

COMMITTEE DATE: 09/12/2015

APPLICATION No. **15/02040/MJR** APPLICATION DATE: 12/08/2015

ED: **GRANGETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Taff Housing Association and PMG Properties Ltd
LOCATION: LECKWITH COACH PARK SITE, CLOS PARC
MORGANNWG, LECKWITH

PROPOSAL: CONSTRUCTION OF 35 DWELLINGS AND
ASSOCIATED WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council 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 paragraphs 5.5, 5.13, 5.16 and 5.18 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans and documents:

Received 12th August 2015:

A103 REV A STREET ELEVATIONS
A104 REV A CONTEXT ELEVATIONS
A105 REV A PLOTS 1-9 - PLANS AND ELEVATIONS
A106 REV A PLOT 10-12 - PLANS AND ELEVATIONS
A107 REV A PLOT 13-14 - PLANS AND ELEVATIONS
A108 REV A PLOT 15-18 - PLANS AND ELEVATIONS
A109 REV A PLOT 19-27 - PLANS AND ELEVATIONS
A110 REV A PLOT 28-29 - PLANS AND ELEVATIONS
A111 REV A PLOT 30-33 - PLANS AND ELEVATIONS
A112 REV A PLOT 34-35 - PLANS AND ELEVATIONS

Received 18th November 2015:

A100 REV C SITE LOCATION PLAN
A101 REV D SITE LAYOUT
A102 REV D SITE BOUNDARIES LAYOUT

Reason: For the avoidance of doubt as to the extent of the permission.

3. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land

water by sustainable means. The drainage scheme shall not allow for the discharge of surface drainage water into the reën that flows through the application site unless otherwise agreed in writing by the Local Planning Authority and shall include details of how the reën will be managed to ensure that water from the reën will not cause flooding in the surrounding area.

The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: In the interests of the proper drainage of the site, in accordance with policy 2.61 of the deposit Cardiff Unitary Development Plan.

4. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at the nearest noise sensitive premises, when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with policy 2.24 of the deposit Cardiff Unitary Development Plan.

5. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required.

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

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterisation and Remediation from Ground Gas in Affected Developments.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

6. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
 - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
 - (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
 - (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

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

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

7. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health,

controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme 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 DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), 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 2.63 of the Cardiff Unitary Development Plan

8. The remediation scheme approved by condition 7 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), 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 2.63 of the Cardiff Unitary Development Plan

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the

Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

10. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

11. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

12. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

13. No equipment, plant or materials shall be brought onto the site for the

purpose of development until full details of landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include a scaled planting plan, plant schedule, topsoil and subsoil specification for the whole site and all planting types (e.g. tree and shrub planting, wildflower grassland, amenity grassland), tree pit section and plan views for 'hard' and 'soft' situations, planting methodology and aftercare methodology. The landscaping scheme must be drawn up with regard to all existing and proposed service constraints, above and below ground (including lighting and micro-drainage). The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason : To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance, in accordance with policy 11 of the Cardiff Local Plan and policy 2.20 of the deposit Cardiff Unitary Development Plan.

14. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity, in accordance with policy 11 of the Cardiff Local Plan and policy 2.20 of the deposit Cardiff Unitary Development Plan.

15. Prior to the construction of the development above foundation level, samples of the external finishing materials 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 that the finished appearance of the development is in keeping with the area in accordance with policy 11 of the Cardiff Local Plan and policy 2.20 of the deposit Cardiff Unitary Development Plan.

16. Prior to the commencement of development, details of provisions to be made for the incorporation of a minimum of two bat boxes and two bird boxes, the bird boxes to be of varying design, in suitable locations on buildings or in trees retained on the site shall be submitted to and approved in writing by the Local Planning Authority and the approved items shall be installed within a timescale agreed by the Local Planning Authority.

Reason: In the interests of biodiversity and the protection of European Protected Species, in accordance with policy 2.48 of the deposit Cardiff Unitary Development Plan and paragraph 5.5.11 of Planning Policy Wales (2014).

17. No development shall take place until details showing the provision of vehicle parking (including sufficient room for service vehicles to manoeuvre within the layout) have been submitted to and approved in writing by the

Local Planning Authority. The parking areas shown in the approved details shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing the site, in accordance with policy 17 of the Cardiff Local Plan and policy 2.57 of the deposit Cardiff Unitary Development Plan.

18. The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the local planning authority and the approved facilities shall be retained in perpetuity.

Reason: To ensure that adequate provision is made for the secure parking of cycles, in accordance with policy 18 of the Cardiff Local Plan and policy 2.57 of the deposit Cardiff Unitary Development Plan.

19. Prior to the commencement of development, construction details of the access shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site, in accordance with policy 17 of the Cardiff Local Plan and policy 2.57 of the deposit Cardiff Unitary Development Plan.

20. Prior to commencement of development a proposal in the form of a scheme showing how access and egress to the site for construction traffic is to be maintained on Cardiff City Stadium match/event days shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the agreed details. Prior to beneficial occupation a further scheme showing how access and egress to the development for users and visitors is to be maintained on match/event days during the operational lifetime of the development shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the agreed details.

Reason: In the interests of the safety and free flow of traffic passing along the highway abutting the site, in accordance with policy 17 of the Cardiff Local Plan and policy 2.57 of the deposit Cardiff Unitary Development Plan.

21. No development shall take place until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:

- (a) the parking of vehicles of site operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials used in constructing the development
 - (d) the erection and maintenance of security hoarding
 - (e) wheel washing facilities
 - (f) measures to control the emission of dust and dirt during construction
- (g) a scheme for recycling/disposing of waste resulting from demolition and

construction works.

Reason: In the interests of highway safety and public amenity, in accordance with policy 2.57 of the deposit Cardiff Unitary Development Plan.

22. Prior to the commencement of development details of the glazing to be used in all habitable room windows shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how noise from road traffic and from industrial, commercial and leisure premises in the vicinity of the site will be attenuated by the glazing. The glazing shall be installed as approved.

Reason: To ensure that the amenities of future occupiers are protected, in accordance with policy 2.24 of the deposit Cardiff Unitary Development Plan.

RECOMMENDATION 2: The developer is advised that the site lies within an area at risk of flooding and that flood-proofing measures should be installed as part of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. Additional guidance including the leaflet "Prepare your Property for flooding" can be found on the Environment Agency's website www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx. Advice is also available from the ODPM publication "Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties" which is available from the Planning Portal website: www.planningportal.gov.uk The applicant and future occupiers of the development are advised to register on the Environment Agency's Flood warnings Direct service, which is available in this area: <http://naturalresources.wales/flooding/alerts-and-warnings/floodline-warnings-direct/?lang=en>

RECOMMENDATION 3: The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable to any off-site movements of waste. If any controlled waste is to be removed off site, a registered waste carrier must be used to convey the waste material off site to a suitably permitted facility. The Applicant, as waste producer, has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. If any waste is to be used on site, the developer will be required to obtain the appropriate exemption or authorisation from Natural Resources Wales. The Applicant is advised to refer to guidance on the NRW website <http://naturalresources.wales/waste/?lang=en>.

RECOMMENDATION 4 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours

on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 5: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The developer is advised to contact Dwr Cymru Welsh Water's Operations Contact Centre on 0800 085 3968 with regard to the location and status of public sewers and lateral drains on the development site which may not be recorded on maps of public sewers. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION 6: The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to Dwr Cymru Welsh Water Developer Services, PO Box 3146, Cardiff CF39 0EH.

RECOMMENDATION 7 : The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

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

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

RECOMMENDATION 8: It is recommended that public transport and non-car mode information is provided to residents in order to encourage more sustainable modes of travel. Liaison with the Councils Transport Vision, Strategy & Policy Team can be sought to help achieve this.

RECOMMENDATION 9: Any work involving the alteration or removal of trees or hedges should ensure that no nesting birds are disturbed. Nesting birds are protected under the Wildlife and Countryside Act 1981: it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. Any vegetation removal or tree works must be completed outside of the bird nesting season of March to August inclusive. If this is not achievable an ecologist must inspect any trees for active birds' nests prior to removal works beginning. If an active nest is identified a buffer zone of 30m around the nest should be observed until the chicks have fledged. Only then should the vegetation be removed.

RECOMMENDATION 10: Japanese knotweed is present on the application site. Under the Wildlife and Countryside Act 1981 it is an offence to plant or otherwise cause the species to grow in the wild, and under the Environmental Protection Act 1990 Japanese Knotweed is classed as 'controlled waste' and as such must be disposed of safely at a licensed landfill site according to the Environmental Protection Act (Duty of Care) Regulations 1991. Soil containing rhizome material can be regarded as contaminated and, if taken off a site, must be disposed of at a suitably licensed landfill site and buried to a depth of at least 5 m. An offence under the Wildlife and Countryside Act can result in a criminal prosecution. An infringement under the Environmental Protection Act can result in enforcement action being taken by the Environment Agency which can result in an unlimited fine. You can also be held liable for costs incurred from the spread of Knotweed into adjacent properties and for the disposal of infested soil off site during development which later leads to the spread of Knotweed onto another site.

