuse storage areas are large enough to accommodate the following recommended provisions split between the 3 blocks:

Dry Recyclables:	5 x 1100 litre bulk bins
Food waste:	3 x 240 litre bins
General waste:	5 x 1100 litre bulk bins
Compost:	3 x 240 litre bins

The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle

Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717504.

Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access doors to the bin store must be left open. The collection point should be shown on site plans, where possible refuse collectors should not have to travel more than 25m from the bin store to the collection vehicle. If the distance is greater than this an alternate collection point should be shown closer to the highway. If it is intended for the bins to be presented then a method statement would also have to be submitted detailing who would be responsible for the transportation of the bins back and from the refuse area.

Vehicle tracking will need to be submitted in order to show that the Council's RCVs (Olympus 6x2RS 19N) will be able to reach within 25m of these storage areas. The RCV must be able to enter and exit the road in a forward gear (it is not permitted to reverse down any roads). The vehicle tracking diagram must be able to show this. Suitable foundations and surfaces need to withstand the maximum payload of the vehicle (30 tonnes).

Refuse storage, once implemented, must be retained for future use

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

5.4 The Transportation Officer states

(a) There are no in principle objections to the proposed development, however there are a number of queries which require resolution.

There is some concern that access from North Road may lead to conflicts.

The access would be available for south bound vehicles only due to the central reservation. It is not currently prohibited for vehicles to make a left turn into the site from the mainline of North Road (A470) crossing the slip road onto the A470 from Gabalfa roundabout.

As indicated in the stage 1 road safety audit (RSA) (and designer's response) the design and overall layout of the access junction must be reviewed in accordance with the recommendation of the RSA detail prior to approval of the scheme.

Please provide tracking drawings to confirm that refuse vehicles can adequately manoeuvre (to turn around) within the site.

Similar drawings should be provided to confirm that delivery vehicles (home deliveries) can access and turn around within the courtyards to service the different flats.

Cycle parking; Please confirm that the number of secure cycle parking facilities for residents is in line with the council's current SPG (January 2010).

Please confirm that adequate, currently detailed in SPG (January 2010), visitor cycle parking is proposed within the site.

Details of the street lighting within the development will be required.

There is a shared cycle/footway facility running across the access junction. The design of the adjacent footways and junction must accommodate this facility. Appropriate tactile paving should be provided and low level kerbing to help the visually impaired identify the junction but also allow cycles to cross the junction without disruption.

Three conditions have been suggested in respect of CMS, Travel Plan and reinstating frontage footpath and a contribution (in the region of some £5k) might be anticipated for Traffic Orders for on-street parking or waiting restrictions may be required to ensure the access is protected and any inappropriate parking can be managed.

(b) To prepare design and implement a scheme to accommodate the requirements of the safety audit. The cost to amend the access and install a physical barrier (most likely bollards) to deter people from accessing the site direct from the flyover would be £36K.

A more comprehensive layout could be prepared for some £75k. This would include physical construction rather than any hatching and bollards. It would also incorporate a section of bus lane on the slip road outside the shops.

5.5 The Education Officer does not require a contribution in this case.

5.6 Shared Regulatory Services requests the inclusion of conditions and informative statements in accordance with CIEH best practice and to ensure

that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

5.7 Noise and Team recommends three conditions in respect of noise, ventilation and dust.

The Air Quality Assessment (AQA) has been undertaken to a high standard and the very conservative approach adopted by the model is deemed best practise allowing worst-case scenarios to be portrayed. Based on the sufficient evidence and outcomes of the AQA, on the grounds of air quality I do not have any objections to the proposed development.

The main outcomes to be drawn from the report are:

1. The risk of dust soiling effects is classed as medium for earthworks and construction, and low for demolition trackout. The risk of human health effects is classed as low for earthworks and construction, and negligible for demolition and trackout.
2. The predicted results indicate the pollutant concentrations will be well below the Air Quality Objectives and no specific site mitigation will need to be applied to the building to safeguard future occupants from harmful pollutant concentrations.

Due to an element of risk associated with the construction phase of the development, it is therefore considered essential that a suitable Construction Environmental Management Plan outlining a detailed Dust Management Plan with appropriate measures be submitted and approved prior to the development proceeding.

5.8 Regeneration

Initially a S106 contribution was sought but following the receipt of viability information the following response was received:

I can confirm that on the basis of the viability issues presented, and other benefits to the council deriving from the site such as the levels of affordable housing to be provided, in this instance we are content not to pursue our request for a financial contribution towards community facilities.

5.9 The Parks Officer says that:

Parks have been involved in a number of design discussions with the applicant/designers. These have led to satisfactory resolution of a number of issues, as set out below.

Line of trees along edge of new development, adjacent to Maitland Park.

- The existing line of trees, although valuable in terms of arboricultural, ecological and visual impact, contained a number of trees in poor condition. This was highlighted by the arboricultural report and a satisfactory plan is now in place for removal of poor quality trees, along with suitable pruning of retained trees. This will need to be overseen and

carried out by a suitably qualified arboriculturist / arboricultural contractor. Revisions to the arboricultural plan may be required depending on the form of the retained trees once the main removal has taken place. The impact of the retained trees on the new housing will also need to be assessed, with pruning undertaken as required.

- Following discussions and a site meeting with Councillors Ashley Wood and Rhys Taylor with regard to transfer of the trees into the Park rather than forming part of the housing area, it was agreed that this was feasible without impacting significantly on the proposed housing. Therefore the existing fence-line will be removed and a new fence (vertical bar – to be confirmed by designers) installed in accordance with the revised plans. I would suggest that the final alignment of this fence is set out on site once tree clearance has taken place in order to achieve the best alignment for properties and the trees, although I wouldn't see this as being of significant difference to alignment shown.
- Following discussions with Housing the area containing the trees will remain under Housing land and will be managed through a service level agreement, probably with Parks.

Footpath

- The new development includes a footpath link into Maitland Park to provide access for residents and others in Gabalfa, thereby making the park more accessible. Within the park an additional footpath will be constructed (using no dig construction to avoid damage to the tree roots). This is designed to link with the play area and a well-used access route to Whitchurch Road and Heath Hospital.
- Constructing the link path through the woodland area presents some technical difficulties due to levels of ground around the trees, but these will need to be resolved once the main tree clearance has taken place and ground levels / root systems can be assessed more easily.
- The exact location of the path within the Park will also need to be determined on site to achieve the best alignment. It is possible that 1-2 moderate quality cherry trees may need removal to allow the path to be placed in the optimum position.
- One concern is that the footpath through the development may become very well used, particularly by those commuting to Heath Hospital, which could result in nuisance to residents. This would need to be monitored and if necessary people encouraged to use nearby Laytonia Avenue.

Proposed Housing Layout

- The original layout at pre-application stage impacted on the trees along the edge of Maitland Park, due to road and parking space construction. The layout has since been modified and Parks support the current proposals.

Planting

- Three new trees are shown in the NE corner to enhance the woodland edge. I concur with Ed Baker's comments that three is too many, particularly as one is placed within the garden of one of the properties. I suggest that 1 *Acer campestre* is planted centrally in the space and a

second beyond the boundary into the park. An overlap of canopies long term isn't necessarily a problem in this instance as it forms part of a woodland but there is little benefit in planting trees too close together as happened with the existing woodland strip.

- Use of a woodland seed mix beneath the woodland tree canopy seems reasonable and should result in a relatively low maintenance area that provides biodiversity and benefits the park visually. It's success in establishing and best way to sow without risking damage to trees will again be easier to see once the tree works have been carried out. Cultivation will need to take place without damaging root systems of the existing trees.

Open Space Provision

An area of land is being transferred from the Housing site to the adjacent Maitland Park POS, size 380m², along with provision of a new footpath providing new connections into and within the open space. In addition the developer/Council have now provided written evidence that the development would not be viable with inclusion of off-site contributions and having assessed these figures I am happy not to proceed with a request for a contribution on this scheme.

5.10 The Drainage Officer states:

This design proposal is not acceptable in its current format. I require full G.I. in order to justify no consideration for infiltration and noting the proximity to a main river, any potential of connecting to river gravels. Furthermore, the Authority does not adopt highways constructed with permeable paving, a full MDX digital sim file is required in order to check the attenuation figures (not a printed/scanned copy) and an explanation as to why no effort has been made to use the proposed landscaped areas to remove pollutants from the drained highway areas. If DCWW have an issue with this, then please state as such and we can then speak to them accordingly.

In terms of the drainage drawing, there is no clarity on either the location of the proposed permeable paving, or the 1in100 attenuation storage.

In conclusion, it is recognised that the site has limits in terms of SUDS design, but we do not yet have enough justification to accept the proposals.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 (a) Welsh Water initially stated:-

We have reviewed the information submitted as part of this application and note that insufficient information has been submitted. We acknowledge that the applicant will submit further details which relate specifically to the application site and amend those currently provided.

In light of the above we are not in a position to comment on the proposal and therefore request that we be re-consulted once further details are provided

(b) Following the submission of revised drainage details Welsh Water stated:- We have agreed that the proposed connection point can be used.

Welsh Water has specified a condition which is incorporated into the recommendation.

- 6.2 South Wales Police have had discussions with the developer and are happy with design and layout and have no objections from a community safety perspective.

The only comment is that as the development includes social housing the ground floor windows and main entrance/exit doors will need to be PAS24 compliant in order to comply with Welsh Housing quality standards.

The Police want these comments passed onto the developer.

- 6.3 GGAT states:

We have consulted the regional Historic Environment Record and note that the application area is located immediately to the east of Roman Road RR621 (Castell Collen to Cardiff). A Bronze Age axe (also referred to as a palstave) was found approximately 50 metres to the south east of the proposed development (PRN00125s).

A review of the historic Ordnance Survey mapping indicates that the proposed development area contains several structures with a house and garden which is present on the 1st to 3rd editions (1880 to 1920). The historic mapping also depicts a structure called Briar Dene which is present on the 3rd edition (1920) and 4th edition (1942). The house and garden that is present on the 1st to 3rd edition historic maps are not depicted on the 4th edition (1942).

The development area appears to have undergone extensive development and refurbishment and it is likely that any surviving archaeology has already been disturbed or destroyed.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

- 6.4 NRW states:

Thank you for referring additional information regarding the above planning application consultation.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the

planning permission.

