

COMMITTEE DATE: 19/10/2023

APPLICATION NO: 23/00050/FUL

APPLICATION DATE: 13/01/2023

ED: CAERAU

APP: TYPE: FULL PLANNING PERMISSION

APPLICANT: WATES RESIDENTIAL /
CARDIFF COUNCIL (HOUSING DEVELOPMENT TEAM)

LOCATION: LAND SOUTH OF NARBERTH ROAD, CAERAU, CARDIFF

PROPOSAL: DEVELOPMENT OF 83 RESIDENTIAL UNITS (USE CLASS C3, INCLUDING AFFORDABLE HOUSING) AS WELL AS ASSOCIATED VEHICULAR, CYCLIST AND PEDESTRIAN ACCESS, ENGINEERING AND INFRASTRUCTURE WORKS, LANDSCAPING, OPEN SPACE AND SUSTAINABLE URBAN DRAINAGE

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the relevant parties (and having regard to condition 4) entering into a binding legal agreement under the provisions of **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 section 9 of this report, and the conditions listed below in section 12.

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

1. BACKGROUND INFORMATION

- 1.1 This application is reported to Committee because the applicant, Wates Residential / Cardiff Council, is proposing a scheme which 'is not of a 'minor' nature' and therefore must be determined by the Planning Committee.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site is located within the Caerau area of Cardiff on land to the south of Narberth Road, which lies approximately 150 metres to the south east of Cowbridge Road West (A48). It comprises a roughly square-shaped parcel of land which is relatively flat in nature, and extends to approximately 2.93 hectares.

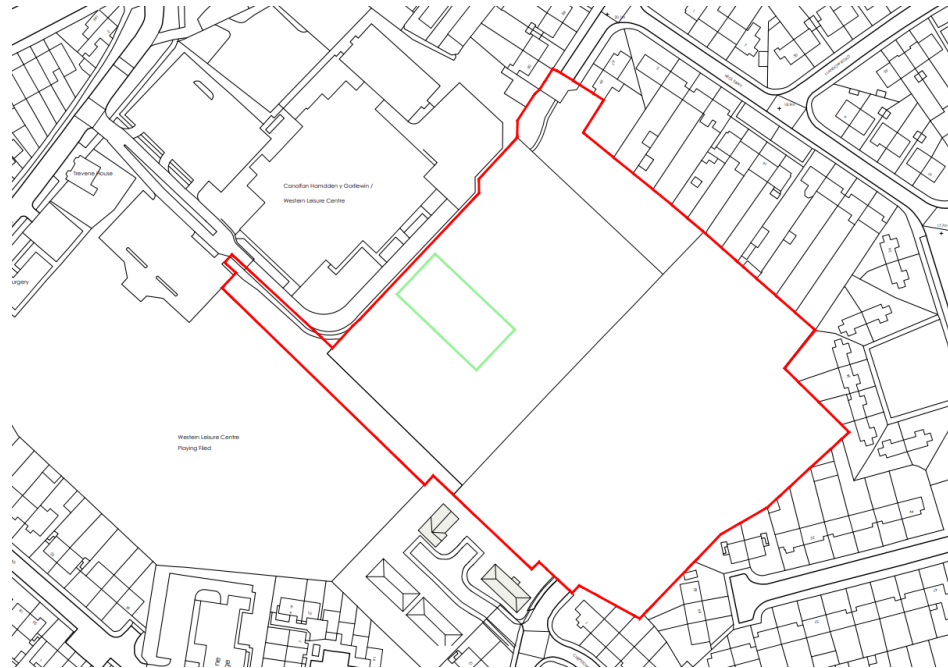


Figure 1: Site Location Plan

- 2.2 The site principally comprises a brownfield area with concrete hardstanding. It previously housed RAF Llandaff (formerly RAF Caerau) which closed in the 1950s, and has been vacant since the mid-2000s when the remaining buildings were demolished. It is currently bordered with green profile mesh fencing.
- 2.3 It is currently accessible from pedestrian access points the north western and north eastern site boundaries, off Caerau Lane (Western Leisure Centre) and Narberth Road respectively, as well as via an existing vehicular access gate on the south western boundary off Caldicot Road.
- 2.4 As shown in the aerial image at Figure 2 below, there are trees present along the site's north eastern, south eastern and south western boundaries, as well as shrubbery running through the centre. The trees are not protected by Tree Preservation Orders (TPOs), and have been subject to a detailed tree condition survey.
- 2.5 The site is bordered to the north by Western Leisure Centre with associated playing fields positioned to the west. The north eastern, south eastern and south western boundaries are bordered predominantly by residential dwellings, which are mostly semi-detached and terraces of two storeys.

- 2.6 Caerau Lane Local Centre lies around 300 metres to the west of the application site, which includes a Lidl supermarket, a Home Bargains shop, various take-away outlets including Domino's and Caerau Fish Bar City, a Hospice Charity Shop, Lextan, Vets4Pets, William Hill betting shop, several convenience stores and an 'iCare' Health Care Clinic and Opticians.



Figure 2: Aerial Image of Application Site

- 2.7 The site is located wholly in Flood Zone A and is therefore not at risk of tidal or fluvial flooding. The emerging Flood Map for Planning also identifies the site in Flood Zone 1 (low risk).

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The development proposes the erection of 83 dwelling units (30% affordable) and associated access, engineering, infrastructure, landscaping works, open space and sustainable drainage, as per the description of development.
- 3.2 The site is being brought forward by Wates Residential working in partnership with Cardiff Council as part of the Cardiff Living Project, aiming to deliver 1,500 new homes across 40 sites in Cardiff over a 10-year period.
- 3.3 This particular scheme comprises the introduction of 58 open-market units and 25 affordable units for rent, with a dwelling mix as follows:

Type/Tenure (Private)	No. of Units
2-bed house	6
3-bed house	17
4-bed house	18
1-bed apartment	3
2-bed apartment	14
Total	58

Type/Tenure (Affordable)	No. of Units
2-bed house	7
3-bed house	4
3-bed accessible house	1
4-bed house	1
2-bed apartment	8
1-bed accessible apartment	4
Total	25

3.4 The proposal comprises the erection of three apartment blocks in the northern area of the site. Residential dwellings are located along the periphery of the site, along the north eastern, south eastern and south western site boundaries, as well as within a central area accessed from the main spine road proposed, as shown below:



Figure 3: Proposed Site Layout

- 3.5 The site has been specifically designed with special character zones to create distinction between areas within the scheme:



Figure 4: Special Character Areas

- 3.6 Area 1, The Entrance Area, comprises Plot 1 and the apartment block opposite, and announces the entry point to the development from Narberth Road.
- 3.7 Area 2, known as The Green Avenue, is characterised by three storey apartment blocks and townhouses set either side of a large green public amenity space that connects the site to the adjacent Open Space. It is the focal point of the development.
- 3.8 Area 3 comprises The Mews, which is a transitional zone characterised by short terraces and 2.5 storey properties.
- 3.9 Area 4 is the Suburban area of the development with detached and semi-detached dwellings of predominantly two storeys. This area leads from the Entrance Area and Green Avenue to the south of the site and transitions in scale from three, to two-and-a-half, to two storeys.
- 3.10 The two Pocket Greens (Area 5) are less formal spaces which provide a green backdrop to vistas leading to them from the Entrance Area, and provide small areas for people to meet and use the outdoor space.

Area One

- 3.11 The Entrance Area comprises Plot 1 which is a two storey dwelling comprising a hallway, WC, Lounge and Kitchen/Dining Room at ground floor level with Three Bedrooms, One En-suite and One Bathroom at first floor level. The dwelling principally faces the north and main access road, replicating the orientation of dwellings on Narberth Road.
- 3.12 The apartment block, hereby referred to as FB.B, proposes two, 2-bed units at ground floor level with individual access points into a hallway which leads to an open-plan kitchen/dining/lounge room with access to an external covered area, two bedrooms with one ensuite and one bathroom. The first and second floors are duplicated, and each unit is accessed off a central staircase.
- 3.13 This area is designed to announce the entrance to the new development from Narberth Road and hints towards the suburban and urban characteristics of the properties proposed.



Figure 5: Area One - The Entrance Area

Area Two

- 3.14 Area Two comprises The Green Avenue, and is characterised by three storey apartment blocks and townhouses set either side of a large green public amenity space that connects the site to the adjacent Western Leisure Playing Field (Open Space). This area serves as the focal point for the development.
- 3.15 The largest of the three apartment blocks, hereby referred to as FB.A, lies to the north of Green Avenue, and principally faces the south east, with a north east - north west ridge line. The apartment block is three storeys in height.

- 3.16 The four apartments proposed at ground floor level each benefit from their own access point off the southern elevation of the building, and each encompass a hallway, a kitchen/dining room, lounge with external covered area, one bedroom and a shower/WC. They also each benefit from a rear access point from the kitchen to small garden areas, as shown below:



Figure 6: Apartment Block FB.A

- 3.17 The apartments at first and second floor (eight in total) are all 2-bed units comprising a hallway accessed off the central staircase, open-plan kitchen/dining/lounge area with access to a covered balcony, two bedrooms and a bathroom.
- 3.18 The other apartment block within Area Two is located at a 90 degree angle to FB.A, with a north east – south east ridge line. It is also three storeys in height, and like the apartment block in Area One, proposes two, 2-bed units at ground floor level with individual access points into a hallway which leads to an open-plan kitchen/dining/lounge room with access to an external covered area, two bedrooms with one ensuite and one bathroom. The first and second floors are duplicated, and each unit is accessed off a central staircase.
- 3.19 The apartment blocks are proposed to be finished with a mix of buff and yellow clay multi facing brick, with cast stone facing masonry and reconstituted stone sills. Grey uPVC windows will be installed with matching fascias and soffits with a slate grey “Forticrete Gemini” roof tile or equivalent.
- 3.20 The future occupiers of the apartment blocks will have access to communal open spaces located to the rear of the each of the blocks, as well as bin and cycle storage areas.

- 3.21 The remaining residential units proposed within Area 2 are predominantly three storey town houses (House Type HT-M), set in blocks of three-four terraces facing northwards towards the apartment blocks and The Green Avenue. Each dwelling comprises a Hallway, Study, WC and Kitchen/Dining Room at ground floor level, a Lounge, One Bedroom and En-suite Bathroom at first floor level and Three Bedrooms and One Bathroom at second floor level. Each dwelling has access to a rear private garden area.



