

COMMITTEE DATE: 12/07/2017

APPLICATION No. **17/00968/MJR** APPLICATION DATE: 03/05/2017

ED: **ELY**

APP: TYPE: Full Planning Permission

APPLICANT: Wates Residential

LOCATION: LAND TO THE SOUTH OF SNOWDEN ROAD AND EAST OF WILSON ROAD, ELY, CARDIFF

PROPOSAL: 8 NO. NEW AFFORDABLE HOUSES ON LAND TO THE SOUTH OF SNOWDEN ROAD AND 12 NO. NEW AFFORDABLE APARTMENTS ON LAND TO THE EAST OF WILSON ROAD, ELY, CARDIFF

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the applicant submitting a unilateral **SECTION 106** Agreement for 100% affordable housing on this site and the following conditions:

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents, unless otherwise amended by any other condition attached to this consent:- 3513_PA_001, 003B, 004, 100, 101, 102, 104, 200, 201, 300; TOHA/16/5232/5/LHJ; TDA.2034.02B and 3513-PA-202 Site Sections C-C.
Reason: To avoid doubt and confusion as to the approved plans.
3. Prior to development commencing on site details of top soil and subsoil specification, finalised tree pit section, planting methodology and aftercare methodology, and including a finalised arboricultural method statement shall be submitted to and approved by the Local Planning Authority and then implemented as approved.
Reason: In the interests of visual amenities and biodiversity.
4. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (2012), 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 neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

5. The remediation scheme approved by condition 4 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (2012), 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 neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

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

the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptor in accordance with policy EN13 of the Cardiff Local Development Plan.

7. 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 EN13 of the Cardiff Local Development Plan.

8. 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 EN13 of the Cardiff Local Development Plan.

9. 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.

10. Prior to the commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority, to include details of construction traffic routes, delivery times, site hoardings, site access, site compound, contractor parking, materials storage, measures for dust control and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
11. 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.
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.
12. The proposed development site is crossed by a public sewer the position of which shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.
Reason: To safeguard the sewer in the interests of the amenities of surrounding residents.
13. No clearance of trees, bushes or shrubs to take place between 1st February and 15th August unless it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.
Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.
14. Prior to work commencing on the approved dwellings details of the position of 1 x Bat box, 1 x Swift nest box, 1 x Swallow nest cup and 1 x House Martin double nest cups to be installed on the dwellings and a programme for their installation shall be submitted to and agreed in writing by the Local Planning Authority and then be installed as agreed.
Reason: In the interests of biodiversity.
15. Prior to work commencing on site a scheme for the translocation of slow worms from this site shall be submitted to and agreed in writing by the Local Planning Authority and then implemented as agreed

Reason: In the interests of biodiversity

16. D3D Maintenance of Parking Within Site
17. Prior to the commencement of the development, a scheme of highway improvements including, but not restricted to; the reconstruction of the frontage footways, minor realignment of the kerblines at the junction of Snowden Road/Wilson Road, and improvements to existing street lighting shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented prior to beneficial occupation of the new dwellings.
Reason: In the interests of highway safety.
18. Notwithstanding drawing TDA.2034.02 B the Magnolia Kobus trees west of unit 9 and south east of unit 16 (unit numbers specified on drawing 3513_PA_003B) shall be substituted by either Malus baccata "Street Parade" or "Malus "Evereste" species of trees.
Reason: The originally proposed tree species may be compromised in this location and the alternative tree species are likely to be more successful and contribute to the visual amenities of the area.

RECOMMENDATION 2: The applicant is advised to have due regard to the Advisory notes provided by consultees.

RECOMMENDATION 3: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for (i) determining the extent and effects of such constraints; (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.

Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.

- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and (iii) the safe development and secure occupancy of the site rests with the developer. Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

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

RECOMMENDATION 4: Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 5: 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.

1. DESCRIPTION OF DEVELOPMENT

- 1.1 The proposal is for full planning permission for affordable residential development on this site. This would comprise 8 houses and 12 apartments. The houses would comprise 2 terraces of 4 units on the southern side of Snowden Road. 6 of the terraced dwellings would accommodate two bedrooms each and 2 would accommodate 3 bedrooms. 3 blocks of apartments are proposed each containing 4 one bedroom units. 2 of the apartment blocks are on the north side of Curtis Road and the third apartment block is on the southern side of the Wilson Road/Stanway Road junction. The apartment blocks would look like semi-detached houses.
- 1.2 The buildings would all be two storey, have pitched roofs finished in grey tiles with walls in red multi gilt stock with Staffordshire smooth red banding every third course.
- 1.3 12 car parking spaces are proposed for the 8 houses. 12 car parking spaces are proposed for the apartments. The houses will have individual parking spaces, the apartments in Curtis Road will have parking spaces directly off the highway and the northern apartment block will have 4 parking spaces in a group with a new single access off Wilson Road.
- 1.4 The proposed residential units are of similar styles to existing properties in the immediate neighbourhood.

