

PETITION & LOCAL MEMBERS OBJECTION

COMMITTEE DATE: 18/05/2016

APPLICATION No. **14/02886/MJR**

APPLICATION DATE: 10/12/2014

ED: **SPLOTT**

APP: TYPE: Full Planning Permission

APPLICANT: Mr J R Smart

LOCATION: COLLEGE BUILDINGS, 1 COURTENAY ROAD, SPLOTT,
CARDIFF, CF24 2JU

PROPOSAL: CONSTRUCTION OF 30 1/2 BEDROOM APARTMENTS IN
2/3/4 STOREY DETACHED BLOCKS WITH ASSOCIATED
CAR PARKING AND AMENITY SPACE

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit

2. The consent relates to the application plans numbered:

- Proposed site plan PL200B
- Ground floor plan PL205B
- First floor plan PL206A
- Second floor plan PL207A
- Third floor plan PL208A
- Context elevations PL301A
- Context elevations PL302A
- Block 1 elevations PL303A
- Block 2 elevations PL304A
- Block 3 elevations PL305A
- Context sections PL401A
- Detail section PL450A
- Landscape plan PL501B

Reason: The plans form part of the application.

3. No development shall take place until samples of the external finishing materials 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 a satisfactory finished appearance to the development.

4. No development shall take place until details of the boundary treatment have been submitted to and approved by the LPA. The boundary treatment shall be constructed in accordance with the approved details prior to the development being put into beneficial use. Reason: To ensure that the amenities of the area are protected.
5. No development shall take place until details showing the provision of minimum 15 secure covered cycle parking spaces have been submitted to and approved in writing by the LPA. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.
Reason: To ensure that adequate provision is made for the secure parking of cycles.
6. E3D Retain Parking Within Site
7. C3F Details of Access Road Junction
8. No development shall take place until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
9. No part of the development hereby permitted shall be commenced until a scheme of environmental improvements to the footway on Courtenay Road adjacent to the site has been submitted to and approved in writing by the LPA. The scheme shall include, but not be limited to the resurfacing of the footways, including as required the renewal or resetting of sunken or damaged kerbs, channels and edging as may be required. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.
Reason: To ensure the reinstatement of the adjacent public highway in the interests of highway and pedestrian safety and to facilitate access to the proposed development.
10. No part of the development hereby permitted shall be occupied until details of how the available car park spaces will be allocated to incoming residents has been submitted to and agreed in writing with the Local Planning Authority.
Reason: To ensure the residents are aware/informed of their parking allocation, to avoid conflict/confusion.
11. *Land contamination Risk Assessment:* 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. The report of the findings shall assess the extent, scale and nature of contamination which may be present; an assessment of the potential risks, and; an appraisal of remedial options, and justification for the preferred remedial option(s).

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

12. *Submission of Remediation Scheme and Verification Plan:* 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.

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 receptors.

13. *Undertaking of Remediation and Issue of Verification Report:* The remediation scheme as approved by the LPA must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must 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 must be submitted to and approved in writing by the Local Planning Authority.

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 receptors.

14. *Identification of Unsuspected Contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must 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 must 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 must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA 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 receptors.

15. *Imported soil:* 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 to 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, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA.

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

16. *Imported aggregates:* 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 to 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, verification sampling of the material received at the development site is required to verify that the imported aggregate is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA.

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

17. *Use of site-won materials:* 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.

18. No development shall take place until ground permeability testing to

ascertain the viability of sustainable drainage techniques has been undertaken, and a scheme for the drainage of the site and any connection to the existing drainage system based on the results of the permeability testing has been submitted to and approved in writing by the LPA. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To ensure an orderly form of development.

19. Notwithstanding the approved plans no development shall take place until details of facilities for the storage of refuse containers, including their location, have been submitted to and approved in writing by the LPA. The facilities provided shall be provided before the development is brought into beneficial use.

Reason: To secure an orderly form of development and to protect the amenities of the area.

20. C4P Landscaping Design & Implementation Pro

21. C4R Landscaping Implementation

22. *Tree Protection*: No demolition, site preparation or development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained street trees bounding the site. The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating compliance with the approved tree protection measures.
- A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees; the measures for their protection; to monitor compliance and to make good losses.