Figure 7: Area Two - The Green Avenue

- 3.22 In addition to the townhouses, two sets of semi-detached, two storey dwellings (House Type HT-K) and a detached two storey dwelling (House Type HT-G) is positioned on the north eastern boundary of Area Two, principally facing Green Avenue, with private rear gardens backing on to the north eastern boundary of the application site.

Area Three

- 3.23 Area Three comprises The Mews, which is a somewhat more urban expression than Area Four (the Suburban area), but has more intimacy than the Green Avenue area to the north. The wide verges are replaced by smaller areas of landscaping whilst parking is accessed by means of coach-house access ways leading into private mews courts.
- 3.24 The house types within Area Three are a mix of Flat-Over-Garages (FOGs) with access to rear car parking areas, with two storey dwellings situated in between (House Type HT-A refers).



Figure 8: Area Three - The Mews

Area Four

- 3.25 Area Four is the suburban area and comprises 19 residential dwellings which are each two storeys and either semi-detached or detached. The dwellings have transverse rooflines to ease the transition in scale from three, to two-and-a-half to two storeys from the north to the south of the site. Parking is typically provided on-lot, perpendicular to the road with cars parked behind the building line.
- 3.26 House types proposed include HT-C2, HT-G, A2, A1, HT-D and HT-C2, and their appearance uses traditional forms with a mix of materials, including clay facing brick elevations with panels of fibre-cement cladding panels and uPVC window and doors. The roof will be constructed of concrete slates.



Figure 9: Area Four - The Suburban Area

Area Five

- 3.27 Area Five refers to two Pocket Greens, located in the north eastern and south western corners of the application site. Each Pocket Green provides visual and spatial relief within the layout at the furthest points away from the Green Avenue. The each provide a green backdrop to vistas leading to them from the site entrance and provide small areas for people to enjoy.
- 3.28 The Pocket Green in the north eastern boundary of the site introduces a Flat-Over-Garage and a terrace of four, two storey dwellings, facing north towards a green area.
- 3.29 The Pocket Green in the south western corner of the site introduces a semi-detached and a detached unit on the southern side, and a terrace of three units on the northern side, facing a central green area which provide pedestrian access to the site from Chepstow Close.



Figure 10: Area Five - Pocket Green in south eastern corner of application site

- 3.30 For clarity, the house types proposed as part of the development are described as follows:

Name	House Type	Description
HT-D	Two Storey	Ground Floor – Hallway, WC, Lounge and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite and One Bathroom
HT-D1	Two Storey	Ground Floor – Hallway, WC, Lounge and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite and One Bathroom

HT-K	Three Storey	Ground Floor – Hallway, WC, Kitchen/Dining Room and Lounge First Floor – Bathroom, Three Bedrooms and One En-suite Bathroom Second Floor – One Bedroom with En-suite Bathroom
HT-G	Two Storey	Ground Floor – Hallway, WC, Lounge and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite Bathroom and a Bathroom
HT-C2	Two Storey	Ground Floor – Hallway, Lounge, WC and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite Bathroom and One Bathroom
HT.A2	Two Storey	Ground Floor – Hallway, Kitchen/Dining Room, Lounge, Shower/WC and Home Office First Floor – Three Bedrooms and One Bathroom
HT.A1	Two Storey	Ground Floor – Hallway, Kitchen/Dining Room, Lounge, WC, Bedroom and Accessible Bathroom First Floor – Two Bedrooms and One Bathroom
FOG 1B1	Flat	One Bedroom, Bathroom and kitchen/dining/living room
FOG 2B1	Flat	Landing, Kitchen/Dining/Lounge area, Two Bedrooms and a Bathroom
FOG 2B2	Flat	Landing, Kitchen/Dining/Lounge area, Bathroom, Two Bedrooms and One En-suite
HT-B	Two Storey	Ground Floor – Lounge, WC and Kitchen/Dining Room First Floor – Two Bedrooms, One En-suite and One Bathroom
HT-A	Two Storey	Ground Floor – Hallway, WC, Kitchen/Dining Room and Lounge First Floor – Two Bedrooms, Bathroom
HT-M	Three Storey	Ground Floor – Hallway, Study, WC and Kitchen/Dining Room First Floor – Lounge, One Bedroom and En-suite Bathroom Second Floor – Three Bedrooms and One Bathroom

- 3.31 Access from the site is to be both vehicular and pedestrian along Narberth Road on the north eastern site boundary, with active travel routes for pedestrians and cyclists proposed via the Western Leisure Centre to Cowbridge Road West (north west) and Caldicot Road (south west).
- 3.32 The main spine road circulates around the application site and once into the site, a traffic calmed area is proposed that caters for pedestrians, cyclists, and vehicle users. The streets include a carriageway for vehicles and pavements for pedestrians. Cyclists will share the low traffic roads with vehicles.
- 3.33 In respect of landscape, a comprehensive landscaping scheme is proposed which is based around retaining high quality trees around the periphery of the site and

planting a number of new trees including an avenue of trees within Western Leisure Centre Playing Field.

- 3.34 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/00050/FUL](#).

4. PLANNING HISTORY

- 4.1 The site has no relevant planning history.

5. POLICY FRAMEWORK

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'⁹².

- 5.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

- 5.3 'Sustainable development principle' means that Local Authorities must 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.

- 5.4 Well-being goals identified in the Act are:

- A Prosperous Wales
- A Resilient Wales
- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

- 5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to "maintain and enhance biodiversity" where it is within the proper exercise of their functions. In doing so, public authorities must also seek to "promote the resilience of ecosystems".

National Planning Policy

- 5.6 Planning Policy Wales (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and

approaches set out in, Future Wales - the National Plan 2040 (see below) and to deliver the vision for Wales that is set out therein.

- 5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

- 5.9 PPW is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -
- TAN 2: Planning and Affordable Housing (2006)
 - TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 15: Development and Flood Risk (2004)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (March 2007)
 - TAN 20: Planning and the Welsh Language (2017)
 - TAN 21: Waste (February 2017)
 - TAN 23: Economic development (2014)
- 5.10 On 16th July 2020 the Welsh Government published *Building Better Places: The Planning System Delivering Resilient and Brighter Futures* which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect

opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate- resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transportation
- KP10 Central and Bay Business Area
- KP13 Responding to Evidenced Social Needs
- KP15 Climate Change
- KP16 Green Infrastructure
- KP 18 Natural Resources

DETAILED POLICIES

Housing

- H3 Affordable housing
- H6 Change of use or redevelopment to residential use

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health
- C7 Planning for Schools

Waste

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Infill Sites (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Planning Obligations (January 2017)
- Public Art (June 2006)
- Residential Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

- 6.1 **Shared Regulatory Services (SRS) Environment Team** confirm in a consultation response dated 27 January 2023 that the proposed development is acceptable, subject to the inclusion of the recommended planning conditions and informative notes.
- 6.2 No objection is raised by **Schools and Education Services**, subject to the developer entering into a Section 106 Agreement to secure a contribution of £287,964.
- 6.3 The **Affordable Housing Development Manager** raises no objection to the proposed development; the scheme forms part of the Council's Cardiff Living Programme, and will deliver 25 (30%) affordable housing units.
- 6.4 No objection is raised to the development proposed by **Neighbourhood Regeneration** in a consultation response dated 14 August 2023, subject to the developer entering into a Section 106 Agreement to secure a contribution of £103,088.64.
- 6.5 **Parks Services** raise no objection to the proposed development, subject to the developer entering into a Section 106 Agreement to secure a contribution of £192,984.00 towards the provision of Public Open Space.
- 6.6 **Operational Manager (Traffic and Transportation)** raises no objection to the development in a consultation response dated 09 October 2023, subject to the imposition of the recommended planning conditions.
- 6.7 The **Operational Manager (Waste Management)** raised no objection to the proposed development in a consultation response dated 29 March 2023, and confirmed that the vehicle tracking provided appears to provide adequate room for refuse vehicles to operate.
- 6.8 In a consultation response dated 05 April 2023, **Shared Regulatory Services (SRS) Noise Team** recommend the inclusion of planning conditions which:
- 1) restrict the construction hours or demolition and construction works;
 - 2) secure the submission of a pre-occupation validation noise survey to demonstrate compliance with the noise mitigation measures proposed.

Subject to the imposition of the recommended conditions, no objection is raised.

- 6.9 The **County Ecologist** raises no concern with the development proposed in a consultation response dated 25 August 2023, subject to the imposition of the recommended planning conditions.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water** have confirmed in a consultation response dated 11 August 2023 that no objection is raised to the foul flows from the proposed development discharging to the public sewerage system, and have recommended the inclusion of a planning condition in respect of surface water flows.
- 7.2 **Natural Resources Wales** responded to the consultation in a letter dated 10 August 2023 stating that they have no objection to the development as submitted.
- 7.3 **South Wales Fire and Rescue Service** raise no objection to the proposal in a consultation response dated 01 August 2023.

8. REPRESENTATIONS

- 8.1 The application was advertised on the Council Website and by way of neighbour notification letters (25.01.2023 and 24.07.2023), site notices (03.02.2023) and advertisement in the local press (25.01.2023).
- 8.2 In total two letters of representation have been received to date, on the following summarised grounds:

Link to existing residential area

One query was received seeking clarity that the existing pedestrian access point off Caldicot Road would be retained and would be able to be used by nearby residential residents.

Existing Road Layout / Increased Traffic

One concern was raised on 14 February 2023 by a resident of Caldicot Road in respect of any future road widening to allow for heavy traffic associated with this development proposal.

- 8.3 The matters raised are addressed in the analysis section (Section 9) of this report.
- 8.4 All public representations made on the application are available to view in full on the Council's website at: [23/00050/FUL](#).

9 ANALYSIS

- 9.1 The key material considerations in the determination of this application are the principle of development, its impact upon the character and appearance of the area and highway and pedestrian safety.