2 DESCRIPTION OF SITE

- 2.1 The site is 0.48 ha in area. The site comprises two parcels of land separated by Wilson Road. One parcel is roughly rectangular with a frontage of 75m to Snowden Road and an average depth of 26m. The other parcel of land is triangular in shape extending from Curtis Road to Stanway Road. The site has a frontage of some 70m to Wilson Road.

- 2.2 Both sites slope downwards from north to south and retaining walls will be required within the site due to the difference in levels.
- 2.3 There a number of services that cross the site and their easements have to be protected. The sites are currently vacant and surrounded by existing residential development.

3 **SITE HISTORY**

- 3.1 Since 1997 the only application on any part of the site was for the demolition of 4 shops south of Snowden Road approved 25/5/04 (ref 04/00988/W).

4 **POLICY FRAMEWORK**

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

5. **INTERNAL CONSULTATIONS**

- 5.1 The Parks Officer states:
Given that the gardens/courtyards to the affordable flats, and incidental open spaces, will be maintained by Cardiff Council, maintenance of these will need to be financed either through a commuted sum, or through a service level agreement with Housing.

With regard to the landscape scheme submitted I have made a number of comments below and also forwarded the scheme to my colleague Mark Cummings Parks Western Grounds Maintenance Manager for his comments as it is critical that he is involved in discussions on the landscape element, in order to ensure the design can be easily maintained. Once the scheme is approved Parks will need to approve works on site and at handover stage following completion of the initial 12 month maintenance period.

Comments on Detailed Soft Landscape Proposals – see attached plan for numbering

1. Triangular area on Snowden Road / Wilson Road

The relatively small space is surrounded with an *Eleagnus ebbingei* hedge, which is vigorous and grows tall. This has a number of potential consequences.

- a) Likely to overgrow footpath unless regularly cut
- b) Creates a very enclosed space largely hidden from view, making it likely to attract anti-social behaviour and increase feeling of insecurity for people using surrounding footpaths.
- c) obstructs views along the street

Tree species is okay but positions shown will look unusual on the ground.

Bulb planting species will need to be checked with grounds maintenance manager

Suggestion : triangular area is made much more open, with one large tree or the existing Acers planted in a group of three (outside service easement), and naturalised bulb planting or wildflower meadow with regularly mown edge – to be confirmed following further discussions with Grounds Maintenance District Manager.

2 Verge and hedge

Confirmation needed on responsibility for maintenance. Question whether meadow grass is used up to edge of footpath - to be confirmed following further discussions with Grounds Maintenance District Manager.

3 Bank Area

The embankment amenity area is of relatively steep gradient due to the slope of the site, varying between 1 in 3 to 1 in 5. As indicated on the drawings this will be wildflower meadow, cut once or twice a year. There are a number of issues that need to be addressed :

a) How will maintenance machinery access the area?

b) Although the wildflower mix is a basic general purpose meadow mix, the soil conditions for this to grow successfully need to be correct (low fertility without perennial weeds), so the landscape architects will need to liaise with the soil scientist and contractor to ensure the two are compatible. Wildflower meadow mixes used on topsoil are generally unsuccessful unless they include significant yellow rattle to lower nutrient levels (which this mix doesn't).

c) The plan illustrates a dashed black line along the bottom of the bank, with a narrow strip of grass along the bottom next to the paved areas – I need confirmation on what this line represents.

d) Trees on embankment – the trees shown on the bank have the potential to grow very large and cause shading of properties

Quercus palustris 12 x 8m, potentially up to 20 x 12m long term

Liriodendron tulipifera can grow up to 30 x 12m

I would recommend reviewing the number of trees and species or consulting with Ed Baker.

e) Hedging – although use of hedges will create an attractive boundary I'll need to consult with the Grounds Maintenance District Manager on any maintenance issues.

4 Miscellaneous areas

- There are 3 areas of grass 4a, 4b, 4c containing trees, so I need to confirm responsibility for maintenance of these.
- The fence shown between existing properties and the new flats is 1.8m mesh with concrete posts which although reasonably secure and allowing views through doesn't provide an attractive solution.

It would be valuable to have a plan showing responsibility for privately managed areas, and Council managed areas, and the proposed contours shown on the landscape plan.

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

The Parks Officer originally requested a financial contribution for off-site POS but in view of the Project Manager for the Housing Department's explanation of the viability issues in Section 5.9 he does not wish to jeopardise the development by pursuing a contribution.

(A copy of the amended layout and landscaping plan has been forwarded to the Parks Officer for any further comments he may wish to make.)

- 5.2 The Neighbourhood Services Officer requests a noise advisory (see recommendation 5 above).
- 5.3 The Waste Officer has provided her standard advice (which has been forwarded to the applicant).
- 5.4 The Contamination Team recommend six conditions and an advisory note (see conditions 4-9 and Recommendation 3 above).
- 5.5 The Tree Officer states :
The Soil Resource Survey (SRS) and Plan (SRP) demonstrate that subject to soil handling, amelioration and placement in accordance with the SRP, there is a significant volume of re-useable soil for landscaping purposes at this site. It would be expedient to make use of as much of this as possible, but I note reference in the SRS and SRP to a Terrafirma report that has identified high lead levels for soils in part of the site and the presence of sharps, that may preclude re-use of affected soils for garden and 'communal' areas. In effect, this may preclude re-use of all site won topsoil.... Consequently, I am unclear what the overall strategy is for landscaping soils (topsoil and subsoil).