RECOMMENDATION 2: The highway works condition and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 3 : The contamination assessments and the affects 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 and;
- (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: 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 5: The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Transport Vision, Strategy & Policy Team, Cardiff Council, County Hall, Atlantic Wharf.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The detailed application is for the construction of 30 apartments in three separate blocks on the site of the former College Buildings on Courtenay Road. Amended plans addressing issues of layout, height and massing and reducing the number of units from 36 to 30 were reconsulted on in May 2015. The description of the development has been amended to reflect the reduced no. of dwellings and omit the demolition of College Buildings.
- 1.2 The block fronting Courtenay Road comprises 12 apartments and is 4 storeys high with the upper floor contained within the pitched roof space.
- 1.3 Blocks 2 and 3 to the rear continue the footprint of the University Place terraces and are 3 storeys in height with the upper storey accommodated within the pitched roof, and 2 storey flat roofed rear extensions. Between the blocks are areas of landscaped external amenity space.
- 1.4 The access makes use of the existing access from Courtenay Road and there are 13 on-site parking spaces. 12 cycle parking spaces are provided.
- 1.5 The application is supported by the following additional information:
 - Design and Access Statement
 - Geotechnical and Geoenvironmental Statement
 - Drainage Statement

2. **DESCRIPTION OF SITE**

- 2.1 The 0.24ha rectangular site is flat and bounded to the north by the gable ends of terrace housing on University Place and Courtenay Road, to the east by Courtenay Road, to the south by the back gardens of terrace housing on Splott Road, and to the west by the back gardens of terrace housing on Habershon Street.
- 2.2 Vehicular access is from Courtenay Road. There is a secondary pedestrian access from University Place.
- 2.3 The majority of the site was occupied by College Buildings which is in the process of being demolished. Prior approval for demolition was granted on 14.1.16.

3. **PLANNING HISTORY**

- 15/2641/MJR Prior approval granted January 2016 for demolition of College Buildings.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.

- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design (2009)
- 4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-
- KP5 Good Quality and Sustainable Design
 - KP7 Planning Obligations
 - C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
 - H3 Affordable Housing
- 4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:
- Open Space Supplementary Planning Guidance (2008)
 - Community Facilities and Residential Development (2007)
 - Access, Circulation & Parking Standards (2010)
 - Residential Design Guide (2008)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Transportation: The Transportation Officer's comments will be reported to Committee.
- 5.2 Parks Services: Parks have confirmed that in accordance with SPG Open Space a financial contribution of £43,250 is sought towards the improvement (including design and maintenance) of existing open space in the locality. The closest recreational open spaces are Splott Park and Moorland Park.
- 5.3 Trees: The Tree Officer has on objection subject to standard landscaping conditions for the amenity planting and a tree protection condition for the existing street tree on Courtenay Road.
- 5.4 Neighbourhood Regeneration: The officer makes the following observations: Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'.
- 5.5 If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population. The formula in the SPG is based on the number of habitable rooms per dwellings. In summary a contribution of £19,140 is requested.

- 5.6 The contribution would be directed towards the Splott Community Hub facility.
- 5.7 Education: Confirmed that a 106 contribution is not required.
- 5.8 Housing Development: Cardiff has a high housing need for affordable housing in this area of the City. In line with the emerging LDP, an affordable housing contribution of 20% of the 30 units (6 units) is sought on this brown-field site.
- 5.9 Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements for purchase by a nominated Registered Social Landlord partner. On this site I can advise that the Council's preferred RSL delivery partner for any s106 units would be Cardiff Community Housing Association, and the price an RSL would purchase the units at is outlined below:
- 1 bed apartments (at an RSL purchase price of £60,000)_
 - 2 bed apartments (at an RSL purchase price of £77,548)
- 5.10 However, given the proposed design/configuration of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development, all of the above could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord.
- 5.11 Further discussion would need to take place with between the Council, the applicant and a Registered Social Landlord as to whether on-site affordable housing can be successfully and sustainably delivered on-site.
- 5.12 If the units cannot be provided on site, as an alternative to on-site provision, we would be willing for the affordable housing contribution to be provided as a financial contribution in lieu of on-site affordable housing provision. On that basis we would seek a financial contribution of **£405,420** (in lieu of the 6 units (* 4 x 1 bed & 2 x 2 bed)) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).
- 5.13 Drainage Management: No objection subject to ground permeability testing to ascertain whether the proposed sustainable drainage techniques can be achieved.
- 5.14 Waste Management: The Waste Strategy Officer has no objection subject to more details on the proposed waste storage area.
- 5.15 Pollution Control (Contaminated Land): The Contaminated Land Officer requests standard contamination, remediation, unforeseen contamination, and imported soils and aggregates conditions.
- 5.16 Pollution Control (Noise & Air): The Pollution Control Officer requests a standard construction noise advisory.