Land Use / Principle of Development

- 9.2 The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015, and as stated in paragraph 1.2 of Planning Policy Wales (Edition 11, February 2021) (PPW11).
- 9.3 The application site lies within the settlement boundary as defined by the adopted Local Development Plan (2016) (LDP) and has no specific land use allocation or designation within the Plan. The surrounding area is predominantly residential.
- 9.4 The site comprises a vacant brownfield site with all previous buildings having been demolished prior to the submission of this planning application.
- 9.5 Policy H6 of the LDP refers to the change of use or redevelopment of land to residential use, stipulating that development will be permitted where:
- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
 - ii. The resulting residential accommodation and amenity will be satisfactory;
 - iii. There will be no unacceptable impact on the operating conditions of existing businesses;
 - iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 9.6 Assessed against the aforementioned policy criteria, the site falls within the settlement boundary in a predominantly residential area and the residential development of the site is a compatible use in this location.
- 9.7 The site is within a sustainable location, and is within walking distance of a number of community facilities and services, including Caerau Lane Local Centre to the west which offers several local services and facilities. The site is accessible by sustainable modes of transport, and is within walking distance to bus stops providing direct services to the city centre.
- 9.8 The residential development of this site is considered a compatible use in this location and compliant with Policy H6. As such, in principle, the application raises no land use policy concerns, subject to amenity, transport, and design considerations, and is considered to be compliant with Policy C2 and H6 of the adopted LDP.

Placemaking

- 9.9 As noted earlier, the Welsh Government publication *Building Better Places: The Planning System Delivering Resilient and Brighter Futures* contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 9.10 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.
- 9.11 PPW11 also embodies a placemaking approach throughout, with the aim of delivering Active and Social Places, Productive and Enterprising Places and Distinctive and Natural Places. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.
- 9.12 Policy KP5 of the Local Development Plan (2016) states that all developments “*will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces*”. Design should be of the highest and most sustainable quality, and should aim to meet the wider objectives of promoting Cardiff as a world-class capital.

Character, Context and Form

- 9.13 The application site is currently a vacant brownfield site within a residential area, with well-defined formal boundaries to the north, south and east and a partially open boundary with the Western Leisure Centre playing fields to the west.
- 9.14 In general terms, the redevelopment of the site for residential development is considered as an appropriate and complementary form of development in this location. The site’s redevelopment will improve the general visual amenities of the area, given that the site is currently vacant, and will complement the type of land uses within the immediate vicinity of the site.
- 9.15 The introduction of housing in the area is an appropriate form of development in this location, given the site’s context. The conversion of the vacant site introduces landscaping, green spaces and architectural value which will significantly improve the visual appearance of the locality, and enhance the sense of place for existing residents.



Figure 11: Aerial Perspective from North East

Site Layout

- 9.16 The site layout is generally thought to be well thought out, with residential apartment blocks in the north positioned closest to larger buildings within the vicinity, and houses positioned closest to the existing residential built form.
- 9.17 The land is efficiently used to integrate landscape and townscape strategies, maximising the development zones whilst retaining public amenity areas and landscape infrastructure.
- 9.18 The site integrates well with the surrounding context and is considered to be a good form of development in this location.

Character Areas

- 9.19 As noted in Section 3 above, the site is designed to create a unique sense of place with the use of separate character areas, given its context with no direct visual link to the surrounding area, other than from the playing fields which serve Western Leisure Centre. The surrounding area has a mixed character with predominantly residential development dating back to the 1940s.
- 9.20 The use of character areas allows for the integration of various architectural styles and design elements, enhancing the visual appeal of the overall development and creating an attractive living environment.
- 9.21 The zoning of areas, in particular The Mews area, allows for the site to provide a shared surface area, altering the traffic flow and feel of the area for users who are given equal importance contrary to the traditional hierarchy.

- 9.22 The Green Avenue area is another area which promotes amenity spaces and sustainable landscaping, implementing a range of strategies and initiatives that promote environmental responsibility, reduce carbon footprint, enhance biodiversity, and create a more sustainable and resilient community.

Conclusion

- 9.23 In consideration of the above, the overall design and intended finish of the scheme seeks to enhance the appearance of the general area, and introduces a modern form and layout of development which will provide residential development, including affordable housing, whilst reflecting the existing and established character of the surrounding area.
- 9.24 The character areas bring several benefits to the scheme, including enhanced architectural styles, the introduction of shared surfaces, green infrastructure as well as active travel links to the surrounding area. The scheme caters for a broad range of residents and introduces an attractive living environment for future residents.
- 9.25 It is considered that the proposal will have no unacceptable impact upon the visual amenities of the area, due to its design, architectural features and intended finish. When considering the context of the site and the wider area, the development is considered to be appropriate in respect of its scale and therefore accords with criterion (i) of Policy KP5 of the adopted LDP.

Impact on Residential Amenity (Existing)

- 9.26 PPW11 states at paragraph 2.7 that *“placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people”*.
- 9.27 Whilst no concerns are raised in respect of the impact of the development on the streetscene or character and appearance of the wider residential area, regard must be given to its impact upon neighbouring residential properties.

Overlooking / Privacy

- 9.28 The application site borders residential properties on Heol Ebwy (north east), Haverford Way (south east) and Caldicot Road (south west). Where direct overlooking of adjacent homes would be possible, new dwellings are positioned in excess of 21 metres away from the existing, to satisfy Supplementary Planning Guidance *Residential Design Guide (2017)* which states on page 53 that “a privacy distance of at least 21 metres will be required between facing windows to habitable rooms”.

- 9.29 In most cases, the properties along the periphery of the site boundary satisfy the aforementioned criteria, and are also provided with 10.5 metres from the rear of the dwelling to the site boundary, as advised by the guidance.
- 9.30 In cases where 10.5 metres is not provided to the site boundary (Plots 14 and 17) the distance is in excess of 10 metres, and given the position of the adjacent properties, is not considered to cause overlooking into the neighbouring properties to the extent that would be harmful.
- 9.31 Given the above, the site is considered to be acceptable in terms of overlooking into existing properties, and is generally compliant with the guidance contained within *SPG Residential Design Guide*.

Impact on Residential Amenity (Proposed)

- 9.32 Whilst regard has been given to the impact of the development on existing residential amenities, consideration must be given to the residential amenity of future occupiers.

Daylight Sunlight Report

- 9.33 A Daylight Assessment (written by Spring Design, dated 03 July 2023) has been submitted in support of the application.
- 9.34 The assessment demonstrates that the living rooms in the two ground floor apartments in the centre of the FB.A apartment block would gain internal light levels of 1.59%.
- 9.35 This value exceeds the requirement for living rooms (1.5%) and is achieved assuming worst case conditions for obstruction of visible sky by buildings opposite and excludes any positive benefit from the kitchen window in the rear elevation.
- 9.36 This is positive, and demonstrates that the levels of light afforded to ground floor properties is acceptable in this case.

Amenity Space

- 9.37 The Supplementary Planning Guidance entitled *Residential Design Guide* (2017) refers directly to outdoor amenity spaces, and states that development should “provide enclosed and secure private rear gardens for all houses and ground floor flats that might serve as family accommodation”. Gardens should measure 10.5 metres in depth, or 50m² overall.
- 9.38 To support the application, a ‘Schedule of Garden Sizes’ has been submitted which demonstrates that each Plot complies with the SPG in respect of either garden depth or overall garden area.

- 9.39 Notwithstanding this, Plot 73 shows a shortfall of outdoor amenity space, but the ground floor does provide a covered patio area, and so this is considered to be satisfactory. It is not considered that a slight deficit in amenity space of one of the residential plots would warrant a refusal of planning permission on such grounds. The future occupiers of the dwelling will benefit from a private covered patio area, and therefore, the garden area proposed is considered to be acceptable in this case.
- 9.40 The balconies provided for the apartment block measure below the recommended 5m², but as additional amenity space is provided for each block, no concerns are raised in this respect.
- 9.41 On balance, that the level of amenity space for each residential unit provided is sufficient in this case, and that the scheme is acceptable in this regard.

Transportation / Highway Impacts

- 9.42 Chapter 4 of PPW 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that *"new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions."* It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 9.43 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
 - Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure.
- 9.44 Policy KP8 of the adopted Local Development Plan (2016) seeks to achieve the target of a 50:50 modal split between journeys by car, and journeys by walking, cycling and public transport. For Cardiff to accommodate the planned levels of growth, existing and future residents will need to be far less reliant on the private car.

Access and Movement (Vehicular)

- 9.45 The only vehicular access point into the site will be provided from Narberth Road, adjacent to the north eastern site boundary. It is intended for future occupiers to be less reliant upon a car, and access the local area using sustainable modes of transport instead. This intention meets the intentions set out within Policy KP8 of the LDP.
- 9.46 The traffic generation from the proposal have been assessed and it has been confirmed that the development will have a marginal impact on the local highway network during the AM and PM peak hour periods and throughout the course of the day. The traffic movements associated with the development proposals can be accommodated on the highway network and will not have a detrimental impact on the free flow of traffic due to the existing volumes of traffic using the local highway network.
- 9.47 No concerns are raised in respect of the road layout, but the Transportation Officer did note that the site access point should fully tie with the existing footways on Narberth Road, as the path from Narberth Road should gently taper to the new width. This detail can be secured through the Section 38 Agreement process.
- 9.48 A vehicular swept path analysis has been produced to demonstrate that both refuse and emergency vehicles can manoeuvre around the access road.

Access and Movement (Pedestrian and Cycling)

- 9.49 As noted in Section 2 above, the site is located within close proximity to a wide range of facilities and services including shops, medical facilities, recreational facilities and community facilities. The location of the site lends itself to using sustainable modes of transport as a more efficient way to reach the services within the locality, rather than using the car.
- 9.50 As such, the development proposes a range of pedestrian and cycling access points via Narberth Road in the north east, Chepstow Close/Caldicot Road in the south west, and from a new link from the Leisure Centre in the north east.

Narberth Road

- 9.51 As noted above, the pedestrian link along Narberth Road will act as a continuation of the existing road and pavement:



Figure 12: Narberth Road link

- 9.52 Again, the details of how the new footways will fully tie with the existing footways on Narberth Road is a matter to be secured through the Section 38 Agreement process.
- 9.53 Linking the pedestrian access point to the existing Narberth Road does promote permeability to the existing residential area to the north east, and provides a wide range of benefits, from improving mobility and health to enhancing the environment, safety, and overall quality of life for future residents. This is welcomed.