RECOMMENDATION 11 : The developer is advised to ensure that the development is built to Secured By Design standards as promoted by South Wales Police. For further information on Secured by Design Standards' please visit the website www.securedbydesign.com

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 This application seeks full planning permission for the construction of 35

dwellings (9 x 3 bedroom houses, 8 x 2 bedroom houses, 5 x 2 bedroom flats and 13 x 1 bedroom flats) with 23 car parking spaces, soft landscaping and gardens. Two of the houses would be adapted for wheelchair users.

- 1.2 The dwellings would be arranged in 8 blocks set around an L-shaped access road leading from Clos Parc Morgannwg. The two blocks containing flats (each containing 9 units) would be 3 storeys in height and located close to the site entrance, fronting onto Clos Parc Morgannwg. The other blocks (short terraces and semi detached units) would be 2 storeys in height, arranged around the internal road. The buildings would be finished in red multi brick, black slate stone effect cladding and render with grey/black roof tiles.

2. **DESCRIPTION OF SITE**

- 2.1 The site is roughly triangular, covering an area of around 0.65 hectares. It lies to the north east of Clos Parc Morgannwg, opposite the House of Sport buildings. Immediately to the north west is Lewis Martin Court, a small development of C2 use class dwellings (i.e. for people in need of care), beyond which is the Cardiff City football stadium. The site is bounded to the northeast by industrial/commercial units which front onto Sloper Road. There are allotments to the south east.
- 2.2 The site is currently overgrown and has been used in the past to deposit materials associated with developments in the surrounding area. Ground levels are generally higher than the road due to the material deposits but there is a strip of land along the north eastern boundary that is occupied by a drainage reën which is at a lower level.

3. **SITE HISTORY**

- 3.1 The site was unoccupied until the 1950's, when it was briefly used as allotments. There is no planning history on the site in respect of built development.
- 3.2 04/1638/W: Recommendation to grant outline planning permission subject to the signing of an S106 legal agreement for a sports academy, workshops for the disabled and coach parking. Withdrawn 2008.
- 3.3 **Related site history**
02/2679/R: Outline planning permission granted in December 2003 for the comprehensive redevelopment of the stadium site, retail park and athletics stadium immediately to the north of the application site.
07/1861/W: Planning permission granted in January 2008 for the re-profiling (raising) of land to the south of the current application site.
07/1590/W: Planning permission granted in January 2008 for the Glamorgan Records Office to the south west of the application site.
08/647/W: Planning permission granted in June 2008 for Academy of Sport on site to the south of the application site.
08/1830/W: Planning permission granted in October 2008 for the Vision 21 development (workshop units for the disabled) to the SE of the application site.

08/1614/W: Planning permission granted in November 2008 for the reprofiling (raising) of the land to the same level as sites to the south consented under 07/1861/W.

09/00743/W – Construction of temporary haul road to provide coach access to new stadium and new gates.

10/00997/W - Construction of House of Sport to south of site.

12/00225/DCO - Construction of Academy of Sport phase 2 to south of site.

10/02268/DCI – Development of 3 no. dwellings of multiple occupation along with support facilities including accommodation for staff to enable residents to live as independently as possible along with multi purpose activity space for use by residents and visitors all with associated access, car parking and landscaping (adjacent site).

4. **POLICY FRAMEWORK**

4.1 The site is shown as an area of existing open space on the Cardiff Local Plan Proposals Map reflecting its former allotment use.

4.2 *Cardiff Local Plan –*

7 (Protection of Open Space);

9 (Development in Areas at Risk of Flooding);

10 (Contaminated or Unstable Land);

11 (Design and Aesthetic Quality);

12 (Energy Efficient Design);

17 (Parking and Servicing Facilities);

18 (Provision for Cyclists);

19 (Provision for Pedestrians);

25 (Affordable Housing Within the Built Up Area);

31 (Residential Open Space Requirement);

37 (Safeguards for Residential Amenity and Existing Industrial Areas or Operational Docks)

4.3 *Supplementary Planning Guidance - Access, Circulation and Parking Standards (January 2010); Cardiff Residential Design Guide (March 2008); Waste Collection and Storage Facilities (March 2007); Infill Sites (April 2011); Affordable Housing (March 2007); Community Facilities and Residential Development (March 2007); Developer Contributions for School Facilities (March 2007); Open Space (June 2000).*

4.4 *Deposit Cardiff Unitary Development Plan –*

2.20 (Good Design);

2.21 (Change of Use or Redevelopment to Residential Use);

2.23 (Affordable Housing);

2.24 (Residential Amenity);

2.26 (Provision for Open Space, Recreation and Leisure);

2.27 (Provision for Schools);

2.57 (Access, Circulation and Parking Requirements);

2.58 (Impact on Transport Networks);

2.62 (Flood Risk);

2.63 (Contaminated and Unstable Land);

2.64 (Air, Noise and Light Pollution);
2.74 (Provision for Waste Management Facilities in Development).

4.5 *Planning Policy Wales (July 2014):*

4.4.3: Planning policies and proposals should (inter alia)

- Promote resource-efficient and climate change resilient settlement patterns, wherever possible avoiding development on greenfield sites
- Locate developments so as to minimise the demand for travel, especially by private car
- Minimise risks relating to unstable land, contaminated land and flooding
- Facilitate sustainable building standards
- Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods
- Promote access to employment, shopping, education, health, community facilities and green space
- Foster social inclusion

4.7.4: Local planning authorities should assess the extent to which developments are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. Higher density development should be encouraged near public transport nodes or near corridors well served by public transport.

4.9.1: Previously-developed land should be used in preference to greenfield sites wherever possible.

4.11.8: Good design is essential to ensure that areas offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement.

4.11.9: Visual appearance, scale and relationship to surroundings and context are material planning considerations. Local planning Authorities should reject poor building and contextual designs.

4.11.11: Local planning authorities and developers should consider the issue of accessibility for all.

4.11.12: Local Authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

4.12.3: Development proposals should also include features that provide effective adaptation to and resilience against the current and predicted future effects of climate change, for example by incorporating green space to provide shading, sustainable drainage systems to reduce run-off, and are designed to prevent over-heating and to avoid the need for artificial cooling of buildings.

7.6.3 Employment and residential uses can be compatible and local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised.

9.1.1 : The Assembly Government will seek to ensure that previously developed land is used in preference to Greenfield sites; new housing and residential environments are well designed, meet national sustainability standards and make a significant contribution to promoting community regeneration and improving the quality of life, and new housing development in

towns, villages and edge of settlement locations is a mix of affordable and market housing that retains and where possible enhances important landscape and wildlife features in the development.

9.1.2: Local authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local authorities should promote mixed tenure communities, development that is easily accessible by public transport, attractive landscapes around buildings etc.

9.2.14 A community's need for affordable housing is a material planning consideration.

9.2.15 Affordable housing also makes an essential contribution to community regeneration and social inclusion. It is desirable in planning terms that new housing development in both rural and urban areas incorporates a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs and contribute to the development of sustainable communities. For affordable housing it is important that authorities have an appreciation of the demand for different dwelling sizes and types of housing (i.e. intermediate and social rented) in relation to supply, so that they are well informed in negotiating the required appropriate mix of dwellings for new developments

9.3.2: Sensitive infilling may be acceptable though much will depend on the character of the surroundings. Residential development in the vicinity of industrial uses should be restricted if the residents are likely to seek to curtail the industrial use.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

12.7.3: Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development and waste prevention efforts at the design, construction and demolition stage should be made by developers. All opportunities should be explored to incorporate re-used or recyclable materials or products into a new building or structure.

13.2.1: Flood risk is a material planning consideration.

13.4.1: Development in areas of high flood risk should only be considered if it can be justified in that location and would not result in intensification of existing development which may itself be at risk or would increase the potential adverse impacts of a flood event.

13.4.2: Surface water run-off should be controlled as near to the source as possible by the use of sustainable urban drainage systems. Development should not increase the risk of flooding elsewhere by loss of flood storage or flow route, or increase the problem of surface water run-off.

13.7.1: planning decisions should take into account the potential hazard that contamination presents to the development, occupants and the local environment, and the results of specialist investigation and assessment by the developer to determine contamination and identify remedial measures.

13.15.1: Noise can be a material planning consideration, e.g. where proposed new development is likely to generate noise or in proposals to use or develop land near an existing source of noise. Local planning authorities should make a careful assessment of likely noise levels and have regard to any relevant Noise

Action Plan before determining such planning applications and in some circumstances it will be necessary for a technical noise assessment to be provided by the developer.

4.6 *Technical Advice Note 12 - Design (2014)*

4.7 *Technical Advice Note 15 – Development and Flood Risk (July 2004).*

4.8 *Technical Advice Note (Wales) 11 – Noise (October 1997).*

4.9 *Natural Environment and Rural Communities Act 2006, Section 40:*

Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:* A Transport Statement (TS) has been submitted in support of the application which demonstrates that for an affordable housing development, the likely vehicular trip generation would be in the order of 22No (2 way) trips in the AM peak and 35No (2 way) trips in the PM peak hour, based on the TRICS (Trip Rate Information Computer System), which is a nationally recognised trip generation database. The TS concludes that the proposed development will have a negligible impact on the wider highway network and this is not disputed by officers.