- 5.17 Ecology: Comments received from the Ecology Officer related to the potential presence of bats and nesting birds within the existing building. The building is in the process of being demolished and they are no longer therefore a consideration in determining the application.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 DCWW: No objection subject to standard conditions including an assessment of the potential for disposal of surface and land water by sustainable means.
- 6.2 Glamorgan Gwent Archaeological Trust (GGAT): Comments received from GGAT related to the demolition of the existing building and are no longer therefore a consideration in determining the application.

7. **REPRESENTATIONS**

- 7.1 The application was advertised on site and in the press as a major application. Neighbours and local members were notified. A valid petition with 55 signatures of local residents has been received objecting to the scale and form of the proposed development. Letters of objection have been received from local members Cllrs. Stubbs, Marshall, and 35 local residents.
- 7.2 Cllr. Stubbs and Marshall object to the application on behalf of the Splott local members. No details of the nature of their objection have been received.
- 7.3 Local residents objected on the following grounds: Loss of the historic building; the unsympathetic design of the replacement buildings (scale and appearance); inadequate on-site parking provision and increased traffic congestion; impact on amenity enjoyed by neighbouring occupiers in University Place, principally loss of daylighting, privacy and outlook; pedestrian access from University Place; antisocial behaviour; noise and disruption during construction period; and consultation procedure.
- 7.4 *Amended Plans*: Neighbours and local members were renotified of amended plans on 2.6.15. Letters of objection have been received from the Victorian Society, and 13 local residents.
- 7.5 The Victorian Society objects to the loss of the historic building.
- 7.6 Local residents have reiterated their objections to the original application as follows: Inadequate on-site parking provision and increased congestion; impact on amenity enjoyed by neighbouring occupiers in University Place, principally loss of daylighting; location of binstores adjacent to University Place boundary wall (smell and noise); and noise and disruption during construction period.
- 7.7 A number of representations acknowledged the reduction in number of dwellings and the improvements made to the design of the buildings
- 7.8 In summary, the main grounds for objection relate to demolition of the existing building, scale and design of the replacement buildings, inadequate levels of

parking provision, and impact on amenity enjoyed by residents of University Place.

8. **ANALYSIS**

8.1 A change of use to residential development in a housing area does not raise any policy concerns.

8.2 The demolition of the building no longer forms part of the application and is not therefore a consideration in determining the application

8.3 The main issues to assess are scale and design, impact on amenity of neighbours (overbearing impact, overlooking, daylighting), amenity of future occupiers (outlook, privacy, daylighting and amenity space), and parking provision.

Scale, layout and Design

8.4 Block 1 is significantly lower than the existing College Building. The ridge heights of Blocks 2 and 3 are similar to the ridge heights of the University Place terraced housing. The 2 storey rear annexes of Blocks 2 and 3 reflect the scale of the subservient Victorian 2 storey rear annexes on University Place. The proposed layout respects the traditional street layout. The scale and footprint is acceptable.

8.5 The appearance and use of materials is sympathetic and has proper regard to the character and appearance of Courtenay Road and University Place.

Parking provision/ access arrangements

8.6 The adopted Access, Circulation and Parking Standards SPG identifies a minimum parking requirement for affordable housing in this non-Central Area location of 0.5 car spaces per residential unit. In accordance with SPG the development therefore requires a minimum of 15 car parking spaces. The proposals provide 13 car parking spaces and are not therefore policy compliant.

8.7 SPG for Parking Standards however recognises that there may be situations where it may be justifiable to apply the parking standards in a flexible way (Para 3.1.4).

8.8 The site is located close to public transport, shops and community facilities. It is also noted that the proposed use is likely to result in fewer vehicle trips than the former uses. The proposed development may therefore be considered to generate less comparative parking demand than the existing use, along with fewer trips, and consequently a reduced overall impact on the highway network.

8.9 In conclusion and while acknowledging that there may well be times when parking demand exceeds supply in the area, the site is in a sustainable location in transport terms, and given its nature (one bed and two bed flats) likely to attract residents who are more likely not to own/use a car than otherwise might

be the case. It is considered that an objection on traffic or parking grounds on this basis would not withstand challenge.

- 8.10 The number of secure covered cycle spaces proposed is not policy compliant – 12 spaces are proposed, SPG requires 15 spaces. A cycle storage condition is imposed which requires a minimum of 15 cycle spaces and there is space on site to accommodate these.
- 8.11 The proposed access makes use of the existing access and is acceptable subject to details required by condition.
- 8.12 The proposed development is therefore considered to be acceptable in relation to parking provision, access and traffic impact.

Amenity of future residents

- 8.13 Outlook, privacy and daylighting is acceptable for all the flats. Good quality accessible outdoor amenity space is provided.