North-western Pedestrian/Cycle Link

- 9.54 The developer is proposing to install a pedestrian/cycling connection in the north west of the site to be provided between the site and Western Leisure Centre (see Fig.13 below).
- 9.55 The alignment of the active travel route lies partly within the property ownership of the Leisure Centre, which is owned by Cardiff Council (Leisure). The appropriate notice has been served, and the developer is in negotiation with Cardiff Council (Leisure) to amend the lease in order to deliver the active travel route.
- 9.56 Notwithstanding this, the provision of the route is welcomed, and does provide improved accessibility for future and existing residents to access nearby services, reducing reliance on the car.

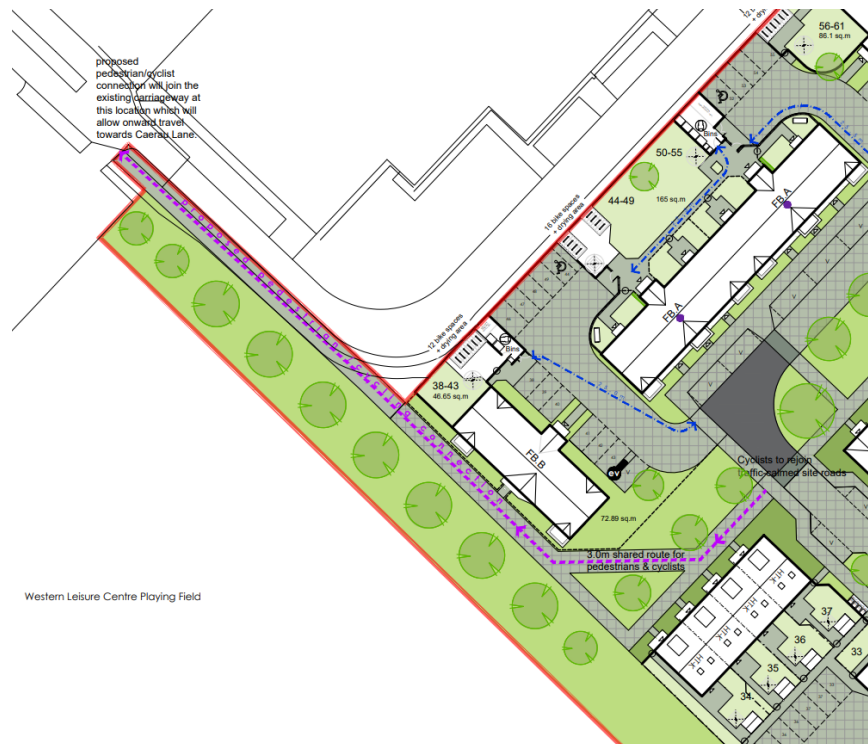


Figure 13: North-west pedestrian/cycle link

9.57 The Transportation Officer has recommended the inclusion of a planning condition which seeks details of the proposed route, including details of proposed adoption limits/land ownership, street lighting (including any interaction issues with the existing Leisure Centre lighting), drainage and surfacing materials.

Chepstow Close/Caldicot Road

9.58 Further to negotiation, the developer is now proposing a 3m wide shared route for pedestrians and cyclists, linking the site to Chepstow Road and Caldicot Road in the south west (see Fig. 14 below).

9.59 The Transport Officer initially raised concern because a gate was shown along the shared route, and this was considered to obstruct the route for cyclists, pushchairs, wheelchairs etc. It was recommended that the gate was omitted from the scheme, and bollards preventing vehicular use were installed as an alternative.

9.60 The developer has now proposed the use of a chicane feature, which is considered to be acceptable to the Transport Officer, subject to the inclusion of a planning condition which requires the submission of final details.



Figure 14: South-west pedestrian/cycle link

Car Parking

- 9.61 As specified within Supplementary Planning Guidance *Managing Transportation Impacts (Incorporating Parking Standards)* (2018) (SPG MTI), the maximum car parking spaces per residential unit required for this development equate to 1 space per 1 bedroom unit, and 2 spaces per 2+ bedroom units.
- 9.62 The maximum car parking spaces to be provided for this development equates to 176 car parking spaces. This proposed provision includes 17 visitor spaces in designated parking bays, 6 of which are also Electric Vehicle Charging points located in three double parking bays, as shown in the site layout.
- 9.63 The car parking standards are maximum requirements to encourage a modal shift to more sustainable transport modes over the use of the private vehicle. This site is considered to be within a sustainable location, with excellent public transport links to the City Centre including bus services. This proposal introduces 138 car parking spaces to serve the residential units, which is considered to be compliant with the guidance contained within SPG MTI.
- 9.64 SPG MTI stipulates at paragraph 6.31 that “all off-street car parking spaces should have minimum dimensions of 5.0m x 2.5m”, with a minimum manoeuvring space of 6.0m behind a car parking bay.

- 9.65 The car parking spaces provided on site are designed to comply with the above-mentioned guidance, with some open market dwellings providing 3m wide driveways, and all affordable dwellings providing 3.3m wide driveways.
- 9.66 The Transport Officer has requested that a minimum width of 3.3m is provided for each driveway, to ensure the driveways can comfortably accommodate a cyclist passing a parked car with a bicycle.
- 9.67 Given the Site Layout, and perpendicular nature of the car parking spaces proposed, Plots 5 seems to be the only plot where a cyclist passing a parked car would be more difficult. All other spaces are either provided with sufficient additional space, or due to the perpendicular layout, are provided with space for manoeuvring a bicycle passed a parked car.
- 9.68 Given the above, and in consideration of the fact that there is no requirement to provide 3.3m driveways within the Supplementary Planning Guidance, it is considered that the driveways as proposed are compliant with the guidance contained within the relevant SPG, and the scheme is acceptable in this regard.

Cycle Parking

- 9.69 Cycle parking at the proposed development will generally be provided in accordance with Cardiff's adopted parking standards of 1 per bedroom. As such, cycle parking will be provided for the majority of apartments and houses and will be incorporated in the form of communal cycle stores or within garages/sheds.
- 9.70 Cycle parking will not be provided for the accessible ground floor apartments included within accommodation type FB.A (as shown on the proposed Site Layout) as these units are likely to house individuals with a range of different mobility requirements. For these dwellings, as an alternative there is space within the accessible flat to store a mobility scooter.
- 9.71** The Transport Officer has commented that a 1.2m wide shed is not wide enough for a 3-bedroom dwelling. The SPG states at paragraph 6.19 that "Cycle parking should be provided in a safe, secure and convenient position and also be located close to the intended destinations".
- 9.72** Whilst the comments relating to the shed dimensions are noted, the developer is only required to provide "safe and secure" cycle parking, and is not required to provide stands within the "safe and secure" cycle parking facility. Therefore, it will not be required to increase the size of the shed to accommodate a 3-bedroom unit at this development site, and the scheme is considered, on balance, to be acceptable in this respect.
- 9.73 The cycle parking spaces for the apartment block appear to be set at 0.8m wide spacings, as opposed to the 1m spacing required by Transportation. Further details

of the cycle parking spaces serving the apartment block will be required to be submitted through a discharge of condition process, and as such, an assessment of the appropriate spacing can be undertaken at that time.

- 9.74 The cycle parking areas and footpath connections to the public highway are considered to be acceptable, and the development is considered to accord with the guidance contained within SPG MTI in this respect.
- 9.75 Subject to the inclusion of the recommended planning conditions, the scheme is considered to be acceptable in highway and pedestrian safety terms, and is generally compliant with the guidance contained within SPG MTI and Policy T5 of the LDP.

Noise Impacts

- 9.76 Policy EN13 of the LDP seeks to ensure that developments that would generate unacceptable levels of noise are appropriately located and controlled effectively. Where possible, new developments that are particularly noise-sensitive should be located away from existing or proposed sources of significant noise.
- 9.77 In order to adequately assess the impact of noise on the proposed development, the applicant has submitted an Environmental Noise Assessment, written by Ian Sharland Limited (23rd December 2023) (Ref: M5036 V2).
- 9.78 In reviewing the report, Shared Regulatory Services: Noise provided the following comments:

The noise report highlights the development being within a particular noise environment, dominated by road traffic noise, contributed by plant noise from the rear of the Western Leisure Centre.

The details within the report are confident by means of mitigation that the quality internal acoustic environment can be achieved. All mitigation measures detailed within the report reference M5036 (dated 23rd December 2021) and prepared by Ian Sharland Limited must be duly implemented to ensure that the amenities of future occupiers are protected.

- 9.79 To ensure the mitigation measures outlined within the aforementioned report are adhered to in the implementation of the proposed development, it is recommended that a condition is imposed requiring the submission of a pre-occupation validation noise survey, which should demonstrate compliance with the noise mitigation measures.
- 9.80 In addition, it is recommended that a condition is imposed which limits the construction hours to between 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays, and at no time at all on Sunday or Bank Holidays, in the interests of residential amenity.

9.81 Subject to the imposition of the recommended planning conditions, the proposed development is considered to be compliant with Policy EN13 of the LDP, and is acceptable in this regard.

Provision of Open Space

9.82 Policy C5 of the adopted Local Development Plan seeks to enhance the existing network of green spaces and provide increased opportunity for healthy recreation and leisure activities in line with the LDP objectives for sustainable living.

9.83 The appropriate amount of multi-functional green space is based on a minimum of 2.43 hectares of functional open space per 1,000 projected population. All other open space provision will be in addition to the provision of multi-functional green space.

9.84 Whilst Parks Services have requested a £192,984 Section 106 contribution towards the provision of Open Space, regard is given to the existing Open Space to the west of the application site, known as Western Leisure Centre Playing Field.

9.85 The relationship of the site with Western Leisure Centre Open Space is welcomed. There are views into the open space from the proposed residential units, and pedestrian connections to it from along the Green Avenue and the apartment block fronting it, providing natural surveillance and a positive outlook for future occupiers.

9.86 As part of the Landscaping Scheme, the applicant proposes to plant an avenue of trees within Western Leisure Centre Playing Field which will create an attractive landscape edge to the site and frame the cycle connection to the leisure centre and beyond, as shown below:



Figure 14: Proposed Landscaping Strategy

- 9.87 To address the queries raised by Parks Services relating to planting, maintenance and access to the Open Space, the applicant has confirmed that the Open Space beyond the red line boundary or tree planting area will not be affected, and that the trees will be planted at 10m intervals with a 2m clear stem to ensure maintenance vehicles can access the existing area of Open Space.