5.2 Access to the site is proposed to be taken off Clos Parc Morgannwg via a new priority junction arrangement, with access to the wider network being achieved via an existing junction arrangement onto Sloper Road.

5.3 The proposal includes 22No off road car parking spaces within the layout which accords with the Council's adopted Access, Circulation & Parking Standards SPG (Jan '10) and is therefore deemed to be policy compliant, the minimum standards for affordable housing being half of that which is stipulated for private housing, i.e. 11No spaces and maximum permitted being 57No. As such the proposed number sits within this range.

5.4 The principal Transport concern relates to new residents who will be affected by those events that take place at the stadium (which lies in very close proximity to the development site), i.e. football, rugby, concerts etc. The TS does not make reference to the 'Event Management Plan' for the stadium which would be used to address these concerns on such days. In order to ensure that access and egress to the residential development will be managed and the car park protected from unauthorised parking, it is considered that this existing management plan should be updated to include the proposed development site. A condition to this effect is suggested. (Conditions are also requested relating to car and cycle parking, access details and construction management).

- 5.5 It is recommended that a financial contribution be secured towards public transport improvements in order to encourage more sustainable modes of travel by residents / visitors, this figure to be **£8,480** and secured by way of a S106 Agreement for the provision of 2No CCTV cameras and 1No Real Time Information facility at the bus stop/s situated within close proximity to the site on Sloper Road.
- 5.6 *Drainage:*
Whilst I have no objection in principle to the consent of this application from a drainage viewpoint, no drainage details for the scheme have been submitted. In order to minimise the risk of flooding and pollution I would thus request that the standard drainage condition be applied to any planning permission.
- 5.7 *Pollution Control (Noise & Air):*
An acoustic report is required in order to establish the potential impacts of existing noise sources upon the development site. The acoustic report should consider the following: The existing daytime and night time noise levels from the nearby roads at each storey of the proposed building; An assessment of the expected impact the noise upon the future occupiers of the proposed building; Details of any mitigation measures that may be required as a result of the impact assessment. Given that the proposal involves the placing of residential units close to transportation noise sources and that noise is a material consideration by paragraph 13.15.1 (Edition 7) of Planning Policy Wales, I would expect the acoustic report to be submitted for consideration and approval by the Pollution Control team prior to the determining of the application.
- 5.8 Conditions and recommendations are also requested relating to plant noise and construction site noise.
- 5.9 *Pollution Control (Contaminated Land):*
Available records and the known history of the area indicate a potential risk to human health and the environment from both ground gases and contaminants in the soils. The site has been identified as formerly part of the Leckwith Allotments. The remaining allotments to the immediate south were previously investigated under Part 2A of the Environmental Protection Act (1990). In addition, the ground gas regimes identified on nearby development sites have necessitated significant ground gas protection measures. The development site also forms part of an area previously subjected to earthworks and the stockpiling of material under planning consents 07/01861/W and 08/01614/W. This previous development and any geo-environmental assessments submitted under the associated consents were undertaken in the context of proposed commercial developments only.
- 5.10 A number of limitations are noted with regard to the submitted Geotechnical and Geo-environmental Report , therefore conditions are required relating to ground gas protection, contaminated land measures, imported and site-won materials and contaminated/unstable land.
- 5.11 *Parks Development:*

The layout shows an area of amenity space approximately 330 sq.m in size. Although welcome as a garden area I consider that this serves the apartments rather than being public open space. The area of land, including the reën appears to be fenced off and without any pedestrian links or amenity use, so again would not be considered as public open space. There are a number of tidal reëns in the area, some of which have created problems of flooding within the allotments, so I would like to establish how the reën is to be managed. There should be no discharge of surface drainage water into the reën otherwise flooding could occur nearby. I presume maintenance of any of the landscape areas on site will be carried out by the Housing Association.

- 5.12 The Council's Supplementary Planning Guidance - Open Space requires provision of a satisfactory level and standard of open space on all new housing developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. As no public open space is being provided, the developers would be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality.
- 5.13 Based on the information on the number and type of units provided in the drawings, the affordable housing nature of the scheme and evidence provided by the applicant showing that the single bed apartments would be for adults only and no children will be allowed to reside there, the contribution is calculated to be **£57,229.00**.
- 5.14 The request for an offsite contribution is applied consistently across private and affordable house developments. In providing for the additional residents the development will result in increased demand on local public open spaces and therefore increased intensity of use or demand for more facilities. This would result in a need for increased maintenance, more rapid upgrading and often expansion of existing facilities on existing or new sites. In the event that the Council's minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution. Information on the projects to which the contribution will be allocated within open spaces reasonably related to the development will be provided for inclusion in the Section 106 Agreement to secure payment of the contribution.
- 5.15 *Waste Strategy & Minimisation Officer:*
Where residents have direct access to the rear garden, bins can be stored here. Mid-terrace properties should have suitable storage identified on plans. With regards to the flats, the storage area for block to the left of the entrance appears suitable. The access path needs to be made wider or the store altered for the block to the right as it appears tight for manoeuvring the bins with the gates open. Refuse storage, once implemented, must be retained for future use.
- 5.16 *Housing Strategy:* The planning application has been submitted jointly by PMG and a Registered Social Landlord (RSL), however the whole site will be delivered as affordable housing (social rented), and the RSL (Taff Housing

Association) will ultimately own and manage all the units on the site. The Housing Development Enabling team fully supports the development of this site wholly for affordable housing, given the high levels of housing need in the area, and have been working very closely with Taff Housing Association to ensure the successful delivery of the scheme. The development will comprise of 35 units of new affordable housing for singles, couples and small and large families, all of which are in high demand in this area of Cardiff. All social rented units will meet Welsh Government Development Quality Requirements (DQR) & the Welsh Housing Quality Standard (WHQS). We would use legal contract/agreement to cover: the provision of affordable housing on site including numbers, site mix and layout; the timing and phasing of the provision as relating to open market housing provision. The precise terms of the legal contract/agreement would be drafted by Legal Services.

5.17 *School Organisation Planning:* The application has been considered in accordance with the Education SPG and as the mix of dwellings is below the relevant threshold: no contributions will be requested.

5.18 *Neighbourhood Regeneration:* Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. 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. No onsite community facilities have been proposed therefore a contribution of **£25,637** towards local community facilities is required (calculated using the formula in the SPG, based on the number of habitable rooms per dwelling).

5.19 Community facilities in the locality of the proposed development are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards these facilities:

The Grangetown Hub

It is anticipated that this facility is likely to experience added pressure as a result of the new population from the proposed development. Therefore, any financial contribution will help to provide the best possible facilities for the area and offset the impact of the additional population.

Channel View Leisure Centre

It is anticipated that this facility is likely to experience added pressure as a result of the new population from the proposed development. Therefore, any financial contribution will help to provide the best possible facilities for the area and offset the impact of the additional population.

Other Community Facilities in the Grangetown ward.

6. EXTERNAL CONSULTEES RESPONSES

6.1 *Welsh Water:*

Dwr Cymru Welsh Water has no objection to the proposed development. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

- 6.2 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. A water supply can be made available to serve this proposed development.

6.3 *Natural Resources Wales:*

We do not object to the application, provided appropriately worded conditions are included on any permission your Authority is minded to grant.

Site Drainage:

To protect the sensitive River Ely which is part of Cardiff Bay waters, as defined under the Cardiff Bay Barrage Act 1993, the development shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved. We advise this scheme should include confirmation: from the foul sewer provider that the existing foul sewer has the capacity to accept the foul drainage from the proposed development and it can connect; Foul drainage is gravity-fed; from the surface water sewer provider that the existing surface water sewer has the capacity to accept the surface water drainage from the proposed development and it can connect.

6.4 Flood Risk Management

The application site lies entirely within Zone C1, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15. Flood Map information confirms the site to be within the 1% (1 in 100 year) and the 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff and the River Ely and the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability tidal flood outlines. The planning application proposes highly vulnerable development on previously developed land within a flood risk area. The FCA produced by ESP, dated June 2015, Ref: 5862b/2273, submitted in support of the application, shows: Based on a finished floor level of 8.5m AOD, the site is predicted to be flood free during a 1 in 100 year (+ 20% for Climate Change) fluvial flood event, meaning the proposed development is compliant with A1.14 of TAN 15; Based on a finished floor level of 8.5m AOD, the site is predicted to be flood free during a 1 in 1000 year fluvial flood event, meaning the proposed development is compliant with A1.15 of TAN 15. In addition, given the level of protection afforded to the site by the Cardiff Bay

Barrage we consider the risk could be acceptable subject to the Applicant being made aware of the potential flood risks. To further minimise any remaining flood risk the FCA has also recommend flood resistant design is incorporated into the design of the development. In consideration of the above, we have no objection to the development. We advise future occupants sign up to our free Flood Warnings Direct service, which is available in this area:

6.5 European Protected Species and Ecology

We note from the Planning Statement submitted in support of the application, an ecology assessment is to follow, the scope of which has been agreed with your Authority's ecologist. We advise your Authority, in the first instance, to seek the advice of your in-house ecologist about the results of the ecological assessment. If necessary, we would be happy to comment and advise further on receipt of appropriate reports.