Amenity of neighbours

- 8.14 Daylighting, overshadowing/overbearing impact and privacy/overlooking: The blank gable walls of Blocks 2 and 3 are located 4.2m from the end of terrace gable walls of nos. 25 and 26 University Place. It should be noted that the situation is no worse for no. 25 as College Buildings was of a similar height and proximity. No. 26 University Place is most affected as it was located next to the College Buildings car park and enjoyed an unobstructed outlook and good daylighting.
- 8.15 The ground floor dining room and first floor bedroom windows located in the rear main wall of no. 26 which face down the back garden will experience some loss of daylight, as will the ground floor kitchen window and first floor bedroom window located in the 2 storey rear annex which faces the 7.5m high 2 storey flat roof rear extension of Block 3 at a distance of 5.7m.
- 8.16 The most affected window will be the ground floor rear annex kitchen window. Applying the 45' daylighting rule of thumb (Site Layout Planning for Daylight and Sunlight, Building Research Establishment 2011) demonstrates that the reduction in daylighting will not result in unacceptable harm. The reduction in daylighting for this window and the outlook on to the gable wall of Block 3 is not uncommon in a relatively high density urban context.
- 8.17 The reduced height of the rear extensions of the new blocks, their location facing the existing 2 storey extensions, and the distance from the boundary (1.8m) ensures that there is no unacceptable overbearing or overshadowing impact on the gardens of the neighbouring University Place properties. Indeed in the case of the back gardens of nos. 23 & 25 University Place and nos. 3 & 5 Courtenay Road the proposed development is an improvement.
- 8.18 Privacy for University Place neighbours and for future residents is maintained as there are no gable windows in the new blocks and hence no overlooking.

- 8.19 Privacy for the Splott Road properties is not affected as the the south-facing gable walls of blocks 1, 2 & 3 do not have any habitable room windows.
- 8.20 The separation distance between the rear windows of Block 3 and the closest rear windows of the properties on Habershon Street (nos. 72, 74, 76 & 78) is 18m. The guidance recognises there is flexibility to relax the 21m minimum separation distance in tighter grain urban situations, and there is considerable precedence for doing so on urban infill schemes of this nature.

Issues arising from representations

- 8.21 Local residents' objections on the grounds of scale and design, impact on amenity of neighbours (overbearing impact, overlooking, daylighting), amenity of future occupiers (outlook, privacy, daylighting and amenity space), and parking provision are addressed above.
- 8.22 In relation to the location of bin stores a waste storage condition is attached which requires the proposed locations to be reviewed with a view to addressing the concerns of the University Place neighbours where possible.
- 8.23 In relation to pedestrian access from University Place the proposals increase permeability and are in accordance with policy and guidance on residential layout design and access. It is not considered that the increased use of University Place by future occupiers accessing their flats will have an unacceptable impact on the amenity enjoyed by residents of the street.
- 8.24 Noise and disruption during construction period: Noise is addressed through an additional construction site noise recommendation. A certain degree of disruption is inevitable however a standard construction management plan condition is added to minimise disruption caused by the works to the amenity of neighbours, and to the movement of traffic and pedestrians.
- 8.25 The potential for anti-social behaviour arising from the development is not a material planning consideration.
- 8.26 The application and the amended plans were publicised in accordance with statutory requirements and Council practice.

9. **CONCLUSION**


- 9.1 In conclusion the proposals redevelop a vacant plot and provide 30 dwellings. The principle of residential development on this site is acceptable. The design has proper regard for the scale and character of Courtenay Road and University Place. The proposals do not cause unacceptable harm to the residential amenity of neighbours. Parking provision in this location is considered acceptable.
- 9.2 The granting of planning permission is recommended subject to conditions being imposed and a legal agreement (Section 106) being signed to secure the following financial contributions:

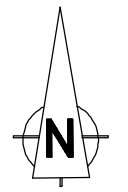
- An affordable housing contribution of 20% of the 30 units (6 units) is sought on this brown-field site. In the event the units cannot be provided on site, as an alternative to on-site provision, we would be willing for the affordable housing contribution to be provided as a financial contribution of £405,420 in lieu of on-site affordable housing provision.
- £43,250 for improvements to public open space in the vicinity.
- £19,140 for improvements to community facilities.