Impact on Trees / Landscaping

- 9.88 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.89 LDP Policy EN8 states that “*development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change*”.
- 9.90 A Tree Survey, prepared by Steve Ambler & Sons Tree Specialist Ltd, and submitted in support of the application states that the site comprises of hardstanding with a substantial amount of bramble and buddleia scrub. Most of the central area of the site comprises young to early mature self-seeded trees with limited arboricultural value. The more substantial trees are generally located around the perimeter of the site however, due to the open nature of the site and being situated in a densely populated urban area, a large majority of the trees have fallen subject to vandalism and contain defects such as branch tears, decay cavities or structural damage.
- 9.91 There are no trees on or in close proximity to the site which are subject of a tree preservation order (TPO), and no category A (high quality) trees were identified.
- 9.92 The following excerpt is taken from paragraph 6.52 of the Planning Statement:

A Tree Survey, prepared by Steve Ambler & Sons Tree Specialists Ltd, advises that efforts should be made to retain the Category B trees located on-site due to their landscape value. Taking this into account, the Category B trees which are located along the north, east, south and south western site boundaries will be retained – they have been carefully incorporated into the proposal ensuring the proposed buildings are designed to take account of their size, density of foliage and the effect they will have on the availability of light.

During the construction phase of the development, construction activities will remain outside the Root Protection Areas of the retained trees. New tree planting

will also take place on-site to mitigate the loss of some trees in the central part of the site.

The trees to the rear of plot 20, 23 and 25 will be pruned on a regular basis (to be agreed) to ensure that the amenity of the residents are not impacted.

- 9.93 Further to discussion with the Authority's Tree Officer, a Soil Resource Survey (SRS) has been submitted for review, together with an updated Landscape Specification. An Arboricultural Impact Assessment (AIA) has also been submitted for review.
- 9.94 The Tree Officer recommended the inclusion of planning conditions in any consent granted which requires the submission of an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) prior to the commencement of development.

Impact on Ecology

- 9.95 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.96 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.
- 9.97 As noted in the Design and Access Statement (Page 2), an Ecological Impact Assessment has been undertaken by Wardell Armstrong in support of the application, which included an Extended Phase 1 (EP1) Habitat Survey of the site together with a Preliminary Ground Level Roost Assessment (PGLRA). Additionally, a desk study was undertaken by reviewing existing information available within a 2km search radius from the site boundary. A Reptile Ecological Impact Assessment has also been undertaken and has been reported in a separate document.
- 9.98 The following is reproduced from the Design and Access Statement:

The Ecological Impact Assessment highlighted the following points of note:

- 1) The habitats on the site are considered to be of 'low' suitability for overall use by bats due to the majority being of hardstanding or bare ground.*
- 2) The dense scrub and hedgerow have potential to support badger, but no*

signs of badger use were identified at the site.

- 3) *All habitats except hard standing have potential to support a local European hedgehog population.*
- 4) *Habitats located on-site are not accessible from the local river network and are therefore not suitable to support Eurasian Otter.*
- 5) *The most suitable habitats present to support common reptiles are the dense scrub (and edges), the hedgerow and improved grassland areas. Slow worm were recorded at the site during a trial pit excavation in 2021. It was also determined that slow worms (assumed a low number) were released at the site in 2020, for the development directly to the west. Although, it is believed a population of slow worms was already present on the site, prior to this release. As part of the Reptile Ecological Impact Assessment, a population survey was undertaken which highlighted a “good population” of slow worm at the site. The nature conservation evaluation considers the population to be of District Level importance.*
- 6) *The habitats on site have the potential to support Great Crested Newt, however, the identified waterbodies within 500m are likely to be drainage ditches and unlikely to hold water for long periods; and the landscape is heavily fragmented by roads and associated urban development, indicating it is highly unlikely they would be present at the site.*
- 7) *The terrestrial habitats within the site have the potential to support common frog, common toad and palmate newts. However, the identified waterbodies within 500m are likely to be drainage ditches and unlikely to hold water for long periods; and the landscape is heavily fragmented by roads and associated urban development, indicating it is highly unlikely they would be present at the site.*
- 8) *The hedgerows and dense scrub are suitable for nesting birds – house sparrow and blackbird were noted foraging on-site. Although, the site is unlikely to support schedule 1 species or those of wetland/coastal environments.*
- 9) *All habitats could support moths, although the habitats on-site provide overall low suitability for a range of more specialist invertebrate species as the habitats are of poor quality and common in the landscape. It is also unlikely that brown-banded carder bee is present as the habitat is overall fairly small, degraded and lacks floral diversity.*
- 10) *Five invasive non-native species listed under schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted at the site. These are entire-leaved cotoneaster, small-leaved cotoneaster, wall cotoneaster and montbretia. There is also hybrid/Spanish bluebell recorded on-site.*

European Protected Species

- 9.99 Dormice, otter and bats, as well as their breeding sites and resting places, are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 9.100 Where a European Protected Species (EPS) is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.
- 9.101 These requirements are translated into planning policy through Planning Policy Wales (PPW) February 2021, section 6.4.22 and 6.4.23, and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where an EPS is present.

Bats

- 9.102 It is noted that NRW have reviewed the documentation submitted in support of the application and welcome the recommendations made in respect of bats.
- 9.103 The County Ecologist notes the assumption that bats will use much of this small site, especially pipistrelles associated with the urban matrix. The Favourable Conservation Status of pipistrelles is not considered to be impacted, nor that of brown long-eared bat due to the existing poor-quality foraging resource.
- 9.104 The scheme has been designed to account for new connection, as the survey results were predictable for an urban location, and mitigation would immediately take the avoid, or otherwise mitigate loss of corridors for which not all are severed i.e., the edge of the site is still a corridor and trees are to be retained, plus pipistrelles frequently cross smaller open areas, or even forage in the shelter of them.

Badgers

- 9.105 The dense scrub and hedgerow have potential to support badger, but no signs of badger use were identified at the site. As a precautionary measure, the County Ecologist has recommended that a walkover of the site is undertaken to ensure prior to the commencement of development, to ensure there are no badgers present.

Hedgehog

- 9.106 Again, there is potential for hedgehogs to be present at the site, and therefore it is recommended that clearance of the site should be undertaken with the supervision of an Ecological Clerk of Works.

Reptiles

- 9.107 Slow worms were recorded at the site during a trial pit excavation in 2021, and are considered to be a “good” population. It was also determined that slow worms (assumed a low number) were released at the site in 2020, for the development directly to the west. Although, it is believed a population of slow worms was already present on the site, prior to this release.
- 9.108 A Reptile Mitigation Strategy has been written and includes a site wide survey, only grass snake was found (since then 2 x slow worm but these are not widespread). Mitigation is significant to support slow worm at the site and has been actively discussed further with the County Ecologist. The translocation scheme is thorough with surveys of the receptor and monitoring very much part of that strategy, and will be secured through the imposition of a planning condition.

Biodiversity Net Gain

- 9.109 The following comments have been received from the County Ecologist:

The landscaping was designed for green corridor connection south west to north east, including along the looped road in the site via trees and rain gardens. This arrangement helps replace a previous scrubby hedgerow, which in itself is being replaced along the western boundary.

Care has been taken to design mixed for herbaceous areas that are near wholly native, and pollinator friendly planting for more ornamental areas, that gives resources throughout the year.

Ecosystems have also been considered, which holistically captures the consideration of all species as discussed and is reliant on the most part by the landscape design to consider ecosystem resilience. Ecosystem resilience can be met subject to condition and correct implementation/management.

For the size of the development, the planting has been well considered, and there has been considerable discussions on ecology throughout.

- 9.110 Given the above, and subject to the inclusion of the recommended planning conditions and informative notes, the scheme is considered to be acceptable in this regard, and complies with Policy EN8 of the adopted LDP.

Sustainability / Energy

- 9.111 Future Wales Policy 16 emphasises that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.
- 9.112 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.113 *PPW* (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 9.114 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.
- 9.115 The Planning Statement submitted in support of this application states at paragraph 1.4 that "all of the properties built through this project will meet high levels of sustainability and energy efficiency, ensuring that we help tackle fuel poverty".
- 9.116 This scheme reflects the Council's Fabric First approach towards renewable energy and low-carbon development and is therefore consistent with the approach of Policy EN12 of the adopted LDP.

Drainage and Flooding

- 9.117 The application site lies within Zone A of the Development Advice Map, and is considered to be at little or no risk of fluvial or coastal / tidal flooding. Similarly, a review of the New Flood Map for Planning shows that the site does not lie within any kind of flood risk area.
- 9.118 The scheme is therefore considered to be compliant with Policy EN14 of the LDP which aims to prevent development where it would be at risk from "river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere".

- 9.119 Dŵr Cymru Welsh Water have confirmed that foul flows from the proposed development can be accommodated within the public sewerage system, and therefore offer no objection to the proposed development.
- 9.120 In respect of surface water, no objection is raised however Dŵr Cymru Welsh Water do recommend the inclusion of a planning condition which requires the discharge rate to not exceed 2.5 l/s.
- 9.121 Given the above, and subject to the imposition of the recommended planning condition, the application is considered to be acceptable in land drainage terms and is therefore compliant with Policy EN10 of the adopted LDP.

Waste Management

- 9.122 Policy W2 of the LDP states that “where appropriate, provision will be sought in all new development for facilities for the storage, recycling and other management of waste”.
- 9.123 In this case, Waste Management have confirmed that the vehicle tracking details provided appear to provide adequate room for a refuse vehicle to operate, as shown below:



Figure 15: Vehicle Tracking: Refuse

9.124 Waste Management raise no further observations or objections to the development and therefore the scheme is considered to be acceptable in this regard.

Public Protection: Contamination

9.125 Policy EN13 of the adopted LDP states that “*development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination*”.

9.126 The applicant has submitted the following document in support of the planning application:

Terra Firma, 10 May 2021: Geotechnical and Geoenvironmental Report: Proposed Development Narberth Road, Caerau, Cardiff. Issue 2 Ref 10052021-16433-2

9.127 Shared Regulatory Services have confirmed that the above report includes a detailed assessment of potential contamination and associated risks to human health and the environment. Investigations identify contaminants of concern (lead, PAH, asbestos) in the shallow soils and stockpiled materials. Remediation works are required in relation to this to ensure the development is suitable for use. The report includes outline remediation proposals, but a detailed remediation scheme and verification plan will need to be submitted.