We welcome the letter entitled 'Briardene – Preliminary Ground Level Roost Assessment for Bats' dated 8/9/17 from Wardell Armstrong. There is some discrepancy between the letter and the Drawing (TDA.2049.03) entitled Arboricultural Impact Assessment (by TDA dated April 2017) as to which tree supports the mitigation bat boxes (T30 or T35). However, either way, both are proposed to be retained.

In consideration of the information submitted, we ask that conditions are now imposed on any planning permission granted, to ensure adequate protection of bats. Details of the required conditions are given below:

Condition 1

The proposed soft felling of the trees which have been identified to have low potential to support bats roosts should be secured through the use of an appropriately worded planning condition.

Condition 2

We advise that a condition is attached requiring a lighting scheme to be approved in writing by the LPA, prior to any works commencing on site, to ensure that the retained bat boxes and surrounding vegetation will not be lit.

NRW also said that foul water is to be disposed of to a public foul drain and the developer is referred to their document "Approach to groundwater protection" in respect of controlled waters.

7. **REPRESENTATIONS**

- 7.1 Local Members have been notified. Councillor Taylor has queried when the development will commence and whether adjoining residents will be compensated for construction noise and increased traffic.
- 7.2 Councillor Taylor and Wood also state: As Local Members for the Gabalfa ward we would like to make the following comments on the planning application 17/01691/MJR for the Briardene site.

We note the responses given to our submission as part of the pre-consultation (Pre-consultation Report Part 2, Appendix 6) and would like the following points to be considered by the planning Committee:

- The protection of the tree line adjacent to Maitland Park and commitment to prune existing trees on the site is welcomed.
- The expansion of Maitland Park would provide a tangible benefit to the local community. This has been a long-held position and was noted previously by the planning committee in 2009. This expansion can be achieved by relocation of the proposed boundary fence to incorporate the tree line along the boundary into the park. We understand agreement has been reached between the developer and Cardiff Council Parks Department to accommodate this request. Should this not

be a part of the final plans for consideration, this submission should be considered an objection by local members.

- The safety of the junction between the access road and North Road (given the speed of traffic and merging traffic between the flyover). A suggested solution (Stage 1 Minor Works Road Safety Audit Report) is to delay the merging of traffic by extending the barrier between the Gabalfa flyover and North Road, beyond the entrance to the site. We would like this to be a condition for planning .
- Concern remains over the roof pitch (increasing overall building height) and impact this will have on daylight for some residents in Meridian Court.

In addition, the provision of parking is a concern. A bay is provided for each flat but there is no parking allocation for visitors. It is noted in the Design and Access statement (part 2) that this decision was taken to discourage individuals parking cars at the site to take advantage of local transport links. Whilst this exceeds the minimum values given in the SPG there is concern that visitors will use non-permit parking in the local vicinity adding to already saturated demand. This is expected to impact on businesses on North Road, which are dependent on the availability of parking for their customers. Further to this, there appears to be no provision that the future owners/tenants will be prevented or discouraged from owning multiple vehicles that will also be parked on the highway in the local vicinity, further exacerbating these concerns.

7.3 The application has been advertised on site and in the press.

7.4 Adjoining occupiers have been notified. Three businesses and a person who uses the local shops in North Road have expressed concern for the following reasons:-

Insufficient parking. The plans set out 39 flats with only 39 parking spaces. There are no plans for guest or overflow parking. Extremely concerned how this will effect local businesses. Currently rely on the small strip of parking alongside the fly over for customers. This parking is already stretched to full capacity and people often cannot park as it is. All of the surrounding streets are permit parking only so will not be able to accommodate the extra cars. It is inevitable that people will use this area of unrestricted parking for their second vehicle or visitors which will have a catastrophic effect on the local businesses.

7.5 A representation from a resident of the adjoining apartments to the Pre Application Consultation that the applicant undertook has been submitted to the Planning Department. The neighbour states:-

I am pleased to note the developer has agreed to the pruning of the larger trees on the boundary of Maitland Park.

Please can I also be assured that this will be regularly done and that the height of the trees will be lower than the final height of the pitch of the new buildings; the “aesthetics” of which, in my view, does little for the overall look of a poorly designed development?

Regarding the developers view that the footpath along the boundary of Meridian Court would require the loss of a few “mature” * trees, may I remind them that trees can be moved (which would not be a great distance).*These trees are not mature. Trees of this height can be bought and planted in easily.

I am utterly appalled the architects for Cardiff Living have failed to consider the existing loss of light to my flat, which faces mainly east; with my 2 main rooms (lounge and bedroom) only receiving a small amount of filtered light through the trees within our own boundary; the branches of which now extend to within 150cm from the windows.

For the most part, to save electricity, I need to live in my kitchen during the day to get the Northern light. Do the developers consider it would also be neighbourly to prune the trees on our side of the boundary?

When the architect visited Meridian Court to meet us and discussed the issues myself and other residents raised, he came to my flat and played down the reduction of light to my rooms, and, dismissed my comments with the statement that the height of the buildings would have a “negligible effect” on this reduction of light.

I agree, on plan, these buildings appear to be a “fair” distance away, but I would very much like a second professional opinion to evaluate the real amount of light lost to my flat; the foreshortening effect of which can be clearly seen from the rear of Meridian Court.

Finally, these are tall buildings being submitted for planning permission, and bearing that in mind, I would seriously like Councillor’s to see that the “distances” involved between our two buildings cut out a great deal of light in real measurable terms (particularly from tall buildings); not, I would like to add improved by cloudy and overcast days .

We are not talking about your average 2 storey suburban dwellings here.

8. **ANALYSIS**

- 8.1 The proposed development is on a site where the principle of residential development was established in 2011 for a larger number of dwellings. The indicative layout showed 48 dwellings in a 50/50 split of one and two bedroom units with 39 car parking spaces.
- 8.2 The development adjoins a four storey apartment development, the grounds of a church, the edge of Gabalfa flyover and Maitland Park to the rear. The scale of the development reflects that within the vicinity on the neighbouring site.
- 8.3 The disposition of buildings on the site, the protection of quality trees and replacement trees is considered to be generally satisfactory.
- 8.4 The gables fronting North Road will provide a pleasant vista into the scheme,

whilst the planting will maintain a green character along the immediate frontage. The frontage boundary wall is to be repaired and retained. The overall appearance of the development is well considered, however, most of the development would be screened from the highway by the frontage unit and the adjoining apartments at Meridian Court.

- 8.5 Vehicle and cycle parking is well arranged with good surveillance, and there is a separate path of pedestrian access. The SPG on parking provision specifies minimum, maximum and visitor parking standards for residential development. Minimum standards require 0.5 spaces for both one and two bedroom units with 0.25 spaces for visitors. Minimum affordable housing provision is 0.25 spaces. Minimum car parking requirement for this development, including visitors would therefore be 27 spaces. The development provides almost 50% more parking spaces than the minimum required outside the central parking area.
- 8.6 The Authority is aiming to achieve a 50/50 modal split. There is a bus stop south bound within 120m of the site and several bus stops on the western side of North Road. There is a regular and frequent bus service into and out of the city centre. An underpass adjoins the entrance to the site providing a safe pedestrian link to the western side of North Road. In this case the site is not in a peripheral location and is well served by public transport. It would not be appropriate to seek maximum parking provision in this case. Nor is it considered appropriate to only require minimum parking standards provision. The Transportation Officer has raised no objection to the parking provision detailed in this scheme.
- 8.7 It should also be noted that 21 cycle stands for 42 cycles are proposed to promote sustainable transport use. The SPG on parking requires one cycle space per dwelling.
- 8.8 The concerns of local businesses have been brought to the applicant's attention. The applicant says that Wates will be providing a level of parking for the development that is far in excess of the minimum required by Local Planning Policy for developments of this kind. The proposal is for apartments rather than houses which generally have lower levels of car ownership. The site is also in a highly sustainable location with excellent public transport links, so Wates do not believe parking will be a significant issue. One of the options Wates are considering for the improvement to the slip lane to North Road also includes the creation of some additional parking. These spaces will help to ease existing pressure in the area.
- 8.9 The parking area on North Road north of Laytonia Avenue is limited to 2 hour with no return within 2 hours between 8.00-18.30 hours. 50% of Laytonia Avenue is residents parking only. The parking on North Road south of Laytonia Avenue is not subject to parking control.
- 8.10 There is provision of communal courtyards and gardens, which are fine, with a good provision of patios for ground floor flats onto their spaces. Rear garden privacy to public realm is provided by masonry walls, as are prominent bin

stores. The amenity area surrounding the apartments significantly exceeds the standards identified in the SPG on Residential Development. In addition the development has access to the adjoining park and several of the units have balconies.

- 8.11 The lockable route to Maitland Park/Whitchurch Road is welcome as it provides ease of access for future residents to the park whilst providing security. This is a key urban design feature allowing comfortable walking to nearby amenities. The new path within the park to be created in conjunction with this development improves access to the play area from the application site. It is not envisaged that there would be any significant numbers of commuters to the Heath hospital using the Park, as it would not be a direct or shorter route. Wates has confirmed that following the agreement reached between CCC Housing and CCC Parks, they will be extending the usable area of Maitland Park to include the tree line.
- 8.12 The applicant states that “The 45-degree roof pitches are an important part of the apartment blocks’ aesthetic, designed to be proportionally better and avoiding the low-pitched, council-block style of roof which was once commonplace. The closest of the proposed apartment blocks is 27m away from Meridian Court. A reduction in the roof pitch of these apartments by 10 degrees would see the ridge reduced by 1.2m, which over this distance, would have a negligible effect. We believe that daylighting levels in the Meridian Court apartments would be better improved by pruning the existing trees within the Meridian Court site.” I concur with the applicant’s assessment of this matter, as the required 25 degree angle is exceeded.
- 8.13 The Transportation Officer has no highway safety objection to the use of and alterations of the existing access to the site. Wates has advised that “It has been agreed with Cardiff CCC Highways that the developer will make a financial contribution to cover the cost of improving the safety of the slip lane onto North Road, but the council will undertake the work. This will be secured by a Section 106 agreement rather than by a planning condition.” The Transportation Officer considers a £36K contribution is required for the necessary off site highway works.
- 8.14 A vehicle tracking refuse and delivery vehicle plan was submitted on 30/08/2017. Transportation was re-consulted and submitted no further comments.
- 8.15 In terms of ecology the applicant submitted a revised bat report and NRW and the Council’s ecologist were re-consulted. NRW were originally unhappy as to the lack of information but now have no objection subject to two conditions.
- 8.16 Councillor Taylor has been advised that the applicant wishes to start development by autumn 2018 and that adjoining residents are not compensated through the planning process for increased noise and traffic. It is inevitable that there will be some noise and disturbance to nearby residents during the temporary construction period.
- 8.19 The Tree Officer’s concerns have been identified above in section 5.2 which

has taken account of a response from the applicant. Some of his concerns can be addressed by conditions and an advisory note is recommended. In response to the Tree Officer's concerns the applicant in summary states:

The proposed fence line between the development and Maitland Park will delineate landscaping maintenance responsibilities and will demonstrate that the tree line falls within the development boundary. As such, the landscaped areas throughout the development are to be conveyed to a management company and as such, maintenance will be secured through this process. The current layout will continue to give the tree population adequate respect, through a scheduled planting and maintenance regime.