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REVISIONS		
No.	DESCRIPTION	DATE



 Application Site
 0.24 ha
 0.60 acres



morgan 2 hayman
 Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project
 Courtenay Road, Splott, Cardiff

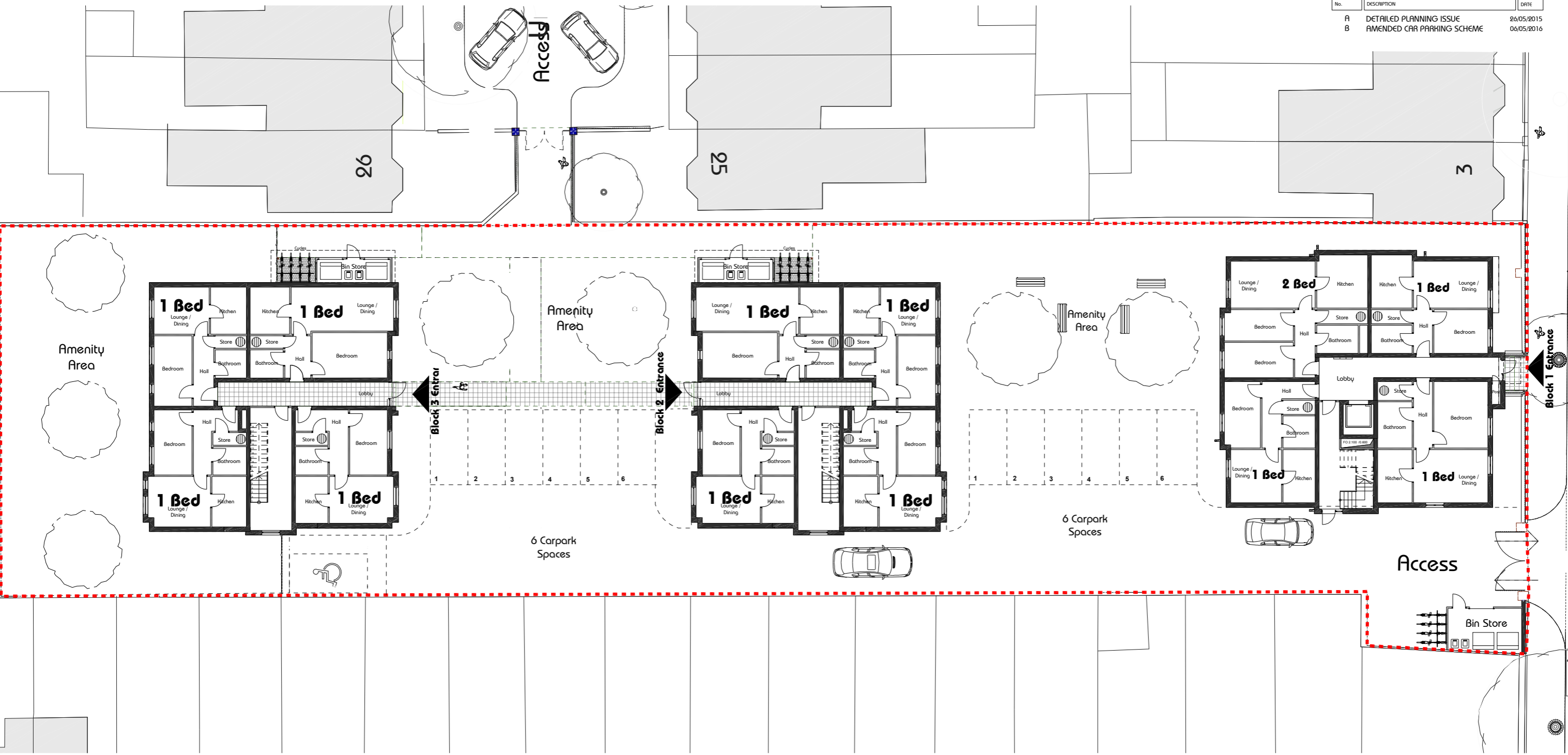
Drawing Title
 J R Smart

Location Plan

Job Number	Drawing Number	Revision	Scale @MS	Date
3032	PL101		1:1250	Dec 2014

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REVISIONS		
No.	DESCRIPTION	DATE
A	DETAILED PLANNING ISSUE	26/05/2015
B	AMENDED CAR PARKING SCHEME	06/05/2016



0. GROUND FLOOR PLAN

1:250

morgan hayman
 Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520 Fax: (029) 2045 1813

JOB
 Courtenay Road, Splott, Cardiff
 CLIENT
 JR Smart
 DRAWING
 Proposed Ground Floor Plan

STAGE

DETAILED PLANNING ISSUE

JOB NUMBER	DRAWING NUMBER	REVISION	SCALE @ ISS.	DATE
3032	PL 205	B	1:250	26/05/2015



PL1002 Proposed Perspective View from Courtenay Road