9.128 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, Shared Regulatory Services have recommended the inclusion of conditions requiring contaminated and land measures, imported soil, imported aggregates and use of site won materials.

9.129 NRW have also reviewed the aforementioned document and have confirmed that they agree with the findings of the report with regards to controlled waters, and as such, have no adverse comments to make in relation to this aspect.

9.130 Subject to the inclusion of the recommended planning conditions suggested by Shared Regulatory Services, the proposed development is considered to be compliant with Policy EN13 of the adopted LDP.

Section 106 Matters

9.131 Policy KP7 (Planning Obligations) states that “*planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance*”.

- 9.132 The supporting text emphasises that new development often generates additional demands upon existing services, facilities, infrastructure and the environment, with planning obligations being a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits.
- 9.133 The Planning Obligations SPG sets out the Council's approach to planning obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.
- 9.134 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 9.135 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations relate specifically to the provision of Affordable Housing, Schools, Community Facilities.

Schools and Education

- 9.136 Policy C7 of the LDP states at paragraph 5.349 that the Council will seek financial contributions towards the cost of providing additional or improved primary and/or secondary school facilities from developers proposed housing developments that would generate a requirement for school places that cannot be reasonably met by existing schools/facilities.
- 9.137 Based on the information provided, the following contribution is sought in compliance with the Planning Obligations SPG:

<p>English-medium Primary School</p>	<p>Trelai Primary School is the English-medium primary catchment school for this development. Reception numbers are only slightly less than the admission number currently and so a small contribution is sought due to WG guidance recommending that schools operate with a small surplus.</p>
---	---

Welsh-medium Primary School	The catchment school is Ysgol Nant Caerau and has sufficient capacity. The additional housing from this development would not impact on this capacity and so no claim would be made for Welsh-medium nursery or primary education provision.
English-medium Secondary School	The catchment projections for the catchment school of Cardiff West Community High School show that the pupil numbers are set to increase in the short term before settling at a slightly lower level. The school is expected to be at capacity though, and therefore a claim would be sought for English-medium secondary provision.
Welsh-medium Secondary School	Ysgol Gyfun Gymraeg Plasmawr is the Welsh-medium secondary school for this catchment area. The school has increased its admission number recently but is still operating at its full capacity. A claim is therefore sought.

9.138 The total number of dwellings proposed equates to a contribution towards **Schools and Education** of **£287,964.00**.

Affordable Housing

9.139 It is noted that the scheme forms part of the Council's Cardiff Living Programme, which is a partnership between the Cardiff Council's Housing Development Team and Waites Residential. This planning application is for the proposed mixed tenure new-build development on land South of Narberth Road Caerau, with the affordable housing to be owned by Cardiff Council as social rented accommodation. It will deliver 25 units (30%) affordable housing which is in line with planning policy requirements.

9.140 Policy H3 and Chapter 2 of Supplementary Planning Guidance *Cardiff Planning Obligations SPG* (July 2017) refers specifically to Affordable Housing and stipulates at paragraph 2.2 that a 20% Affordable Housing contribution will be sought on brownfield sites if the development meets any of the following criteria:

- Contain 5 or more dwellings; or
- Sites of or exceeding 0.1 hectares in gross site area; or
- Where adjacent and relates residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out opposite.

9.141 Policy H3 seeks 30% on greenfield sites and, while the site is brownfield and thus 20% would accord with Policy and SPG, as the site is a scheme delivered in partnership between the Council and Waites, in this case it is considered

appropriate to secure an obligation to ensure that 30% of the units are retained as affordable in perpetuity.

Community Facilities

9.142 The Planning Obligations SPG states at Section 8 that ‘Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:

- The provision of new facilities;
- The extension to or upgrading of existing facilities’.

9.143 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 bedrooms and associated occupancy figures per dwelling, and is calculated as follows:

No. of bedrooms	Number of Dwellings	Contribution per Dwelling	Totals
1	7	£720.51	£5,043.58
2	35	£997.63	£34,917.12
3	22	£1,385.60	£30,483.20
4	19	£1,718.14	£32,644.74
TOTALS	83		£103,088.64

9.144 The total number of dwellings proposed equates to a contribution towards **Community Facilities** of **£103,088.64**.

Public Open Space

9.145 In respect of **Open Space**, the adopted LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments over 8 units, or an off-site contribution towards existing open space for smaller scale development where new on-site provision is not applicable.

9.146 This particular scheme does provide a reasonable amount of amenity space, mostly to meet the SAB requirements, but this space is not considered to be useable, and does not meet the definition of functional open space as defined by the Planning Obligations SPG.

9.147 An off-site contribution is therefore required towards the provision of new open space, or the design, improvement or maintenance of existing open space within the locality.

9.148 Based on the information provided on the number and type of units proposed, the additional population generated by the development is calculated to be 189.8. This generates an open space requirement of 0.46 ha which equates to an off-site contribution of **£196,927**.

Summary

9.149 The proposed broad Heads of Terms for the required section 106 agreement are as follows (in line with the Planning obligations SPG):-

- Financial contribution of £287,964.00 for Schools and Education;
- Affordable Housing - 30% of units to be provided and retained in line with Chapter 2 of the adopted *Cardiff Planning Obligations SPG* (July 2017);
- Financial contribution of £103,088.64 for Community Facilities;
- Financial contribution of £196, 927 for Public Open Space;

9.150 Having regard to the legal and policy test outlined above, it is clear that the requested monies are necessary and reasonable to mitigate the impacts of the proposed development and thus ensure that the proposal accords with planning policy.

Other Matters Not Assessed Above

9.151 As identified earlier in this report, two representations were received from residents of nearby dwellings. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

Link to existing residential area

As per Section 9 (Transportation / Highway Impacts) of the above report, a pedestrian and cycle link from the development site to Caldicot Road is available, and will be able to be used by residents of the existing residential area.

Existing Road Layout / Increased Traffic

The existing road infrastructure is not proposed to be widened to accommodate the development proposal.

10 CONCLUSION

10.1 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.

- 10.2 Having regard to the above, in this case, it is clear that the development proposed will make an important contribution to the overall housing supply within Caerau and will provide 83 residential units, 25 of which will be affordable, on a vacant brownfield site. The development will provide much needed accommodation and reduce the need to develop on greenfield sites, in accordance with Policies H6 and KP13 of the Local Development Plan (2013).
- 10.3 The mix of buildings proposed, including detached, semi-detached, terraces, flats and apartment blocks, are considered, in general terms, to be in keeping with the mix of land uses within the vicinity of the site, and are of an appropriate and relatable scale. The development is not considered to be harmful to the general character and appearance of the area to the extent that would warrant a refusal of planning permission on such grounds, and is therefore considered to be acceptable.
- 10.4 The scheme is also considered to be acceptable from a highway safety perspective, in accordance with Policies KP8 and T5 of the adopted LDP.
- 10.5 Subject to the imposition of the recommended planning conditions, the scheme is considered to be an acceptable form of development in terms of trees, landscaping, ecology and biodiversity, and therefore accords with Policies KP15, KP16, EN5, EN6, EN7 and EN8 of the adopted LDP, and guidance contained with PPW11.
- 10.6 It is also acceptable in respect of contaminated land and land drainage, and the development is therefore considered to be compliant with Policies EN8, EN13 and T5 of the LDP, subject to the imposition of the recommended planning conditions.
- 10.7 Given the above, and in conclusion, the development is considered to be acceptable in principle and is recommended for approval, subject to the recommended planning conditions and signing of the requisite legal agreement.

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 11.1 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 11.2 Equality Act 2010. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the

determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

- 11.3 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. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 11.4 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
- (a) Diversity between and within ecosystems;
 - (b) The connections between and within ecosystems;
 - (c) The scale of ecosystems;
 - (d) The condition of ecosystems (including their structure and functioning);
 - (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the relevant parties entering into a binding legal agreement under the provisions of **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 section 9 of this report, and the conditions listed below.

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

Time Limit Conditions

- 1 The development permitted shall be begun before the expiration of five years from the date of this planning permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

List of Approved Plans

- 2 The development, unless otherwise required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:
 - o Site Location Plan 2297-00(03)100
 - o Site Layout 2297-00(03)101-RevI
 - o H.T K Detached Floor Plans 2297-(03)224
 - o H.T FOG 1B1 with HT'A' Semi - Floor Plans 2297-(03)221-RevB
 - o HT B+B+C2+D Terrace of 4 - Plans 2297-(03)222
 - o H.T FOG 2B2 - Floor Plans 2297-(03)219
 - o H.T FOG 2B1 with HT'A' Semi - Floor Plans 2297-(03)216-RevC
 - o H.T K Semi Detached Floor Plans 2297-(03)215
 - o H.T D1 Detached Floor Plans 2297-(03)214-RevA
 - o H.T D Detached Floor Plans 2297-(03)213
 - o H.T C2 Semi Detached Floor Plans 2297-(03)212
 - o H.T 641 Detached Floor Plans 2297-(03)210
 - o H.T A2 Semi Detached Floor Plans 2297-(03)209
 - o H.T A1 Terrace of 4 - Floor Plans 2297-(03)208-1
 - o H.T A1 Semi Detached Floor Plans 2297-(03)208
 - o Apartment FB.B Floor Plans 2297-(03)205
 - o Apartment FB.B Floor Plans 2297-(03)204
 - o Apartment FB.A Floor Plans 2297-(03)203-RevA
 - o H.T G - Detached Floor Plans 2297-(03)200
 - o Apartment FB.A Floor Plans 2297-(03)202-RevA
 - o H.T M Terrace Floor Plans 2297-(03)201
 - o H.T FOG 1B1 - Floor Plans + Elevations 2297-(03)222-RevA
 - o H.T K Detached Elevations 2297-(03)325-RevA