- 8.20 The trees along the southern boundary and within the neighbouring church site will have a limited affect on the outlook/amenities of future occupiers of those units facing them, as some of these units will be between 2-6m from the canopy spread of those trees. However, the lounge windows of such units include double patio doors with floor to ceiling windows on either side. The trunks of such trees vary between 8-9m distant. The trees to the south have significant gaps between them so the impact from any overshadowing is markedly reduced. The affordable units that would be affected have secondary windows facing south and the principal windows facing west.
- 8.21 The quality trees along the eastern boundary need to be retained and create a positive setting along the western boundary of Maitland Park. The trunks of these trees are 9-11m distant and the canopies would be some 3-8m distant from the rear wall of Block B. The Tree Officer has highlighted good reasons for maintaining sufficient distance between existing trees and new development. The developer was able to amend his scheme by increasing the separation distance by 1m but is unable to further increase these distances. In this case prospective purchasers of the 9 market apartments facing these trees will have to make a balanced judgement on any decision to purchase by weighing the advantages of an outlook onto quality trees with a park behind compared to the light reduction impacts of those trees during the morning. When such individual purchasers' decisions are made it should be known whether T32 is to be retained or not in view of condition 25. Should T32 be removed there would be a significant increase in light to the rear of Block B.
- 8.22 The quality trees along the rear boundary are visible from Maitland Park but were previously partially obscured from the highway by the existing apartments and a row of conifers along the frontage of the application site. The new development will continue to restrict views of the quality trees from North Road.
- 8.23 Whilst no objections have been submitted to this application from residents of the adjoining apartment block one of the residents did make a submission to the applicant's pre application consultation which the Department received. The nearest part of the proposed apartments to the south and east facing the existing apartments is 28m. In view of the distance involved and the height of the new development it is not considered that this would significantly affect the amenities of existing residents. The existing apartments and their trees would overshadow part of the application site during the afternoon but this would

principally be over parking spaces and a length of road. Trees within the rear of Meridian Court do reduce light to existing residents but this is a separate issue from the consideration of this application.

- 8.24 Welsh Water is satisfied with the amended drainage details subject to a condition and the applicant has provided the following response to the Drainage Officer's comments:-

"An SI has been carried out and it has been confirmed that soakaways are not suitable for the site; this has been submitted as part of the application.

Permeable paving is limited to private courtyards; please see the proposed adoption and maintenance plan.

A detailed MDX file has not been created as this is for planning. A storage estimate calculation has been done to ascertain areas. Pre Planning consultations have been held (with Drainage) and it has been agreed that above ground attenuation is not suitable for this site.

I refer to the drawing, which shows the attenuation split and location of the permeable sub base. If additional information is required, perhaps a notation colour coded to the permeable area would suffice?

The scheme in its current format was agreed in principle at pre application meetings (with Drainage). A SUDS analysis has been undertaken for the development and the current design provides the best strategy given the constraints. Additionally, Welsh Water are content with the proposals and have accepted the scheme."

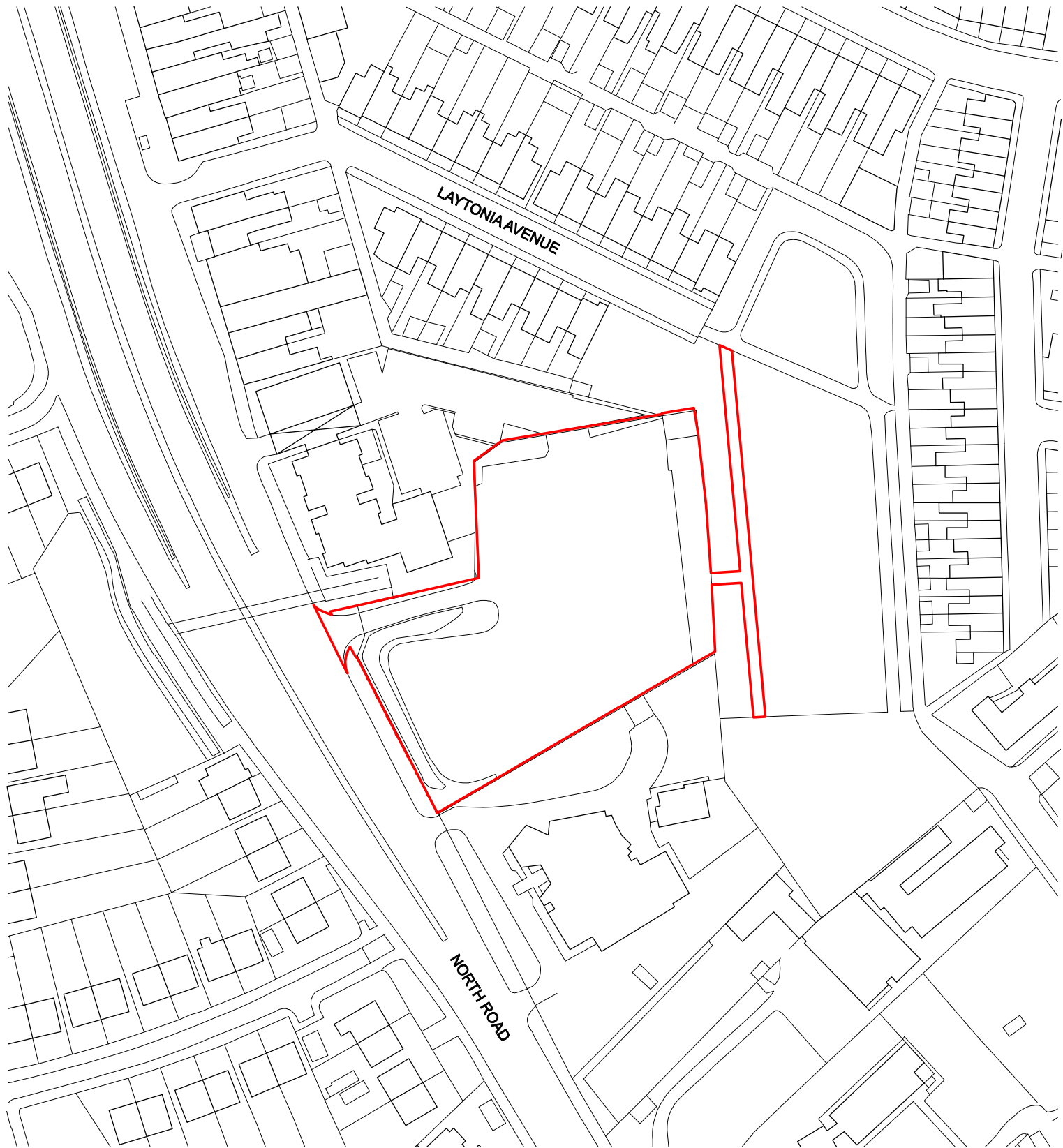
- 8.25 The applicant's response has been shared with the Drainage Officer and he has submitted no further comments.

- 8.26 There are no objections from other consultees. Consultee responses have been forwarded to the applicant.

- 8.27 Well-Being of Future Generations Act 2016 - Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

- 8.28 It is considered that the development is in accordance with the policies of the Local Development Plan. The enlargement of Maitland Park is welcome. It is considered that planning permission can be granted subject to a Section 106 Agreement requiring units 1-9 to be affordable units, the provision of a financial contribution to cover the cost of improving the safety of the slip lane onto North Road, to be undertaken by the Council, and for the associated Traffic Orders at

a total cost of £41,000, and the creation of a path through Maitland Park.



NORTH



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Project
BRIARDENE, GABALFA

Client
WATES RESIDENTIAL

Drawing Title

SITE LOCATION PLAN

Date
MAR '17

Scale
1:1250 @ A4

Drawing No.
3 5 1 5 _ P A _ 0 0 1

Rev.

-

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

- Revisions
- A Re-constituted stone capping added to existing wall to North Road. Adopted footpath amended. Block paving finishes and new bench added. Boundary types heights amended. 10 Apr '17
 - B New 2.1m fence to boundary with Meridian Court. Balcony structure to south of plot 28 removed. New path surface in Maitland Park. Tree adjacent to Block A entrance removed. Flat roof to Block C bin store. 07 Jul '17
 - C Fence line to Maitland Park repositioned. Two new trees adjacent to Block C removed. T13 removed. Trees added near park boundary. 24 Aug '17
 - D Block B and car parking space repositioned. Substation removed. 18 Sep '17



KEY	TENURE	APARTMENT TYPE	AREA	NO. (AFF.)	NO. (OMS)	TOTAL
F1*	AFFORDABLE	2 BED 3 PERSON	62m ²	4	0	4
F1*	AFFORDABLE	1 BED 2 PERSON	62m ²	2	-	2
F2	OPEN MARKET SALE	2 BED 3 PERSON	60m ²	-	30	30
F3*	AFFORDABLE	1 BED 2 PERSON	53m ²	3	-	3
				9	30	39

- BOUNDARY TYPES**
- Site boundary.
 - 2.1m brickwork wall boundary to public open spaces (1.8m between bin store and courtyard).
 - 2.1m close boarded fencing (1.8m between gardens and to bin stores).
 - 1.8m close boarded fence above post and board retaining wall.
 - 1.8mm proprietary metal railings with black ppc finish.
 - Large profile, rough sawn Redwood horizontal boards fixed to existing wall. Height to match existing.
- LANDSCAPING MATERIALS**
- Block Paving - Buff.
 - Block Paving - Natural.
 - Flag Paving - Natural.
 - Tarmac footpath / road.
 - Grassed area.
 - Chippings.
 - Stone dust footpath.
 - Low maintenance, ground cover planting.
 - Proposed hedge planting.
- SYMBOLS**
- (14, 20, 26) Plot numbers (GF, FF, SF).
 - F1* Dwelling Types (* - affordable).
 - 5 Car parking space allocation.
 - Rotary dryer.
 - Bench seat.
 - Proposed small tree.
 - Proposed medium tree.
 - Tree to be removed.
 - Existing tree to be retained. Dotted line indicates root protection zone.