6.6 Waste Management

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. If any controlled waste is to be removed off site, a registered waste carrier must be used to convey the waste material off site to a suitably permitted facility. The Applicant, as waste producer, has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. If any waste is to be used on site, the Applicant will be required to obtain the appropriate waste exemption or permit from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided. The Applicant is advised to refer to guidance on our website.

6.7 *Police Crime Prevention Design Advisor:* The designers, Tony King Architects, have consulted with the South Wales Police Designing out Crime Officer to ensure that the development is constructed to a standard to achieve a Secured by Design award.

6.8 The development is located within the council ward of Grangetown. Over a period between October 2014 and October 2015 there were 6089 incidents reported to South Wales Police in the Grangetown ward which is high when compared to other areas of Cardiff. Over the same period the area adjacent to the proposed site saw 199 incidents reported to South Wales Police which include 38 violent incidents, 19 incidents of anti social behaviour, 17 burglaries, 17 thefts and 9 damages. These figures were taken from the nearest residential areas and does not include the adjacent Leckwith Retail area which saw 218 incidents over the same period of time. Developers and local authorities are required to consider levels of crime and disorder in respect of any new developments and at the same time, promote the inclusion of architectural crime prevention measures into new developments.

6.9 Recommendations are made with regard to glazing, door and window security, fences and gates, lighting, access control, service meters, cycle storage, alarms, communal mail delivery, dwelling identification, loft hatches, landscaping and vehicle parking.

7. **REPRESENTATIONS**

7.1 The application has been advertised by press notice, site notice and neighbour notification. No objections have been received but the following concerns have been raised by the Glamorgan Archives:

1. The pedestrian route to the retail park is controlled by Glamorgan Archives and is open during office hours only. As this access is within our secure boundary it would not be acceptable for us to lose control of the gate. Residents of Lewis Martin Court have been issued with a key which is held by the staff but such a solution would not be appropriate for the proposed development which could house over 100 people.

2. The current access road is a nominal one-way system with exit via the stadium's park and ride. This route is frequently closed, and not only on match days; it is closed at the moment and has been for weeks. When it is open vehicles regularly drive in through the exit as a short-cut into the car park and cars coming to the House of Sport approach from any direction and with apparently little expectation of meeting traffic. Any further increase in traffic on this route will increase the risk of a major incident unless the system can be regularised. The completion of the House of Sport's phase 3 will add to the congestion.

3. Of particular concern is the point where Clos Parc Morgannwg turns towards the House of Sport and the entrance to Lewis Martin Court. The fence erected around the residential units there have rendered this a blind corner, just at the point where the road continues into Glamorgan Archives. Again, additional traffic will increase the hazard.

8. **ANALYSIS**

8.1 Although the site is shown as an area of existing open space on the Cardiff Local Plan Proposals Map, allotment status was extinguished some time ago and Policy 7 (Protection of Open space) does not therefore apply. Also, commercial, leisure and residential developments have been permitted on the sites to the south and west. The development of the site is therefore considered acceptable in principle and the application raises no principle land use policy concerns. The site is known as the "coach park site" because when the outline permission was granted for the athletics stadium, football stadium and retail park (ref. 02/02679/R) it was envisaged that this land would be required as a coach park to serve the football stadium. However, this use of the land was never approved: by 2007 the proposed facilities for coach parking had been located within the boundary of the stadium site (following discussions with the Police and stadium safety officers) although the Police still requested that a through-road be available linking the stadium to Bessemer Road so that away fans' coaches could access and egress via that route, separating them from other traffic using the usual access onto Sloper Road. Transportation officers have not suggested that the site is required for coach parking, traffic management and parking conditions relating to the stadium have been discharged without this land being used for parking and it is unlikely that it would now be suitable for such a use given the security concerns (the approved coach park is within the fenced boundary of the stadium, close to the secure

police area: the application site could not be fenced off and secured as it shares an access with the Glamorgan Archives, House of Sport and adjoining residential development).

- 8.2 The site is located adjacent to existing industrial, commercial and leisure uses. Careful consideration has therefore been given to the consideration of residential amenity issues including noise in relation to neighbouring industrial units on Sloper Road and from football crowds and traffic on match days and event days. In this respect, it should be noted that the industrial units comprise vehicle showrooms/garages and plant/tool hire businesses rather than heavy industry, therefore noise levels are not considered to be unduly excessive, and the use of the adjacent House of Sport does not generate high levels of external noise. The layout also respects adjoining uses by providing a landscape buffer alongside the eastern boundary of the site which abuts the adjoining businesses. Match day and event disruptions are infrequent, clearly impact upon a far wider area, and are not considered overriding and compelling reasons not to support the proposals.
- 8.3 In this respect, as this proposed development directly meets an identified need, in this case for affordable housing, and measures will be taken to mitigate negative impacts on residents (e.g. by using appropriate sound insulation, landscaping and setting the buildings away from the industrial units) it is considered that the benefits of the development together with mitigation measures outweigh any potential concerns related to the suitability of the site for residential use in terms of levels of amenity.
- 8.4 The design and scale of the development are acceptable. The clustering of the units around an internal road with some of the houses turning their backs on Clos Parc Morgannwg creates an inward-looking development but this is acceptable in the context of neighbouring development. Also, the two three storey blocks will face the road, creating an “entrance” feature and reflecting the urban form of the recent residential development at Bartley Wilson Way to the north of the site, which comprises a mixture of two and three storey buildings.
- 8.5 The site currently lacks any significant landscaping features, and the development will provide an opportunity for significant amenity benefits in the form of tree planting. This can be secured via suitable conditions.
- 8.6 Appropriate outdoor amenity space will be provided in the form of gardens for the houses and an area of communal space that will serve the flats. As this does not constitute “public open space” and demand for such space will be increased by the development, a contribution is required from the developer towards the improvement (including design and maintenance) of existing public open space in the locality of the site. The closest areas of recreational open space are Coronation Park, Sevenoaks Park and Leckwith Allotments. The final decision on expenditure of the contribution at the time of receipt would be determined by the requirements for improving any individual open space in the locality at that time. This would involve local consultation with various parties and be subject to Member approval.

- 8.7 Access and parking standards are considered acceptable and the Transportation officer has no objections. With regard to vehicular access issues, I would recommend that a condition is attached to the approval of this application to ensure that access and egress to the residential development is managed and the site is protected from unauthorised parking on match/event days. As in the case of the adjacent residential development, a condition can be imposed to require approval of a scheme showing how access and egress to the development for users and visitors is to be maintained on event days during the operational lifetime of the development. The football stadium site is covered by an Event Management Plan, which is often updated, and the latest version states that: "Access to users of the industrial area containing the Scope sheltered accommodation, the Glamorgan Record Office and the allotments will be via the entrance off Sloper Rd Named Clos Parc Morgannwg (formerly city farm lane). There is also potential to access this area via from the entrance from Bessemer Rd (Haul Road). Both of these areas will always be stewarded and dependent on the categorisation of the event taking place will also have a police presence due to their demand that access for Away coaches is maintained and the main road through remains clear." It also sets out that for football matches with access from Sloper Road, "access for users of Academy Park will be shared with visiting fans, with all users either having a valid match ticket or an issued pass or suitable verification. Access and Egress will be limited when visiting fans are entering or leaving the site. Otherwise movement will be as normal." For football matches with access from Bessemer Road (i.e. those which the Police consider to be "high risk") there will be no access/egress during the short period of time when visiting coaches are entering or leaving, otherwise arrangements will be as above. For all other events, access and egress will be largely as normal but under the control of stewards. The latest version of the EMP also recognises that it is necessary to have "back up tactical options to exit the stadium when the circumstances arise." This has become apparent from operational activities experienced since the opening of the stadium and after consultation and requests from South Wales Police. The most popular tactical option for South Wales Police is the exit of cars down Haul Rd and coaches via the Costco roundabout at the front of the stadium. All neighbouring concerns are informed of events in good time, with particular reference to designated sporting events that have a classification that is likely to determine that the access from Bessemer Road has to be used. At times when this road is being used the club will provide Stewards and request 'Special Police Services' to provide a safe environment and secure the area.
- 8.8 The relatively small amount of inconvenience that will be experienced by residents on match days in terms of being able to access/egress the site at certain times is not considered to be so detrimental as to warrant the refusal of planning permission.
- 8.9 Parking is provided within the site for 23 cars. This is in excess of the minimum required to accord with the Council's Access, Circulation and Parking Standards SPG (which, for a development of this nature, would be a minimum of 11 spaces). Storage space is also provided for 57 cycles – the minimum to accord with the SPG would be 40. Diagrams have been submitted with the

Transport Statement which demonstrate that there is adequate turning space for large vehicles