- o HT B+B+C2+D Terrace of 4 - Elevations 2297-(03)323-RevA
- o H.T FOG 1B1 HT'A' Semi - Elevations 2297-(03)322-RevB
- o H.T FOG 2B2 - Elevations 2297-(03)321-RevA
- o H.T FOG 2B1 with HT'A' Semi - Elevations 2297-(03)318-RevC
- o H.T K Semi Detached Elevations 2297-(03)317-RevA
- o H.T D1 Detached Elevations 2297-(03)316-RevB
- o H.T D Detached Elevations 2297-(03)315-RevA
- o H.T C2 Semi Detached Elevations 2297-(03)314-RevA
- o H.T 641 Detached Elevations 2297-(03)311-RevA
- o H.T A2 Semi Detached Elevations 2297-(03)310-RevA
- o H.T A1 Semi Detached Elevations 2297-(03)309-RevA
- o H.T A1 Terrace of 4 - Elevations 2297-(03)309-1-RevA
- o H.T M Terrace Elevations 2297-(03)302-RevA
- o H.T M Terrace Elevations 2297-(03)301-RevA
- o H.T G - Detached Elevations 2297-(03)300-RevA
- o Apartment FB.B Elevations 2297-(03)306-RevA
- o Apartment FB.B Elevations 2297-(03)305-RevA
- o Apartment FB.A Elevations 2297-(03)303-RevB
- o Street Scenes & Site Sections 2297-00(03)401-RevB
- o Street Scenes & Site Sections 2297-00(03)400-RevB
- o Shed Details 1& 2 Bed Units 2297-00(92)01-RevA
- o Shed Details 3 Bed Units 2297-00(92)03
- o Shed Details 4 Bed Units 2297-00(92)02
- o Vehicle Tracking - Fire Vehicle 9458-GRY-01-00-DR-C-104-P2
- o Vehicle Tracking - Refuse Vehicle 9458-GRY-01-00-DR-C-103-P2
- o Vehicle Tracking - Large Estate 9458-GRY-01-00-DR-C-108
- o Proposed Drainage Strategy 9458-GRY-01-00-DR-C-100-P6
- o Proposed Levels 9458-GRY-01-00-DR-C-101-P3
- o Narberth Road Specification NR.LA.103 Rev C
- o Landscape Strategy NR.LA.100 Rev H
- o Soil Volumes NR.LA.102 Rev G
- o Planting Plan NR.LA.101 Rev G
- o Open Space Section NR.LA.104
- o Narberth Road Schedule of Garden Sizes Rev B, Spring Design
- o Reptile Mitigation Strategy CA12193-003 V1.0, Wardell Armstrong (January 2022)
- o Ecological Impact Assessment CA12193-001 V1.0, Wardell Armstrong (January 2022)
- o Transport Assessment T21.171, Asbri Transport (October 2023)
- o Environmental Noise Assessment M5036 V2, Ian Sharland Limited, Noise & Vibration Control Specialists (23 December 2021)
- o Daylight Assessment for Apartment Block FB.A 2297, Spring Design (03 July 2023)
- o Tree Survey, Categorisation & Constraints Report, Steve Ambler & Sons (March 2022)

- o Arboricultural Implications Assessment, Steve Ambler & Sons (August 2023)
- o Drainage Strategy & Design Statement GRYS-9458-P1, Grays Consulting Engineers
- o Green Infrastructure Statement TC22018 R02, Tir Collective Limited (19 July 2023)
- o Geotechnical and Geoenvironmental Report 16433, Terra Firma Geotechnical & Geoenvironmental Specialists (May 2021)

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

Pre-commencement Conditions

- 3 Contaminated Land Measures - Remediation & 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. The scheme must 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 must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

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 in accordance with Policy KP5, KP18 & EN13 of the Cardiff Local Development Plan 2006-2026.

- 4 Construction Environmental Management Plan
 No development shall commence on site until such time as a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in order to manage the impacts of construction, which must include:

- i. A risk assessment of potentially environmentally harmful activities/ operations, to include impacts on Green Infrastructure.
- ii. Construction methods: details of materials
- iii. General site management: details of the construction programme including timetable and compounds; details of site clearance, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain, use of protective fences, exclusion barriers and warning signs.
- iv. Soil management: details of topsoil strip, storage and amelioration for re-use.
- v. Resource management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater and energy use.
- vi. Traffic management: details of access/egress routes, site deliveries, plant on site, wheel wash facilities.
- vii. Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- viii. Control of Nuisances: Identification of the significant noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures and measures to control light spill (may be provided as a set of method statements)..
- ix. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
- x. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- xi. Environmental management: A CEMP Biodiversity chapter to include; detail of biodiversity protection zones, invasive species management, relevant protection and mitigation for each ecological asset; protected sites to species at the construction stage, the key Green Infrastructure locations and the areas subject to removal to facilitate the development. The times, roles and responsibilities of an Ecological Clerk of Works who will log their daily activities during works.

The CEMP shall be implemented as approved throughout the site preparation and construction phases of the development.

Reason: In order to ensure necessary management measures are agreed and implemented to protect local amenity, especially for people living and/or working nearby, highway safety during construction, and to ensure all ecological mitigation measures are applied, and to accord with Planning Policy

Wales (Edition 11), TAN 5: Nature Conservation and Policies KP16, EN5, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006 - 2026.

5 No 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:

- o An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site and existing structural planting or areas designated for new structural planting.

- o 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.

*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 how the approved tree protection measures have been complied with.

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 and landscape; the measures for their protection; to monitor compliance and to make good losses, and to ensure compliance with Policy EN8 of the Cardiff Local Development Plan 2006 - 2026.

6 North-western Cycleway

No part of the development hereby approved shall be occupied until such time as the proposed footway/cycleway link from the site towards Caerau Lane has been provided, in accordance with details to include proposed adoption limits/land ownership, street lighting (including any interaction issues with the existing Leisure Centre lighting), drainage and surfacing materials) which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development maximises pedestrian/cyclist accessibility, and to ensure compliance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026.

- 7 Caldicot Road Cycleway
No part of the development hereby approved shall be occupied until such time as the footway/cycleway link from the site towards Caldicot Road has been provided, in accordance with details (to include proposed adoption limits, street lighting, chicane feature, drainage and surfacing materials) which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development maximises pedestrian/cyclist accessibility, and to ensure compliance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026.

- 8 On-site Transport Works
Prior to development commencing details of the proposed highway and transport works shall be submitted to and approved in writing by the Local Planning Authority, to include details of proposed footways/carriageways/verges, parking restrictions, street lighting, drainage, shared surface area, surfacing materials. Following approval of these details the highway authority shall be contacted in relation to the required highway agreement process. The approved details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development does not interfere with the safety of traffic or pedestrian accessibility.

- 9 Cycle Parking
No part of the development hereby approved shall be occupied until such time as cycle parking spaces (and appropriate access to them) to serve that part of the development has been provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. 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 sheltered and secure parking of cycles and to ensure compliance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026.

Action Conditions

- 10 Noise Validation Survey
Prior to beneficial occupation, a pre-occupation validation noise survey shall be conducted in order to demonstrate compliance with the noise mitigation measures detailed within the Environmental Noise Assessment, written by Ian Sharland Limited, dated 23 December 2023 (M5036 V2). Namely, the minimum glazed requirements are effectual in reducing external noise to an acceptable level. The report, with a validated certificate of compliance by an

approved acoustic assessor, shall be submitted to and approved by the Local Planning Authority to demonstrate that the standards required under BS8233:2014 have been achieved. The Survey shall demonstrate compliance with the following criteria;

- Resting 35dB LAeq, 16 hour
- Sleeping 30dB LAeq, 8 hour
- 45dB LAF Max
- Details of the Mechanical Ventilation Heat Recovery system and maximum Noise Rating in accordance with the above mentioned report.

Reason: To protect the amenity of future occupiers, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

- 11 Green Infrastructure and Landscape Ecological Management Plan
- A Green Infrastructure and Landscape Ecological Management Plan (GILEMP) shall be submitted to approved in writing by, the Local Planning Authority within 12 months of the development commencing. This must cover up to 10 years post development.
- a. Introduction to the site.
 - b. Baseline- description and evaluation of features to be managed.
 - c. Ecological constraints on site that might influence management.
 - d. Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B.
 - e. Appropriate management prescriptions. This should be broken in to the first 5 years (short term) and up to 10 years (long term) management.
 - f. Preparation of a work schedule.
 - g. Details of the body or organization responsible. The legal or funding mechanisms for implementation and long-term management.
 - h. The monitoring requirements, years 2 and 5 and every 5 years thereafter will be appropriate. Should failures be noted, remedial action should be identified and agreed with the Local Planning Authority.
 - i. Appropriate drawings.

Reason: For the overall protection of biodiversity and to ensure the site's landscape and environmental features are adequately managed long term. This aligns the Environment (Wales) Act 2016 and with polices KP5, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan (2006-2026).

- 12 Materials
- Prior to their use in the development hereby permitted, samples of the external building finishing materials and ground surface materials for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance of the development in accordance with Local Development Plan Policy KP5 (Good Quality and Sustainable Design).

13 Bin Store Details

Details of the bin stores for the apartments shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground construction work commencing on any of the approved apartments. The bin and bike stores shall be provided prior to the apartments being brought into beneficial use.

Reason: In the interests of visual amenities (LDP Policy KP5).

14 Benches

Details of the benches to be installed on site and a programme for their installation shall be submitted to and approved in writing by the Local Planning Authority prior to the first planting and seeding season following the completion of the development. Benches shall be provided in accordance with the approved timetable.

Reason: To ensure the provision of benches in the interests of the amenities of future occupants and to avoid doubt and confusion as to the benches to be installed (LDP policy H6).

15 Ground Floor Apartment - Means of Enclosure

Details of the means of enclosure to the front and rear boundaries of the ground floor apartments shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to any of the apartments being brought into beneficial use.

Reason: In the interests of the appearance of the area (LDP Policy KP5).

16 Residents' Communal Garden Area - Means of Enclosure

Details of the means of enclosure of the residents' communal garden area (serving apartment blocks FB.A and F.B) shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to any of the apartments being brought into beneficial use.

Reason: In the interests of the appearance of the area and security (LDP Policies KP5 and C3).

Regulatory Conditions

17 Contaminated Land Measures - Remediation & Verification

The remediation scheme approved by Condition 3 (above) must be fully undertaken in accordance with its terms. The Local Planning Authority must

be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development, 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.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

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.

18

Contaminated Land Measures - Unforeseen 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 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

19

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 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 LPA.