North

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Project: BRIARDENE, GABALFA
Client: WATES RESIDENTIAL
Drawing Title: COLOURED SITE LAYOUT PLAN

Date: JAN '17
Scale: 1:200 @ A1
Drawing No.: 3515_PA_004
Rev: D

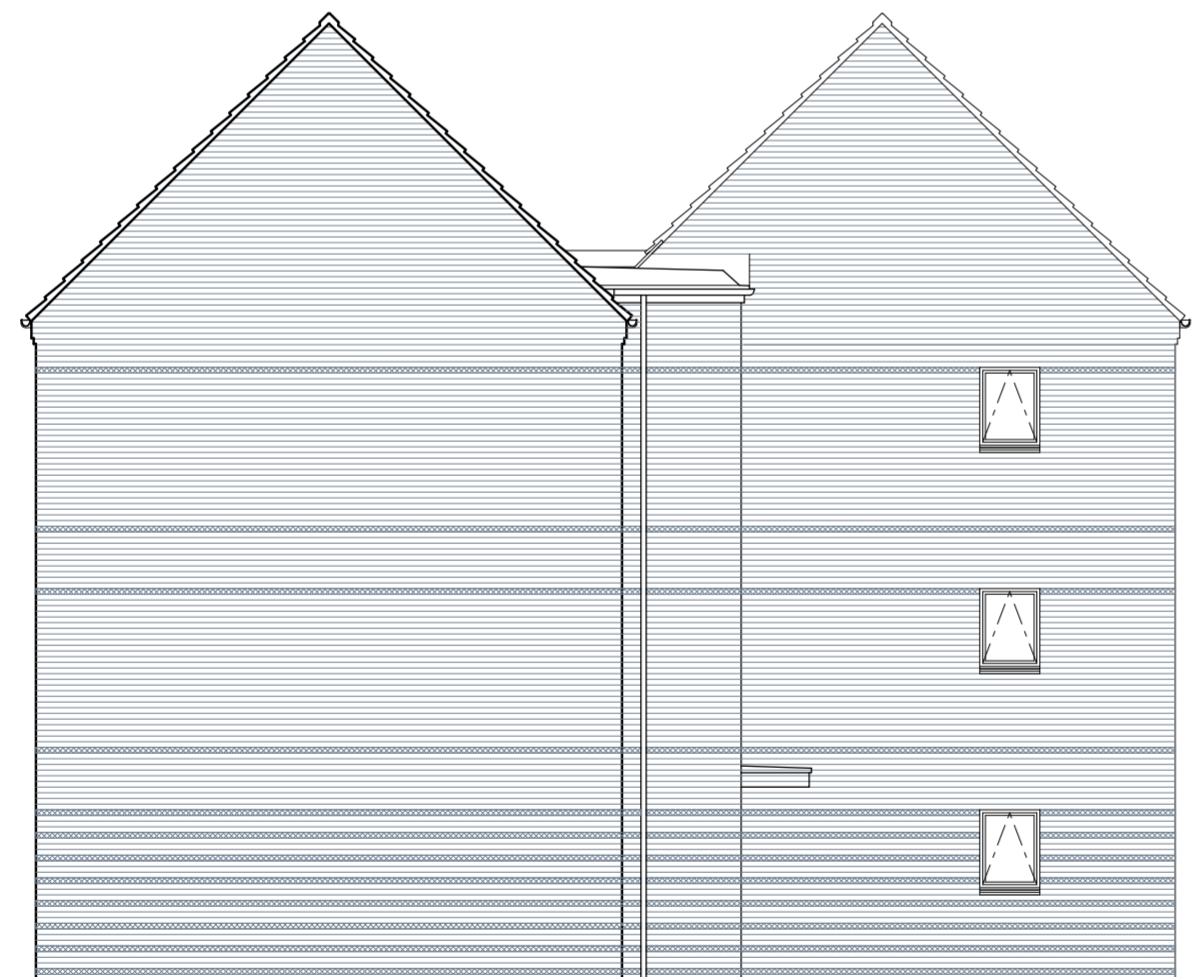
NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise



West Elevation



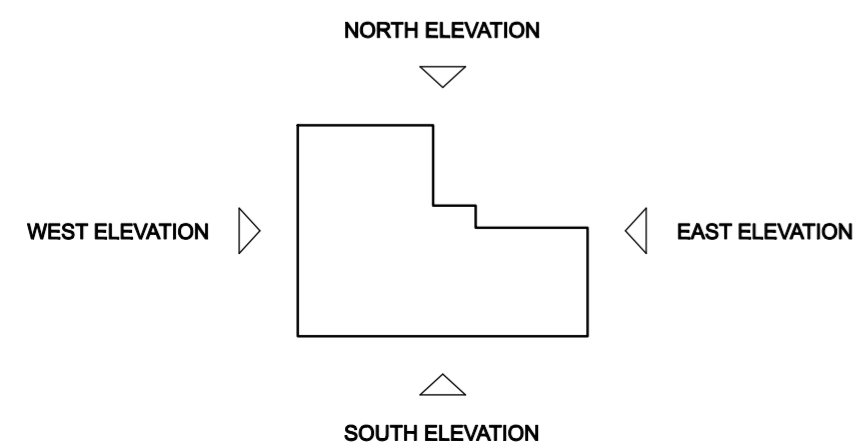
South Elevation



East Elevation



North Elevation



Finishes:

Facing brickwork:
Mid-tone buff generally with light buff banding (as indicated with grey hatching on elevations). Blue/grey brick TBC (as indicated with black hatching at corner windows on elevations).

Mortar:
Natural.

Facing brickwork Detailing:
Brick corbelling to ends of eaves.

Pitched roofs:
Marley Modern Duo 'Smooth Grey' interlocking concrete tile with mortar bedded verges.

Flat roofs:
Dark grey GRP.

Windows and doors:
Dark grey PVCu (RAL 7016). Dark grey steel-faced entrance doors.

O Denotes opaque glazing.

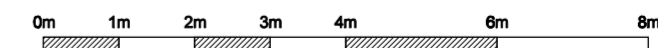
Window sills:
65mm re-constituted stone sills with no stools in 'Portland Grey'.

Fascias:
Dark grey PVCu (RAL 7016).

Rainwater goods:
Black PVCu generally. Black aluminium hopper and downpipe to west elevation.

Canopies:
Dark grey GRP.

N.B. Location of all service inlet/extract terminals & boiler flues to be confirmed, following design by specialist manufacturer.



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Project
BRIARDENE, GABALFA

Client
WATES RESIDENTIAL

Drawing Title
**APARTMENT BLOCK A
ELEVATIONS**

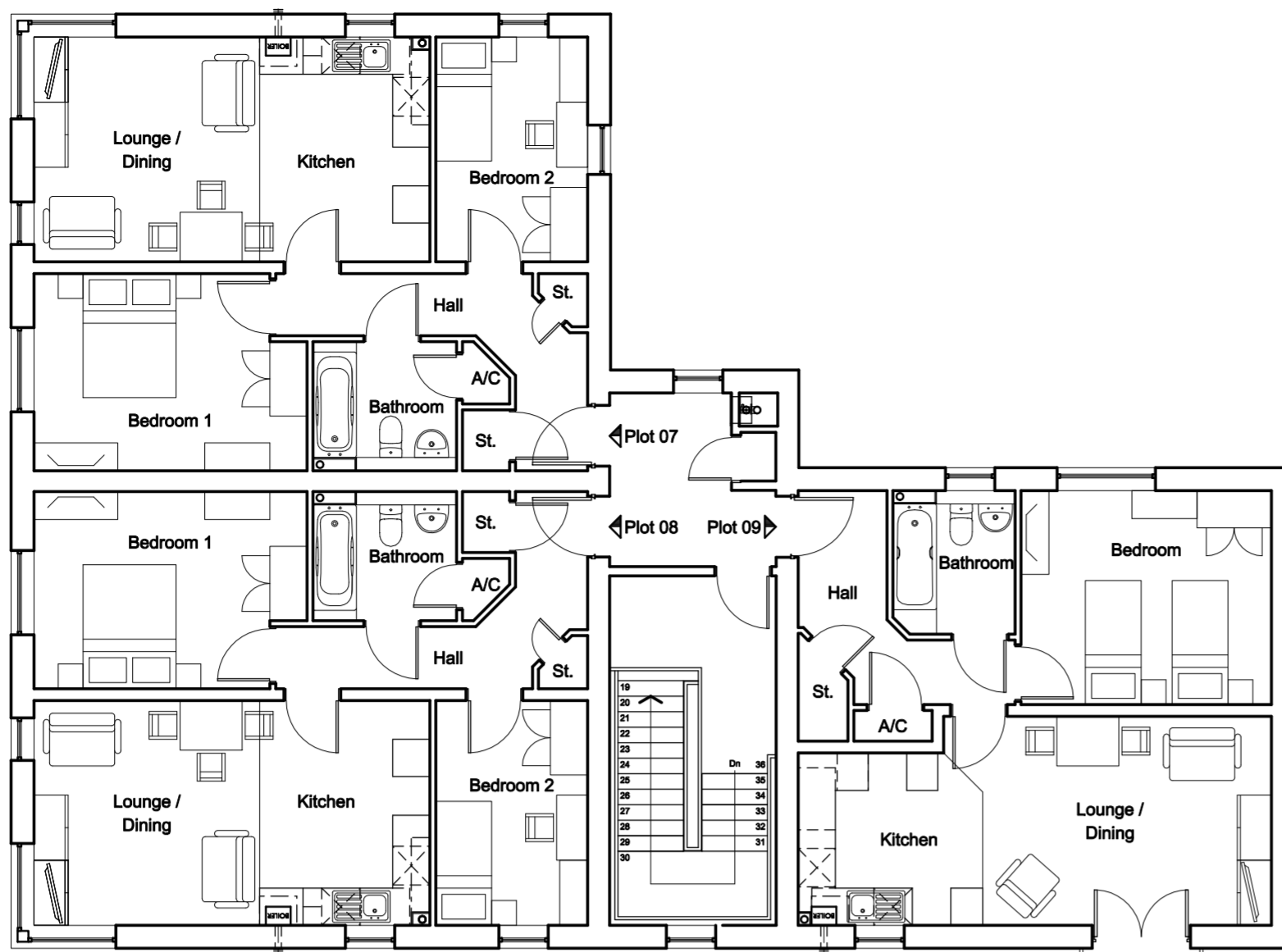
NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
FEB '17