- 8.10 There will be no detrimental impact on the amenities of neighbouring occupiers - neighbouring development is industrial, office and leisure and the proposals raise no issues of privacy, overlooking or overshadowing.
- 8.11 Pollution Control officers requested an acoustic survey as they had concerns about noise from traffic and from surrounding developments. The developer has submitted a noise report which concludes that the ambient noise climate is controlled by road traffic, or possibly 'mixed source', during the day predominantly falling into the category of noise exposure defined in Technical Advice Note 11 as "Category A", i.e. "Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as desirable" with some noise falling into the lower end of "Category B" i.e. "Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection." Occasional daytime pressure washing and short period revving of motorcycles in the BMW/Ducati service yard on the north eastern site boundary was the only significant source noted from the industrial units along the north eastern site boundary. The noise report states that "an enclosure (suitably ventilated) could be included in the service yard to reduce noise emissions; however in the context of a relatively quiet city centre site, adjacent to well established commercial development, and with the overall noise climate controlled by road traffic noise or mixed source according to TAN 11, this may not be assessed necessary. Garden areas are indicated to meet the 55dB(A) BS 8233/WHO garden criterion." Pollution Control officers have assessed the noise report and recommend a planning condition to ensure that appropriate sound-insulating glazing is used in the development. A certain level of insulation will in any case be required by the Building Regulations.
- 8.12 With regard to the concerns raised by Glamorgan Archives:
1. Glamorgan Archives will be under no obligation to allow access through their site to the retail park.
 2. Transportation officers have raised no concerns regarding the access. Use of the route on event days will continue to be controlled via the Event Management Plan for the stadium.
 3. Transportation officers have raised no concerns regarding visibility at the junction.
- 8.13 In conclusion, there are no objections to the proposed development – the benefits in terms of the provision of affordable housing, for which there is a very high demand in this area, outweigh any potential concerns about the amenities of future residents of the site and access to/from the site when events are taking place at the adjacent stadium, and it is recommended that planning permission be granted subject to conditions, including a condition to ensure that access and egress to the residential development will be managed and the site protected from unauthorised parking on match/event days at the stadium, and subject to the signing of a S106 obligation relating to the provision of

affordable housing and financial contributions towards public transport improvements and Public Open Space, as detailed above.

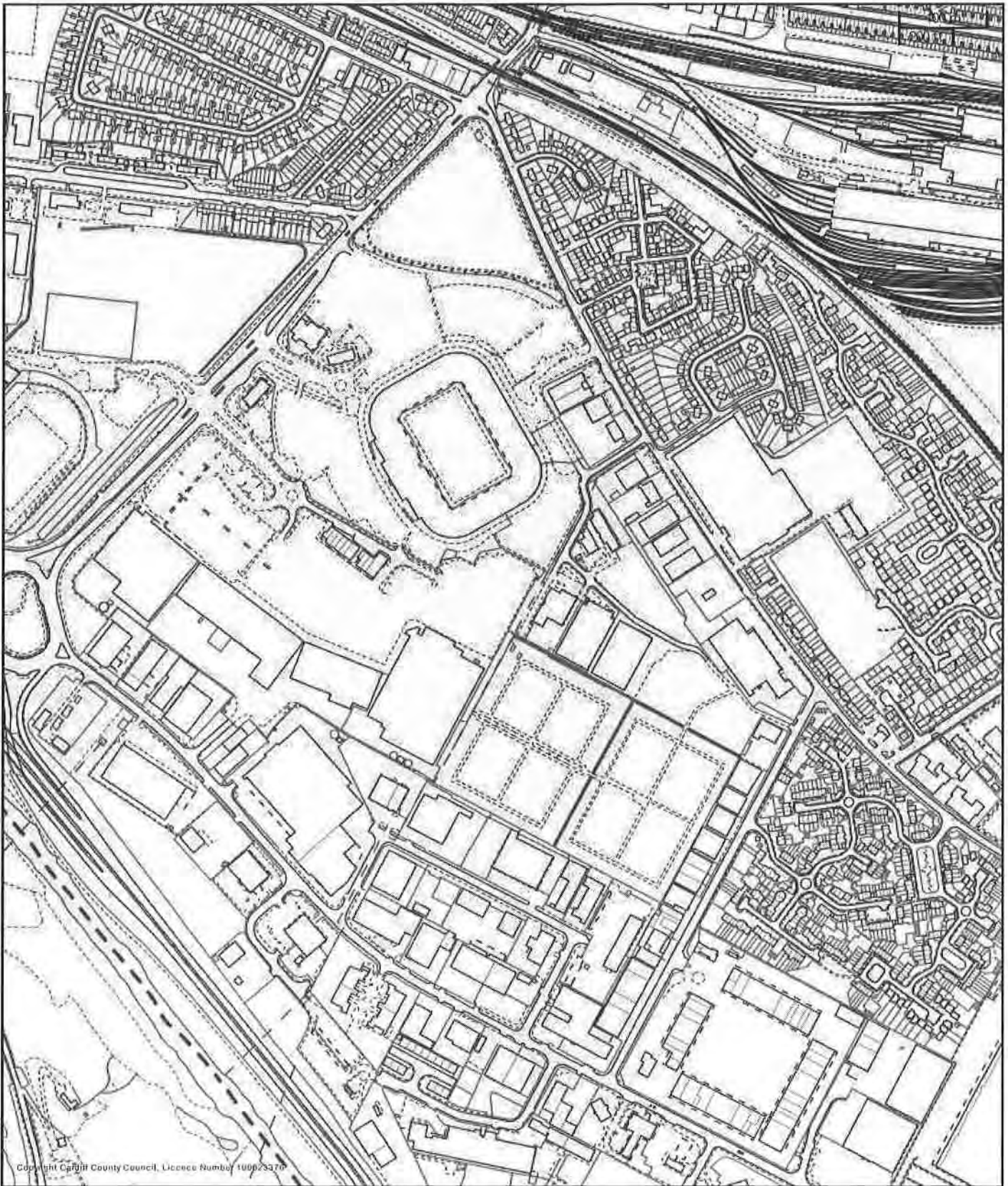
9. **OTHER CONSIDERATIONS**

9.1 *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.

9.2 *Equality Act 2010*

The Equality Act 2010 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.



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CHIEF EXECUTIVE
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City of Cardiff Council
Cyngor Dinas Caerdydd



Title

Scale: 1:6000

Date: 24/11/2015

Coordinates:

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Ordnance Survey 100023376 (2014).



Station	Easting	Northing	Level
Z1	316775 054	175419 176	8.926
Z2	316769 264	175358 925	8.407
Z10	316725 580	175366 056	8.492
Z20	316771 742	175339 752	8.498
Z21	316747 421	175364 586	8.329
Z22	316712 288	175388 584	8.510

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Notes:
Do not scale this drawing. Check all dimensions on site. Any discrepancies to be reported back to the Architect for clarity.

Schedule of Accommodation	
12 x 1 Bed 2 Person Flat	
5 x 2 Bed 3 Person Flat	
1 x 1 Bed 2 Person Adapted Flat	
8 x 3 Bed 5 Person House	
8 x 2 Bed 4 Person House	
1 x 3 Bed 5 Person Adapted House	
Total 35 Units	
Parking Spaces - Total 23	
Landscaped Garden (Amenity Space) 425m²	
Site Area - 6448m² (1.59 acre)	

Rev	Description	By	Date
D	Further amendments to Redline Boundary	PC	17.11.15
C	Retline boundary amended	PC	16.11.15
B	Block B path to Bin store increased to 1.5m wide	PC	21.10.15
A	Redline boundary amended, issued for Planning	PC	05.08.15

Client:



Taff Housing Association
Cymdeithas Tai Taff

Project:
**Residential Development,
Clos Parc Morgannwg, Leckwith**

Job Number: L473
Date: 16 10 15
Drawn by: PC
Dwg No: A101

Site Layout

Revision: D
Scale: 1 : 250 @ A1
Drawing Status:
PLANNING



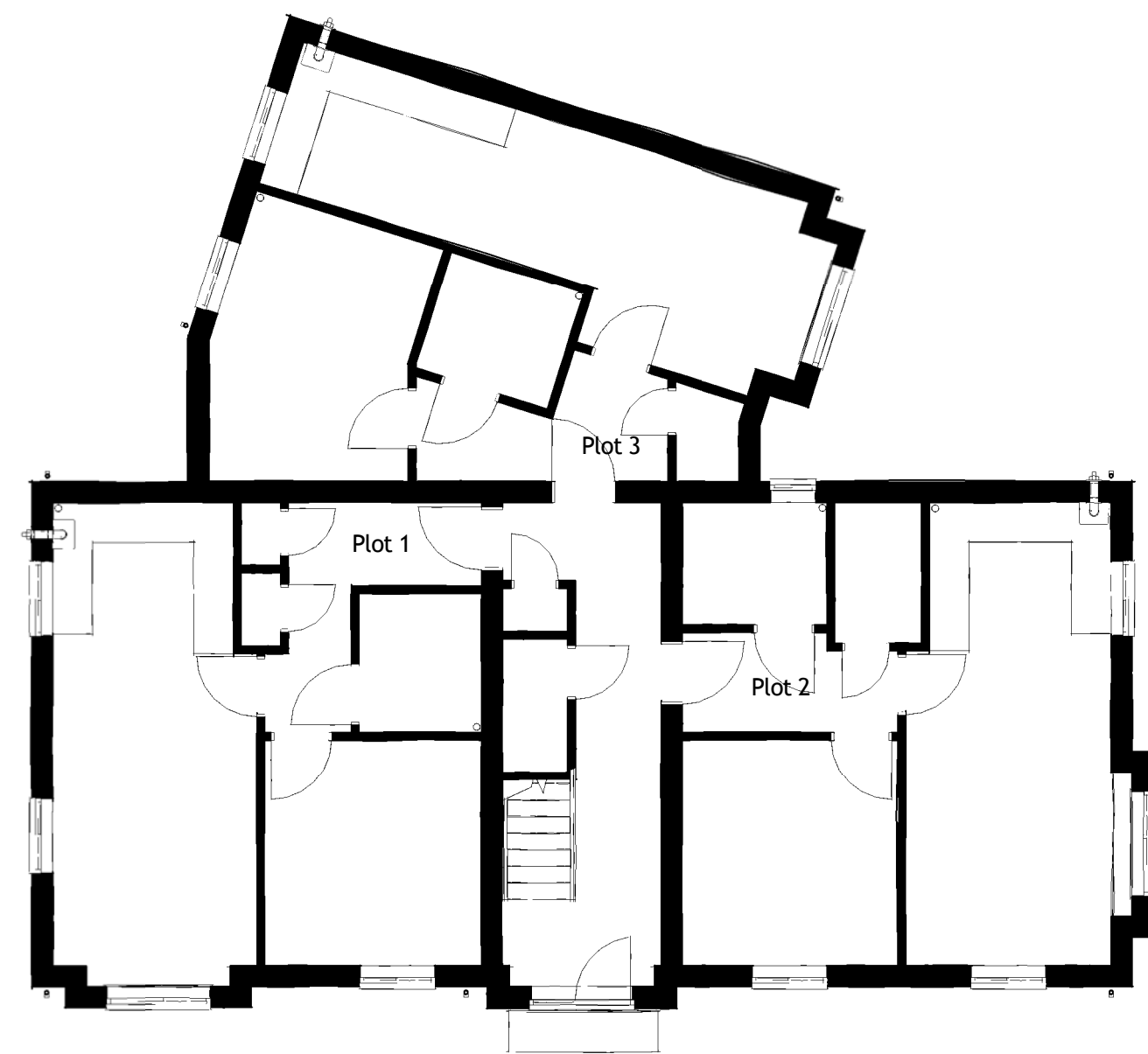
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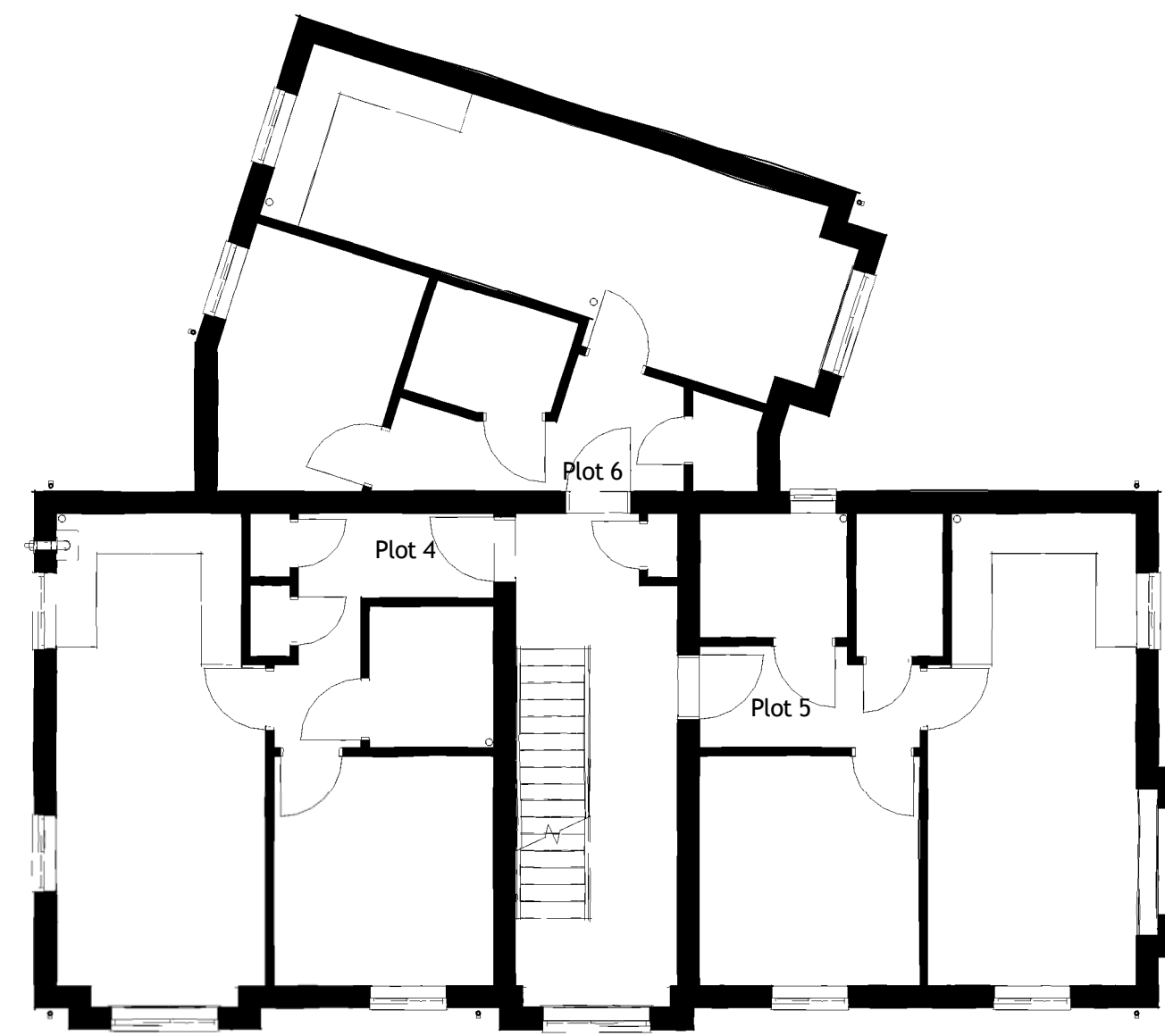