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

20

Imported Aggregates

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 LPA.

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

21

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 in accordance with policy EN13 of the Cardiff Local Development Plan.

- 22 Surface Water Flows
Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 2.5 l/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
- 23 Construction Noise
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.
- Reason: To ensure the amenities of the neighbouring residents are protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
- 24 Site Surveys
If site clearance in respect of the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the most recent survey, the approved ecological measures secured through other planning conditions shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of habitats and species and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works shall then be carried out in accordance with the new approved ecological measures and timetable.
- Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date, in accordance with Policy EN7 of the Local Development Plan 2006 - 2026.
- 25 Lighting Design Strategy
No lighting shall be installed at the site until such time as a "Lighting Design Strategy" (for biodiversity) considering bats and other nocturnal species, produced in accordance with the Institute of Lighting Professionals Guidance

Note 08/23, has been submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be installed and maintained in accordance with the specifications and locations agreed.

Reason: To manage the impact of the development upon protected species in accordance with Policy KP16, EN6 and EN7 of the Cardiff Local Development Plan (2006-2026).

26 Obscure Windows

Prior to beneficial use of the relevant residential units hereby approved, the following windows at first floor level shall be obscurely glazed* and thereafter so maintained:

- Windows serving the kitchen, bathroom, and en-suite (rear elevation) in Plot 83 (FOG 2B2).

*Obscurity of glass is generally rated on a scale of 1 to 5 (where 5 provides the most privacy). The relevant windows should be obscure to a minimum of level 3 on a scale of 1 to 5 (or an equivalent level on any other scale).

Reason: In the interests of the privacy of neighbouring occupiers in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

27 Net Benefits for Biodiversity

The following ecological enhancements covering green infrastructure to individual ecological receptors, shall be installed at the development:

- The enhancements specified in Section 6 of "Wardell Armstrong, Land of Narberth Road Ecological Impact Assessment V1.0, dated January 2022".
- A short 1 page A4 side of information on the ecology merits of the scheme, provided to all home owners, to engender ownership and care of the development post construction.

A drawing indicating the location of enhancements and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), will be provided to Cardiff Council no later than one month after the first house has been occupied.

Reason: To comply with the Environment (Wales) Act 2016, to "maintain and enhance biodiversity" and "promote the resilience of ecosystems", the Section 6 duty. Future Wales - The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in "Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017".

- 28 Landscape Retention
Any trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of Condition 5 (above) unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity of the area, enhancing biodiversity and mitigating the effects of climate change in accordance with Policy KP5, KP15 and KP16 of the Cardiff Local Development Plan 2006-2026.

- 29 External Meter / EV Charging Point Cabinets
The colour of external meter cabinets or electric vehicle charging points on any principal elevation of a proposed dwelling shall match the colour of the window of that dwelling.

Reason: In the interests of visual amenities (LDP policy H6).

- 30 Waste
Prior to beneficial use of the development, hereby approved, the refuse and recycling storage facilities shown on the approved plans shall be provided and thereafter retained.

Reason: In the interests of an orderly form of development providing facilities which would have no adverse impact upon the amenities of the area in accordance with Policy KP5 and W2 of the Cardiff Local Development Plan 2006-2026.

Informatives:

- 1 Construction Environmental Management Plan
In the view of the Local Planning Authority, the Construction Environmental Management Plan should be structured to contain the following:
 - a. A risk assessment of potentially environmental harmful activities/operations which includes on Green/Blue Infrastructure.
 - b. Construction management: The detailed construction programme. Working hours. Hours for deliveries.
 - c. Roles and responsibilities: Responsible persons (including a blank table for relevant details i.e. contact numbers), lines of communication and emergency contact details). The monitoring/review procedure and ultimate responsibility for the CEMP in light of any changes to construction or incidental finds - biological or non-biological. Review timeframes. The location of the site notice board with key contacts.
 - d. Emergency procedures: Emergency procedures in light of an incident or

accident at the site. Emergency spill procedures and incident response plan that will be followed in light of any spill at the site. This will include having the relevant materials to stop/contain a spill.

e. General Site Management: Compound/storage locations, temporary facilities and segregation of routes (construction traffic and pedestrians etc). Hoarding to make the site secure. Agreed access/egress. Details on the expected plant to be used. The loading and unloading of plant and materials. A scheme for the recycling and disposal of waste generated. Storage of plant and materials (including chemicals and fuels). Including a marked up plan.

f. Site contamination: How known contamination at the site will be managed.

g. Pollution prevention: Demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP8, and GPP21. Also considering the aspects within PPG6 (currently withdrawn). This will be through the consideration of:

i. Details of harmful materials that will be used/stored at the site ~approximate quantities.

ii. Storage of plant and materials (including chemicals and fuels) - including unloading, containment, bunding and/or appropriate buffer zones, including from any drain.

iii. How drainage will be controlled to prevent release of soil from the site, waste water and contaminants, during construction. Control at source is required.

iv. Measures to monitor mobilisation of contaminants.

h. Control of nuisances: The specific mitigation measures to control dust generated during construction, including suppression and monitoring.

i. Soil management. To prevent damage to soil structure. To ensure separation of top and subsoil. Details of topsoil strip and storage. Amelioration for re-use if possible.

j. Traffic management. Agreed access/egress. Traffic routes on site.

k. Environmental management. A CEMP Biodiversity chapter will be included, this will detail:

i. Identification of "biodiversity protection zones" and the means to prevent impacts i.e. protection, modification etc;

ii. Reference to supporting documentation i.e. the SUD Design, Lighting Design Strategy, tree protection details in relation to BS5837:2012, Reptile Mitigation Strategy, that indicate mitigation/works during construction activities, that run in parallel with construction and are covered separately.

iii. The habitat areas subject to removal to facilitate the development.

iv. A method statement for the removal of invasive species to include:

1. The legislation pertaining to the known invasive species (and others that could occur).

2. Appropriate buffer zones to prevent further spread/containment, which includes where roots may occur.

3. The methods of control, removal/disposal (in line with waste transfer etc) should the species be impacted directly, and

4. Monitoring.

v. Measures for the protection and initial management of retained ecological

and arboricultural assets:

1. Trees.
2. Bats.
3. European hedgehog.
4. Badger.
5. Birds.
6. Reptiles.
- vi. This will include an introduction to each feature, the proposed protection/precautionary measures, toolbox talks and initial management prescription at construction.
- vii. The procedure for incidental finds. Bearing it in mind that works would require a licence if a European Protected Species is identified.
- viii. The times, roles and responsibilities of an on-site Ecological Clerk of Works or similarly specialist ecologists. It is expected (if required) that the Ecological Clerk of Works will log their daily activities at the site, suggested in an excel format. This will cover all key ecological activities undertaken i.e. briefings, post construction surveys, habitat watching briefs and specific species/species group watching briefs and the general outcome. This will be provided to the Local Planning Authority no later than one month after the first beneficial use of the site.

It is appropriate to refer back to supporting documents but a summary of key points must be provided in the CEMP.

2 Lighting Design Strategy

In the view of Cardiff Council the lighting design strategy should:

- o Show how and where external lighting will be installed across the site, demonstrating that the lighting/ light spill is unlikely to disturb or prevent bats or other nocturnal species using the site or impact upon their normal behaviours, highlighting any mitigation to lighting features to achieve this. Appropriate lighting contour plans (0.5, 1, 3 and 5lux lines) and technical specifications will be supplied in accordance with the British Standard, where local authority adoption is required.
- o Details of lighting to be used both during construction and at operation (if required).
- o Confirmation that plans meet that of S38 and S278 agreements of the Highways Act 1980.
- o All lighting should consider amongst other aspects; being at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum column height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.

Liaison between your chosen ecological consultant and the lighting engineer is advised.

3

Green Infrastructure and Landscape Ecological Management Plan

In the view of Cardiff Council, the Green Infrastructure and Landscape Ecological Management Plan (GILEMP) should be structured to contain the following:

- Introduction to the site and the development to be implemented:
- Baseline - description and evaluation of features to be managed, this shall also include all more formal landscape elements, to maximise their value to wildlife. This shall include as a minimum:
 - o Rain gardens/SUDs features (including shallow water in SUDS).
 - o Herbaceous planting.
 - o Meadow grassland.
 - o Hedgerows/shrubs.
 - o Trees.
 - o Site enhancements.
 - o Trees.
 - o Hedgerow/shrubs.
 - o Site enhancements.
- a) Ecological constraints on site that might influence management or require separate management, as a minimum including;
 - o Bats.
 - o Birds.
 - o Reptiles.
 - o Hedgehog.
- b) Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B.
- c) Appropriate management prescriptions for achieving aim/s and objectives as per point D. This should be broken in to the first 5 years (short term) and up to 10 years (long term) management. The suggested Irrigation Plan will be crucial to scheme success.
- d) Preparation of a work schedule with timings (including an annual work plan capable of being rolled forward over a five-year period, but looking up to 10 years).
- e) Details of the body (s) or organisation (s) responsible for implementing the plan, including any updates required.
- f) The legal or funding mechanisms for long-term management.
- g) The monitoring requirements to determine the success of landscaping and its management, in years 2 and 5 and every 5 years thereafter will be appropriate, this will follow the aims and objectives to determine if they have been achieved. The plan shall also set out (where the results from monitoring show that management aims and objectives of the GILEMP are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- h) Appropriate drawing indicating habitats, areas of the site for specific species and the enhancements to be managed.

Any new planting which within a period of 5 years from the completion of the development dies, is removed, becomes seriously damaged or diseased, or in the

opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved, unless the Local Planning Authority gives written consent to any variation.

The information contained should be interpretable by a management company/team employed to manage the site post development and landscaping implementation. This must cover up to 10 years post development.

Reptiles

It is imperative that the Reptile Mitigation Strategy fulfils the monitoring and habitat requirements. This includes 2 years post translocation monitoring and three years of grassland management. Liaison will be required with parks to fulfil this including any alignment of the strategy with the SINC management plan.

Hedgehog

It is imperative that the 13x13cm holes under fences and under walls, are included when constructing such elements.

4 Following approval of the highway related conditions, details the highway authority shall be contacted in relation to the required highway agreement process. A Section 247 application needs to be made to Welsh Government regarding the stopping up of adopted highway. The approved details shall be implemented prior to beneficial occupation.