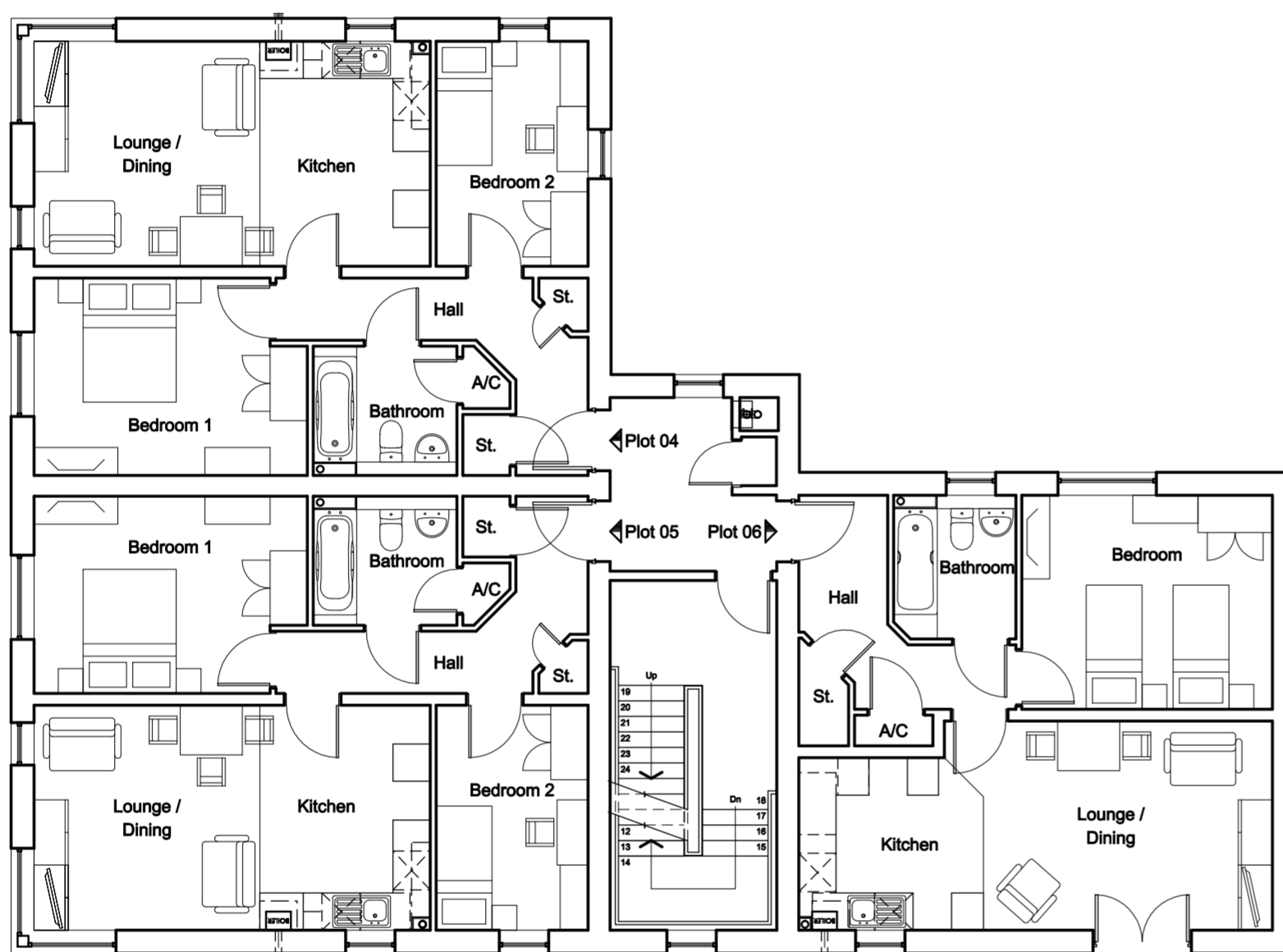
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Drawing No.
3515_PA_020

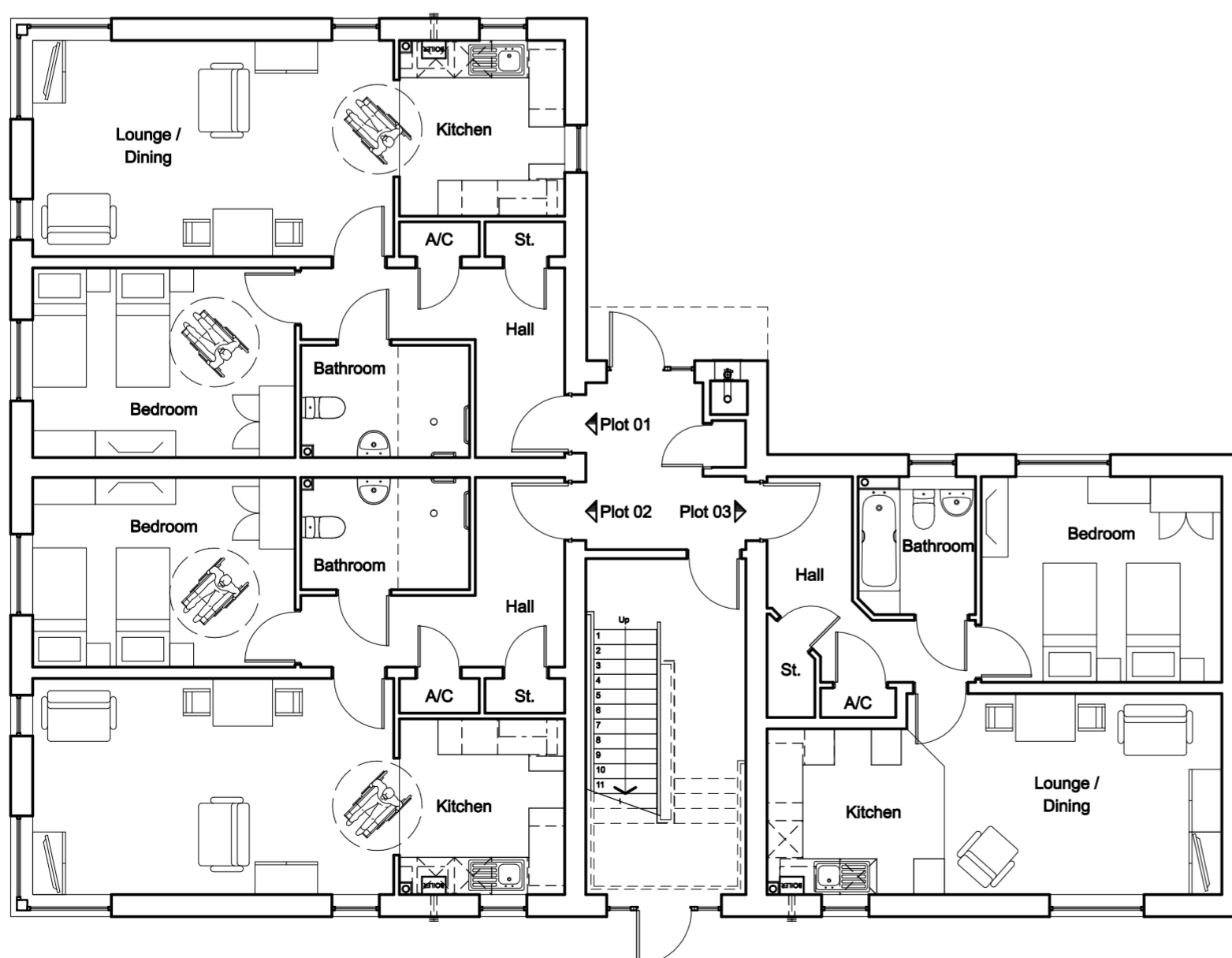
Rev.
A



Second Floor Plan

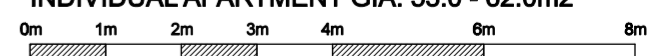


First Floor Plan



Ground Floor Plan

INDIVIDUAL APARTMENT GIA: 53.0 - 62.0m²



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Project
BRIARDENE, GABALFA

Client
WATES RESIDENTIAL

Drawing Title
**APARTMENT BLOCK A
GENERAL ARRANGEMENTS**

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

Date
FEB '17

Scale
1:100 @ A2

Drawing No.
3515_PA_010

Rev.
A



North Elevation



East Elevation



South Elevation



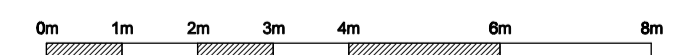
West Elevation



Finishes:
 Facing brickwork: Mid-stone buff generally with light buff banding (as indicated with grey hatching on elevations).
 Mortar: Natural.
 Facing brickwork Detailing: Brick corbelling to ends of eaves.
 Pitched roofs: Marley Modern Duo 'Smooth Grey' interlocking concrete tile with mortar bedded verges.
 Flat roofs: Dark grey GRP.
 Windows and doors: Dark grey PVCu (RAL 7016). Dark grey steel-faced entrance doors.

Window sills: 65mm re-constituted stone sills with no stools in 'Portland Grey'.
Fascias: Dark grey PVCu (RAL 7016).
Rainwater goods: Black PVCu generally.
Canopies: Dark grey GRP.
Balconies: Balcony framework to be galvanised steel frame painted black. Balustrades/handrails to be black P.P.C. galvanised steel.
 N.B. Location of all service inlet/extract terminals & boiler flues to be confirmed, following design by specialist manufacturer.

Legend:
 O Denotes opaque glazing.