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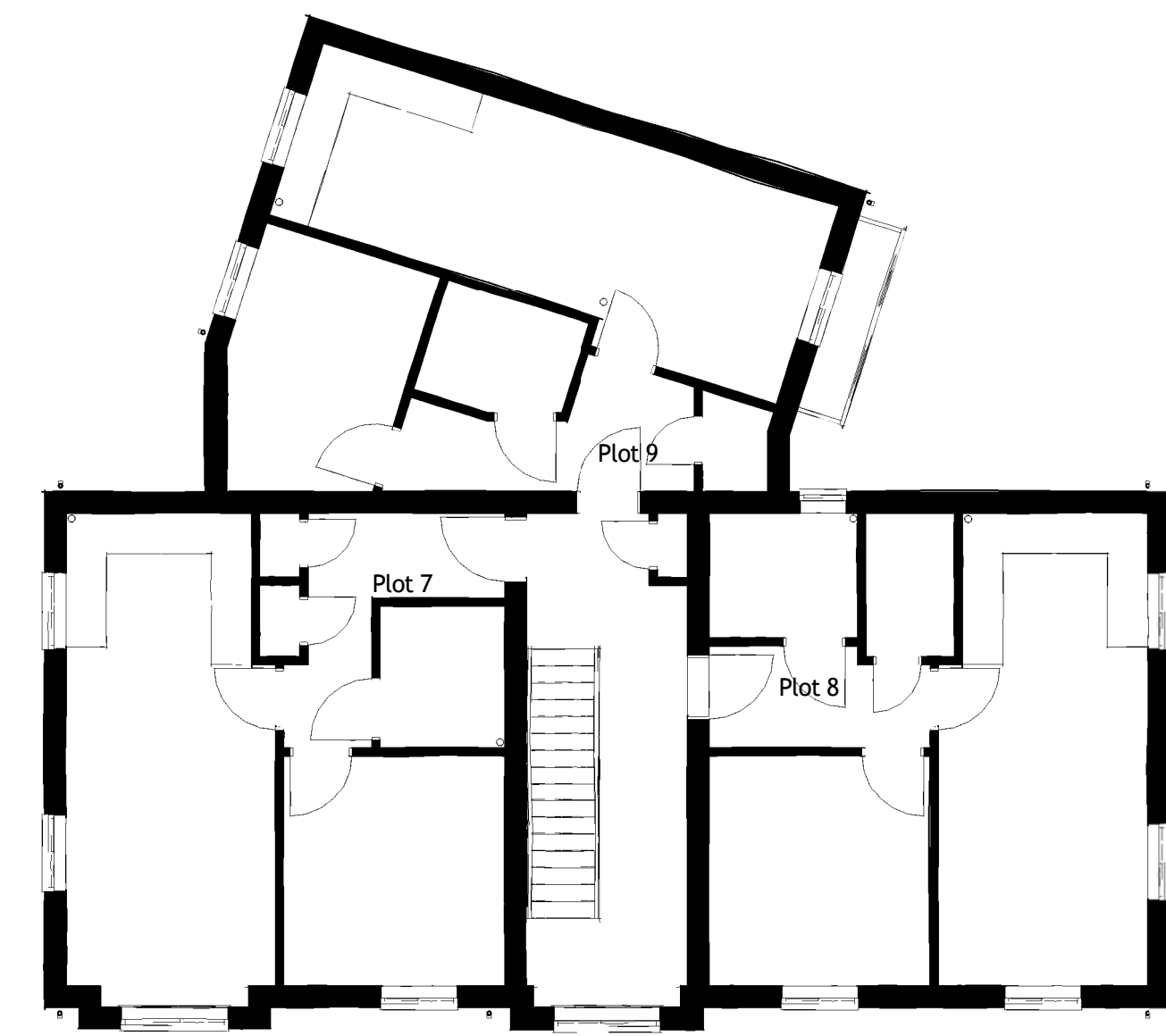
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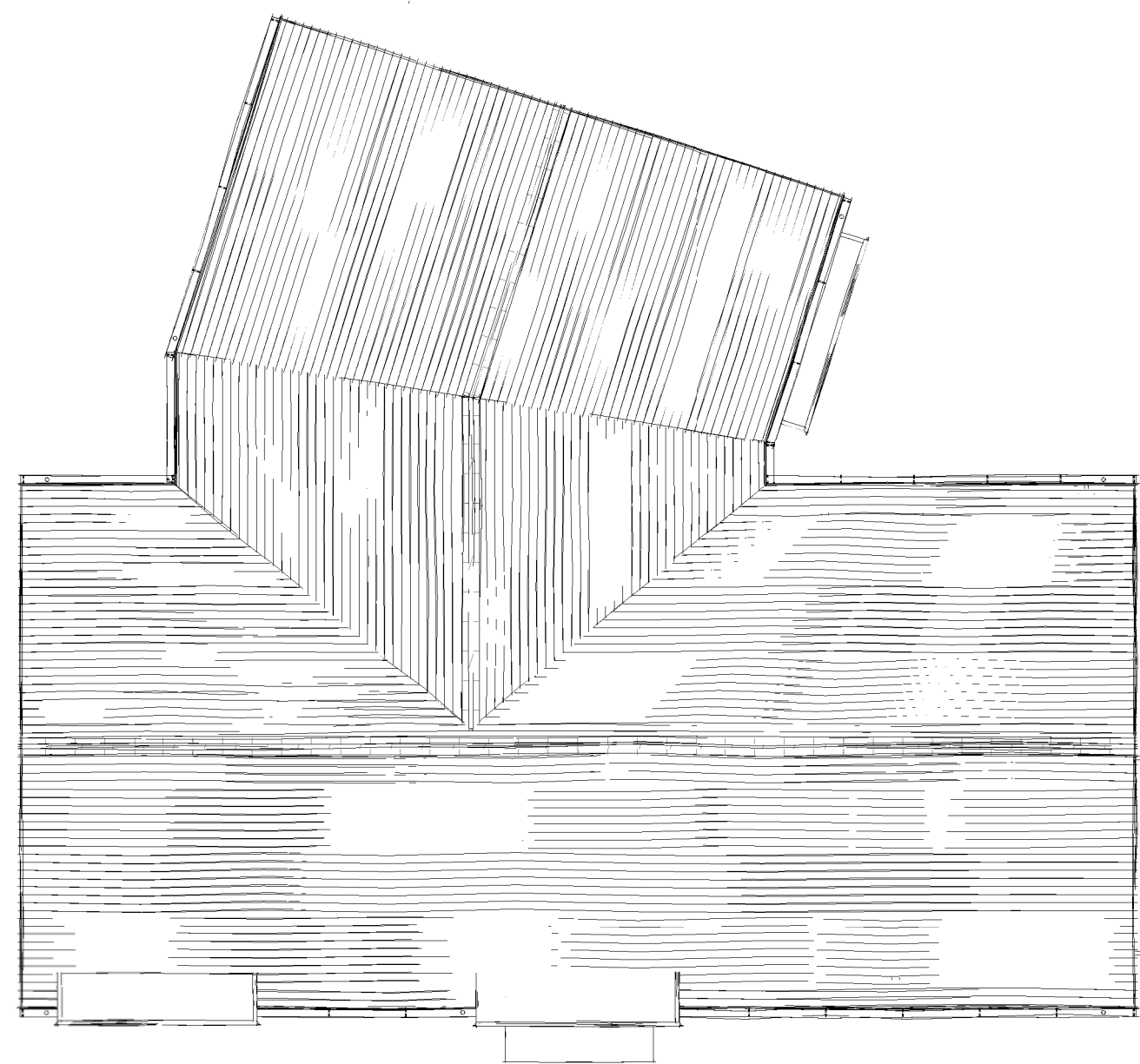
① Plots 1-9 - Ground Floor Plan
1:100



② Plots 1-9 - First Floor Plan
1:100



③ Plot 1-9 - Second Floor Plan
1:100



⑧ Plot 1-9 - Roof Plan
1:100



④ Plot 1-9 - Front Elevation
1:100



⑤ Plot 1-9 - Side Elevation
1:100



⑦ Plot 1-9 - Side Elevation
1:100



⑥ Plot 1-9 - Rear Elevation
1:100

Rev/Revision	By	Date
A	Issued for Planning	PC 05.08.15

Client:



Project:

**Residential Development,
Clos Parc Morgannwg, Leckwith**

Job Number: L473

Date: 29 07 15

Drawn by: PC

Dwg No: A105

Plots 1-9 - Plans & Elevations

Revision: A

Scale: 1 : 100 @ A1

Drawing Status:
PLANNING



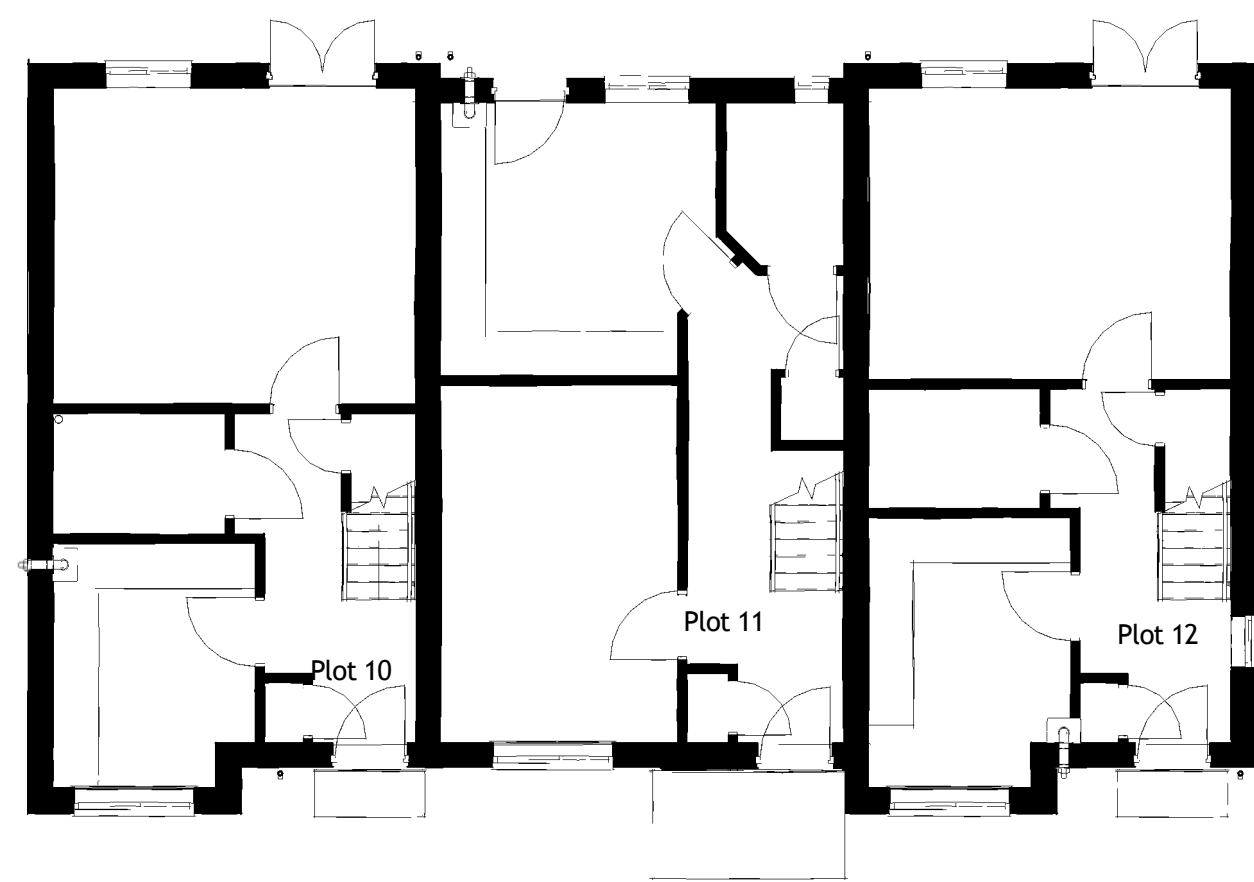
**TONY KING
ARCHITECTS LTD**

97a Glebe Street, Penarth
Vale of Glamorgan CF64 1EE

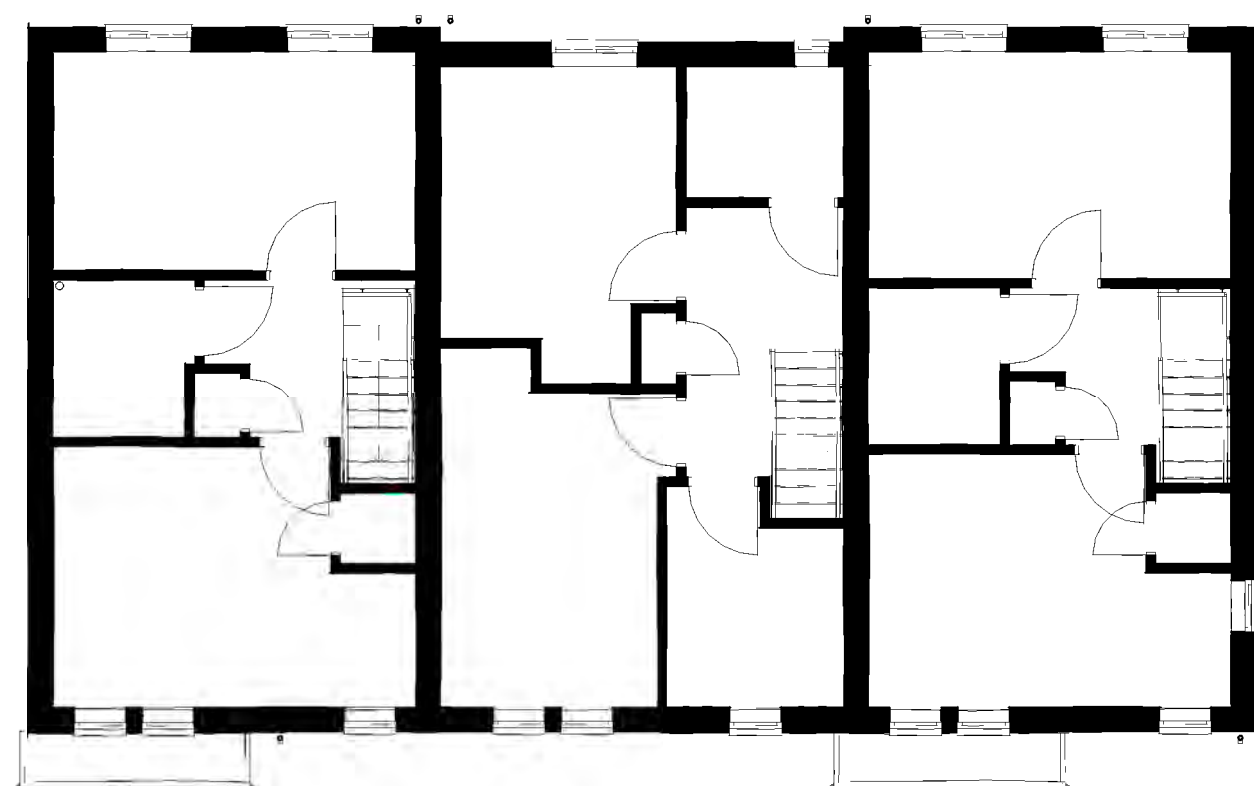
T: 02920 306400
www.tonykingarchitects.co.uk

Notes:

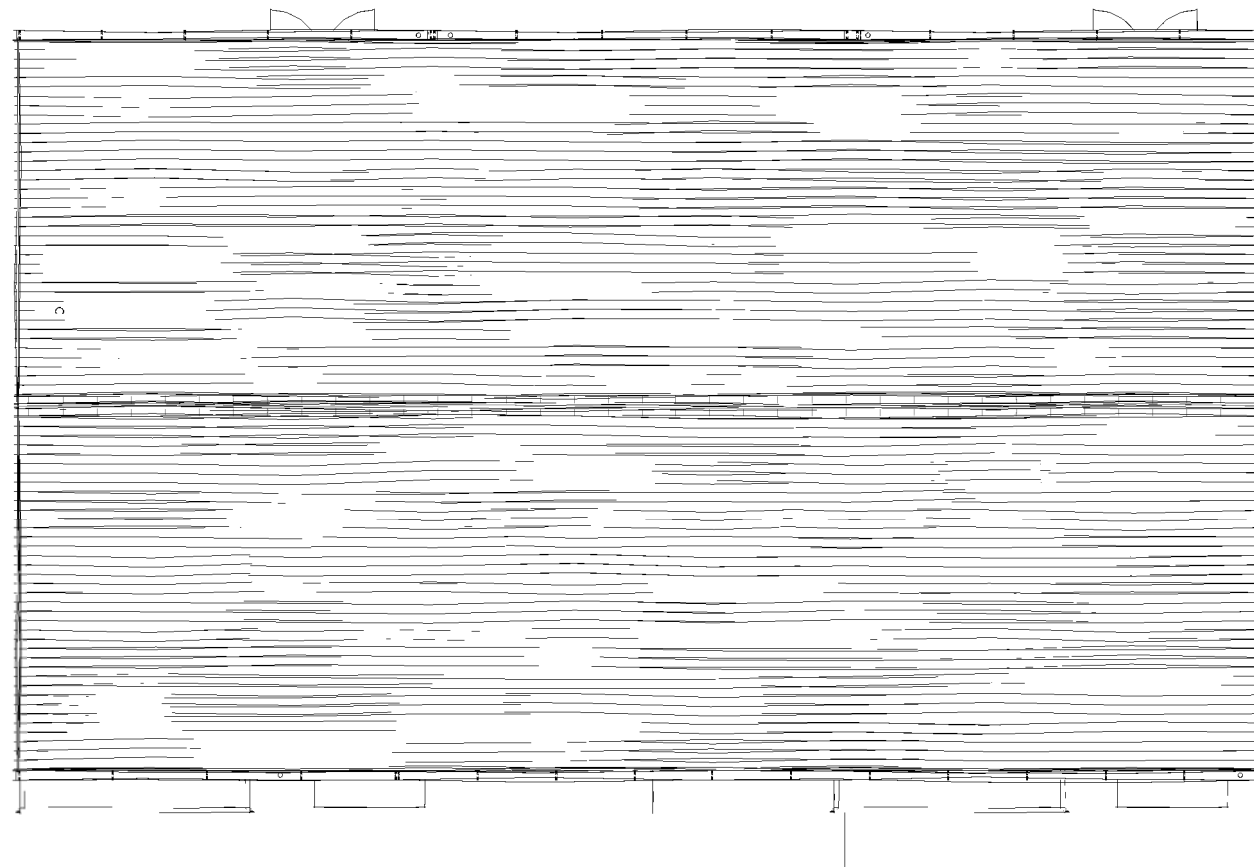
Do not scale this drawing. Check all dimensions on site. Any discrepancies to be reported back to the Architect for clarity.



① Plots 10-12 - Ground Floor Plan
1 : 100



② Plots 10-12 - First Floor Plan
1 : 100



③ Plots 10-12 - Roof Plan
1 : 100



④ Plot 10-12 - Front Elevation
1 : 100



⑤ Plot 10-12 - Rear Elevation
1 : 100



⑥ Plot 10-12 - Side Elevation
1 : 100



⑦ Plot 10-12 - Side Elevation
1 : 100

A	Issued for Planning	PC	05.08.15
Rev	Revision	By	Date

Client:



Taff Housing Association
Cymdeithas Tai Taf

Project:

**Residential Development,
Clos Parc Morgannwg, Leckwith**

Job Number: **L473**

Date: **29 07 15**

Drawn by: **PC**

Dwg No: **A106**

**Plot 10-12 - Plans &
Elevations**

Revision: **A**

Scale: **1 : 100 @ A1**

Drawing Status:
PLANNING



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Notes:
Do not scale this drawing. Check all dimensions on site. Any discrepancies to be reported back to the Architect for clarity.



1 Context Elevation 1
1 : 200



2 Context Elevation 2
1 : 200



3 Context Elevation 3
1 : 200



4 Context Elevation 4
1 : 200

A	Redline boundary amended, Issued for Planning	PC	05.08.15
Rev/Revision		By	Date

Client:



Project:

**Residential Development,
Clos Parc Morgannwg, Leckwith**

Job Number: L473

Date: 29 07 15

Drawn by: PC

Dwg No: **A104**

Context Elevations

Revision: A

Scale: 1 : 200 @ A1

Drawing Status:
PLANNING



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