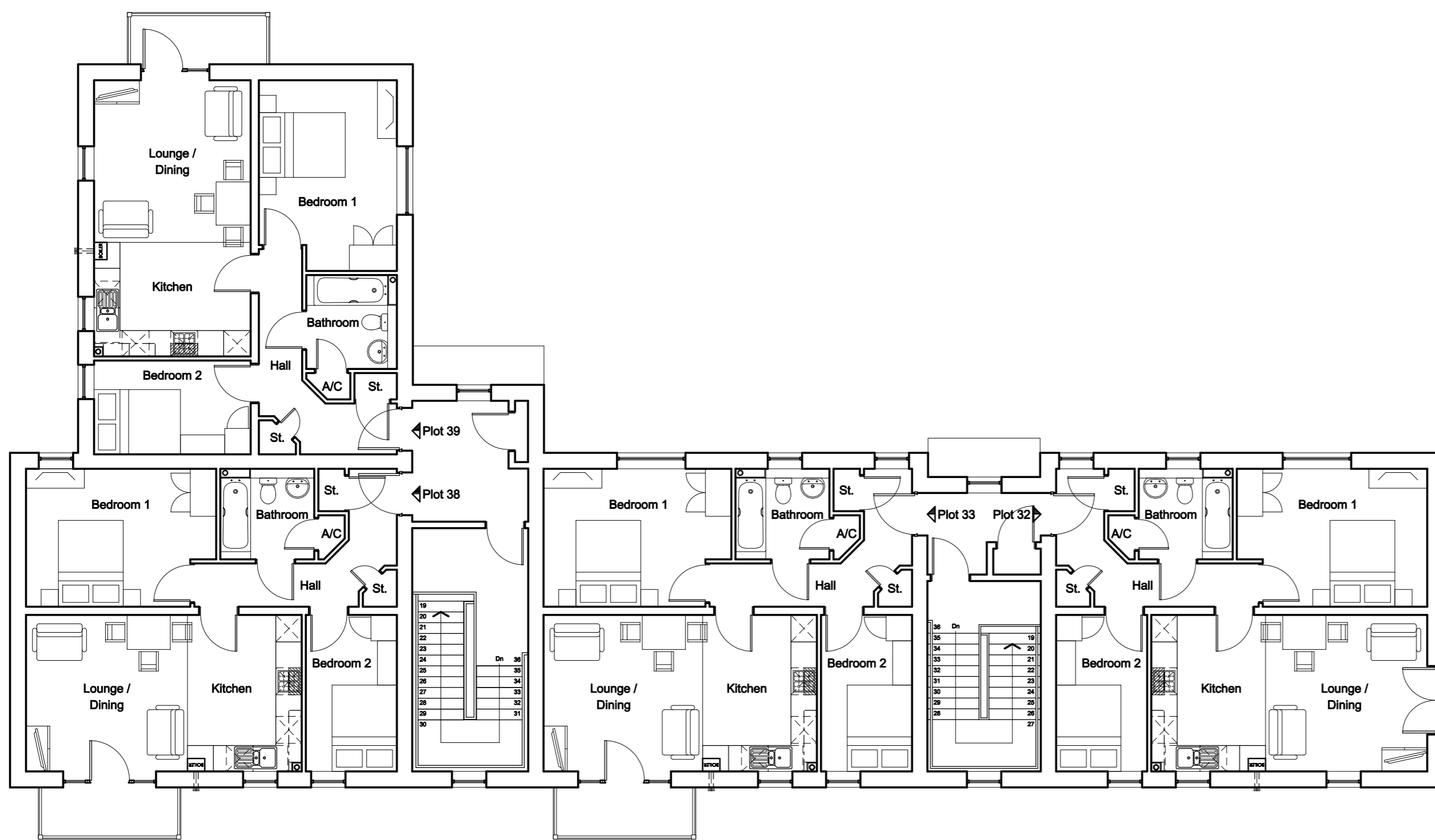
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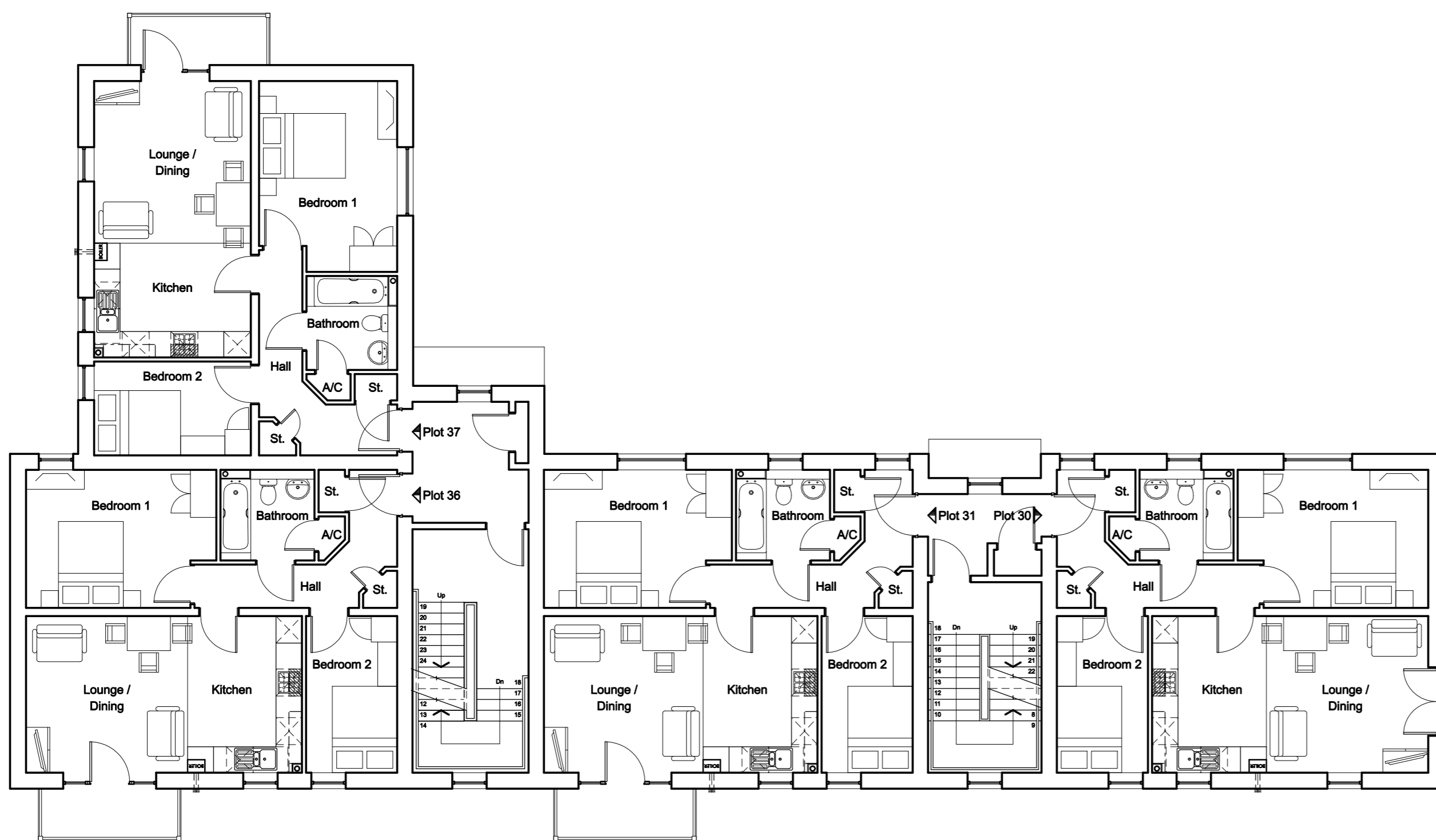
Project
 BRIARDENE, GABALFA
 Client
 WATES RESIDENTIAL
 Drawing Title
**APARTMENT BLOCK C
 ELEVATIONS**

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

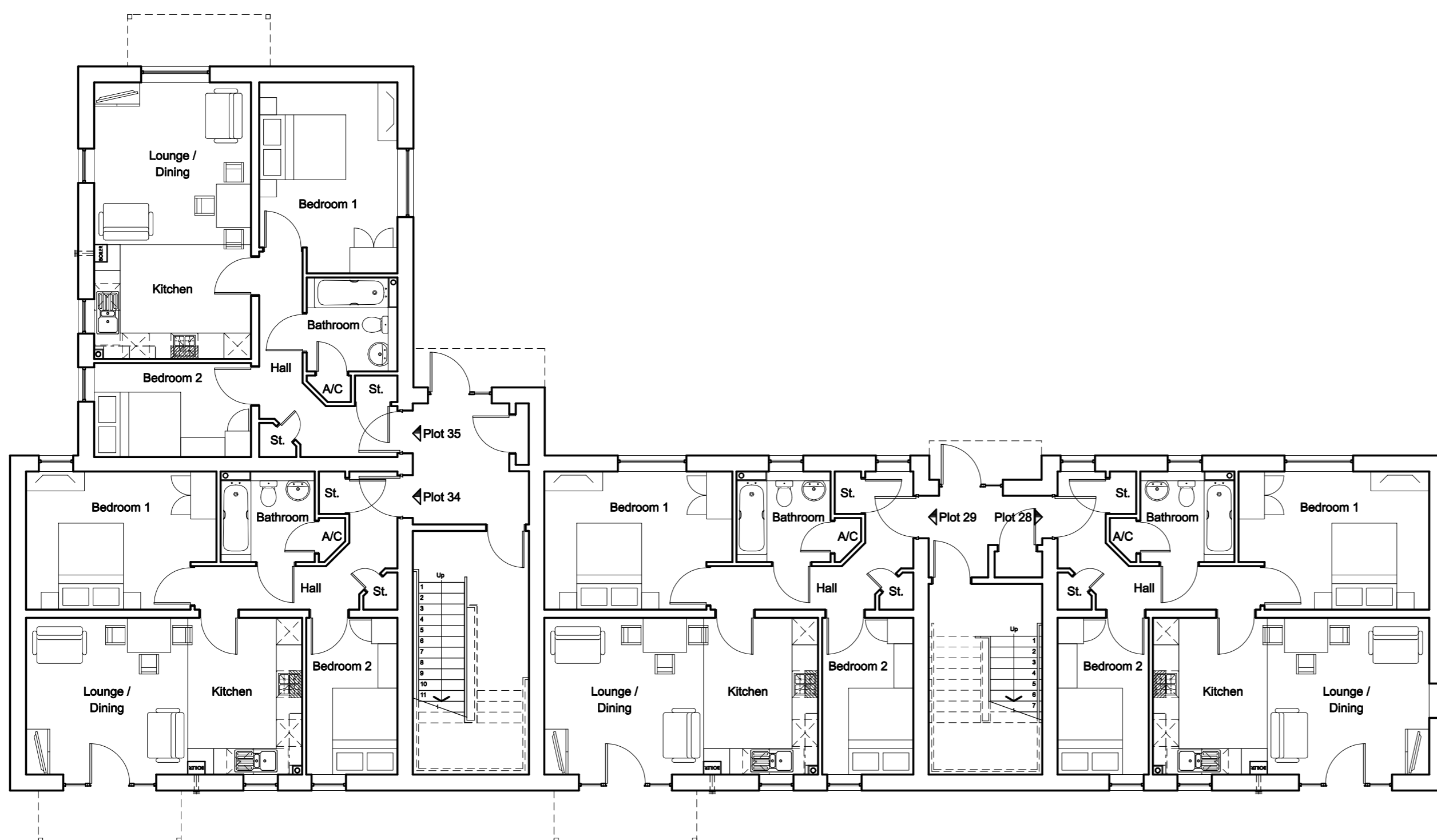
Date
 FEB '17
 Scale
 1:100 @ A1
 Drawing No.
 3515_PA_022
 Rev.
 B



Second Floor Plan

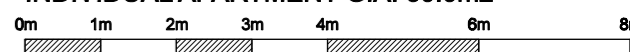


First Floor Plan



Ground Floor Plan

INDIVIDUAL APARTMENT GIA: 60.0m2



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Client
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Drawing Title
**APARTMENT BLOCK C
GENERAL ARRANGEMENTS**

Date
FEB '17

Scale
1:100 @ A1

Drawing No.
3515_PA_012

Rev.
A

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise



West Elevation



North Elevation



East Elevation



South Elevation

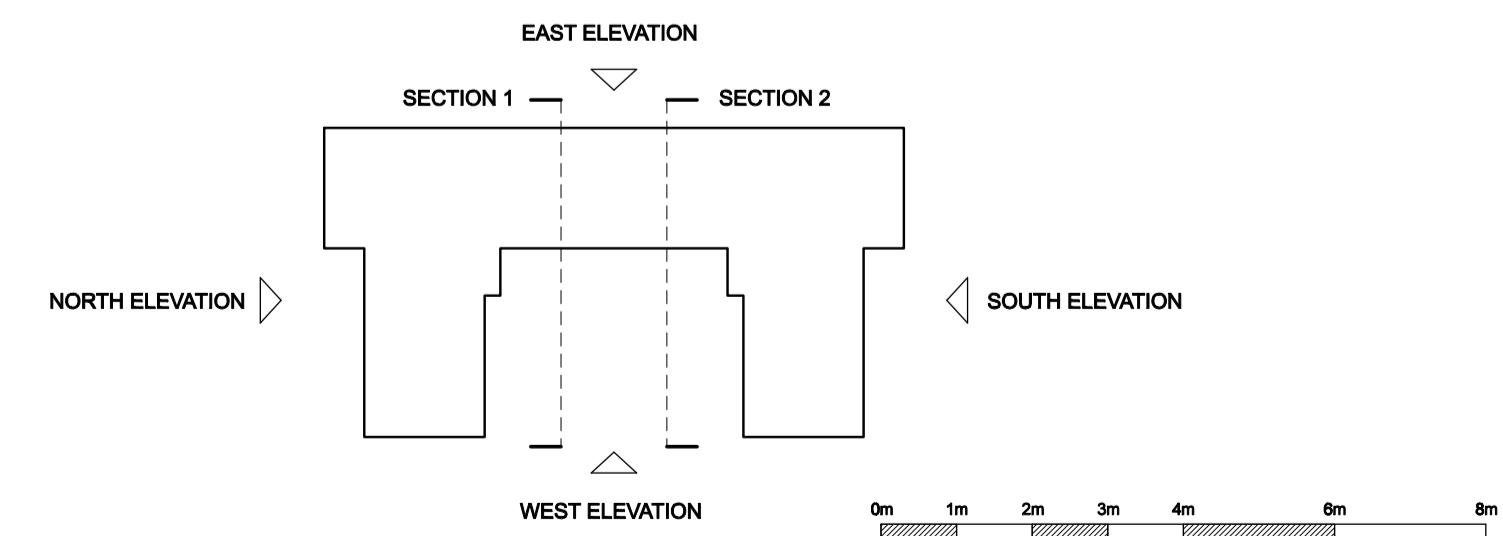


Section 1



Section 2

- Finishes:**
 Facing brickwork: Mid-tone buff generally with light buff banding (as indicated with grey hatching on elevations).
 Mortar: Natural.
 Facing brickwork Detailing: Brick corbelling to ends of eaves.
 Pitched roofs: Marley Modern Duo 'Smooth Grey' interlocking concrete tile with mortar bedded verges.
 Flat roofs: Dark grey GRP.
 Windows and doors: Dark grey PVCu (RAL 7016). Dark grey steel-faced entrance doors.
- Window sills:** 65mm re-constituted stone sills with no stools in 'Portland Grey'.
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 N.B. Location of all service inlet/extract terminals & boiler flues to be confirmed, following design by specialist manufacturer.
- Denotes opaque glazing.**



0m 1m 2m 3m 4m 6m 8m

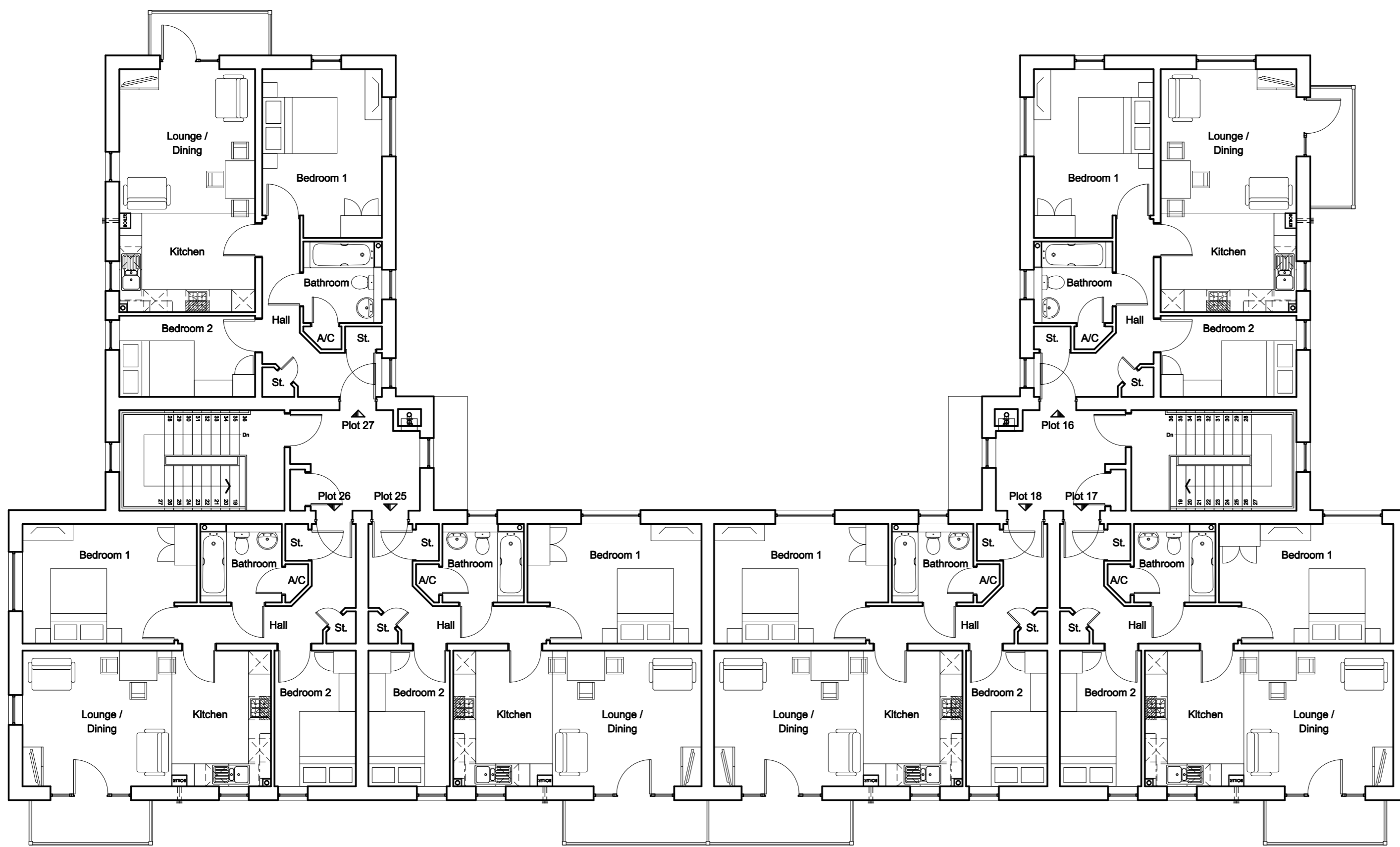
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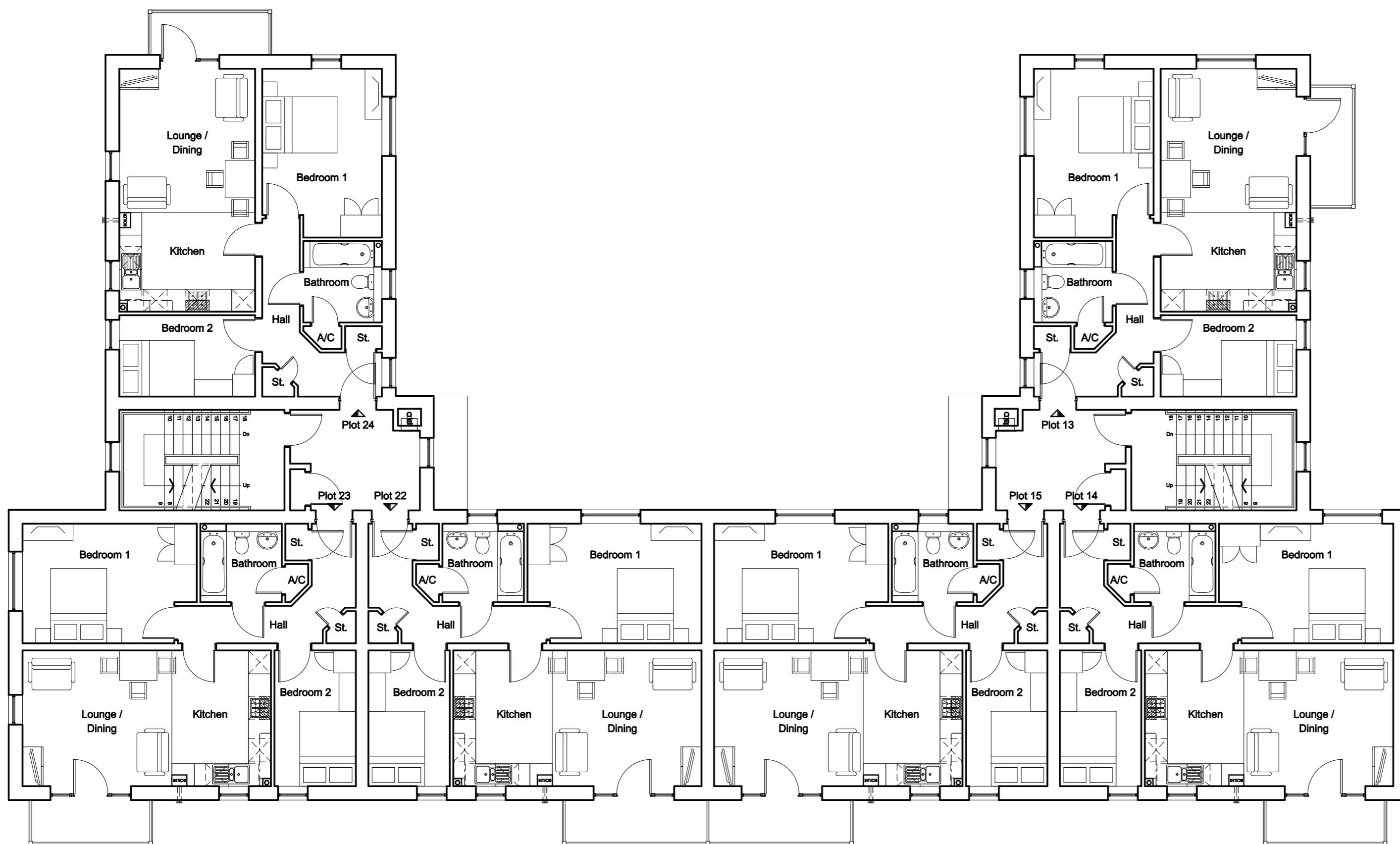
Project
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 WATES RESIDENTIAL
 Drawing Title
 APARTMENT BLOCK B
 ELEVATIONS

Date
 FEB '17
 Scale
 1:100 @ A1
 Drawing No.
 3515_PA_021
 Rev.
 A

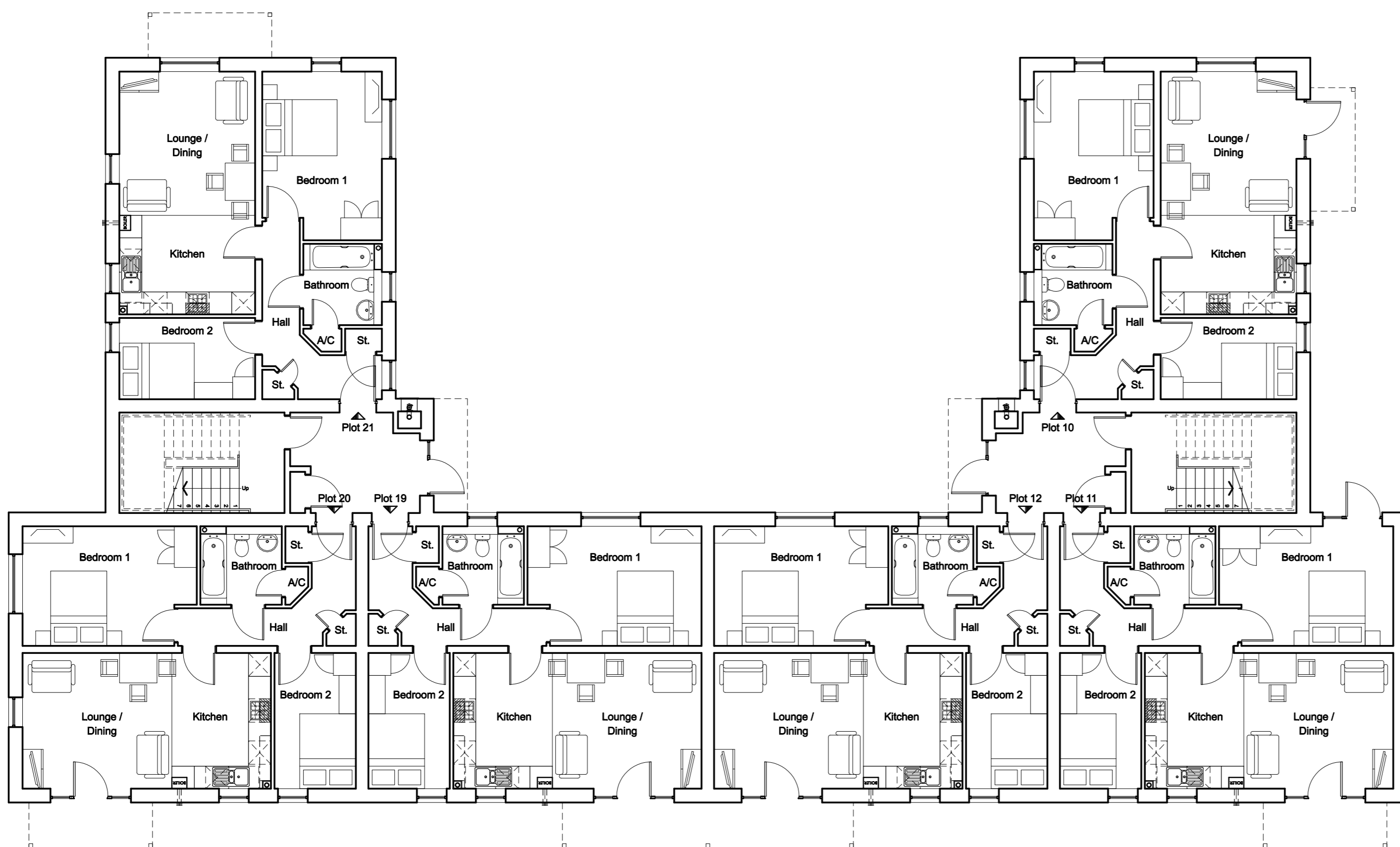
NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise



Second Floor Plan

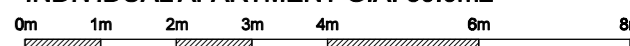


First Floor Plan



Ground Floor Plan

INDIVIDUAL APARTMENT GIA: 60.0m2



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Drawing Title

APARTMENT BLOCK B
GENERAL ARRANGEMENTS

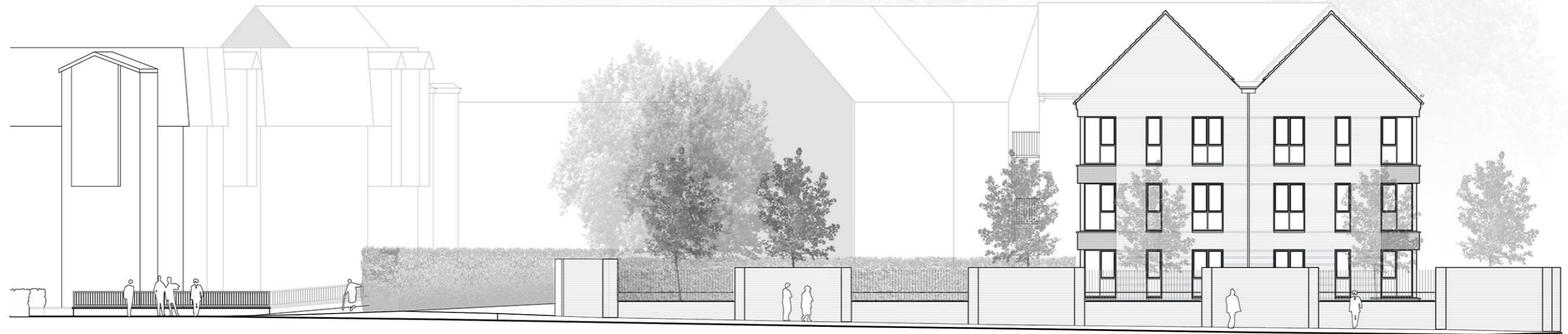
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FEB '17

Scale
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Drawing No.
3515_PA_011

Rev.
A

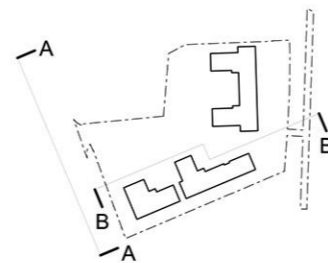
NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise



ELEVATION AA



ELEVATION BB



Refer to drawings no. 3510_PA_020 -022 for elevation materials.

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STREET ELEVATIONS 1

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date MAR '16

Scale 1:200 @ A3

Drawing No. 3510_PA_025

Rev. A

Revisions

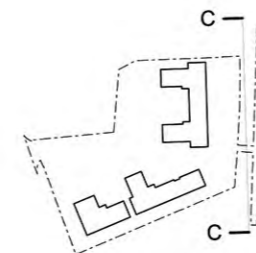
A Windows and balconies on corner of block C amended

07 JUL '17



ELEVATION CC

Refer to drawings no. 3510_PA_020 -022 for elevation materials.



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STREET ELEVATIONS 2

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
MAR '16

Scale
1:200 @ A3

Drawing No.
3510_PA_026

Rev.
A

Revisions

A Re-constituted stone coping added to North Road boundary wall.
10 APR '17



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Drawing Title

VIEW FROM NORTH ROAD 1

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
MAR '17

Scale
1:20 @ A3

Drawing No.
3515_PA_030

Rev.
A



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Drawing Title

VIEW FROM BLOCK B

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
MAR '17

Scale
1:20 @ A3

Drawing No.
3515_PA_032

Rev.
A