Assuming that soils are re-used in accordance with the SRP, there will still need to be some soil importation. The landscaping specification needs to include much more detail on this in line with the generic topsoil specification included within the SRP. A soiling plan would be helpful to show where soil will be wholly imported (topsoil and subsoil), partially imported (imported topsoil over

ameliorated in situ or site won subsoil) and site won (re-used and in-situ).

If tree planting uses site won topsoil over imported subsoil, then the proposed species will require amendment to reflect the nature of the topsoil resource. The palette in this circumstance should comprise *Acer campestre* 'Streetwise', *Crataegus x prunifolia* 'Splendens' and *Gleditsia triacanthos* 'Imperial' or 'Draves Street Keeper'. The proposed *Acer campestre* 'Streetwise' abutting Snowden Road should be replaced by a *Gleditsia triacanthos* 'Imperial' or 'Draves Street Keeper', the three *Magnolia kobus* on the south-eastern, south-western and north-eastern corners of the Courtis Road site substituted by *Crataegus x prunifolia* 'Splendens', the two *Quercus petraea* and one *Liriodendron tulipifera* in the wildflower open space on the Courtis Road site substituted by three *Gleditsia triacanthos* 'Imperial' or 'Draves Street Keeper' and the single *Magnolia kobus* at the western end of this wildflower open space substituted by a *Crataegus x prunifolia* 'Splendens'.

If tree planting soils are imported and comprise slightly acidic sandy loams as described in the landscaping specification, then the palette should be *Magnolia kobus*, *Quercus petraea* and *Acer buergerianum*.

The *Magnolia kobus* should remain as proposed but with an additional one to substitute the *Liriodendron* proposed at the western end of the Courtis Road wildflower open space (this will work well with the *Magnolia* to the NW and minimise mutual suppression problems that would be a medium term risk with *Liriodendron* and *Quercus petraea* planted so close). The *Liriodendron* between two *Quercus petraea* in this wildflower open area should be deleted to avoid mutual suppression problems in the medium term. The three *Acer campestre* 'Streetwise' should be replaced by *Acer buergerianum*.

A detailed tree pit section is required and the specification (and section) need to make clear that any non-biodegradable root-ball wrappings will be removed on planting, and biodegradable wrappings removed or cut and peeled back to minimum one-third root-ball height. The planting plan makes reference to Reroot barriers – the precise type and location should be clear, and they must only be used where absolutely necessary and in positions that maximise root available soil.

Reviewing drainage drawings I am concerned that there is some conflict with planting beds. In particular, the south eastern and south-western most *Magnolia kobus* on the Courtis Road side may be compromised. The drainage layout should be designed to avoid or minimise incursions into soft landscape beds, particularly those that will support trees.

b) Following receipt of an amended plan and the Tree Officer states:

My only observation is that since the trees rather than drainage have moved, the more constrained amended positions for the two *Magnolia kobus* are better suited to a smaller tree species. I suggest as a consequence that they are substituted by *Malus baccata* 'Street Parade' or *Malus* 'Evereste'

5.6 Shared Regulatory Services states:

a) I have examined the submitted documentation in support of planning

application 17/00969/MJR from an Air Quality perspective. Examining the proposed plans I am satisfied that little risk is placed upon future residents and nearby residents in terms of traffic derived emissions.

Reviewing the application from a dust emissions perspective, due to the close proximity of residential dwellings to the proposed development it is considered best practise to adopt the principles stipulated in IAQM "Guidance on the assessment of dust from demolition and construction." The guidance provides a risk based approach based on the potential dust emission magnitude of the site (small, medium or large) and the sensitivity of the area to dust effects. The importance of professional judgment is noted throughout the guidance. The guidance recommends that once the risk class of the site has identified, the appropriate level of mitigation measures are implemented to ensure that the construction activities have no significant impacts. In accordance with the guidance, Chapter 6, Step 1, Box 1 highlights certain screening criteria which needs to be considered and if a development qualifies for an assessment. The document states "An assessment will normally be required where there is: a 'human receptor' within: - 350 m of the boundary of the site; or- 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s)." It is apparent that there are residential dwellings located in close proximity to the proposed site (<25m), therefore satisfying the 'human receptor' criteria stipulated in the cited guidance and the need for a detailed dust assessment to be produced.

I would ask for the following condition to be implemented;

Unless otherwise agreed with the LPA, the applicant is required to undertake a detailed dust assessment which shall quantify the magnitude of risk to surrounding/ nearby sensitive receptors, this being the various residential properties located within 350m to the site boundary, during the demolition and construction phase of the development. Prior to the commencement of development a scheme (Construction Environmental Management Plan) to minimise dust emissions arising from construction activities on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase.

Reason: To assess air quality and agree any mitigation measures that may be required to safeguard the amenity of nearby residents in the area.

And subsequently advised the applicant that:

b) It is understood that the Construction Environmental Management Plan for the proposed development would include reference to dust impacts and measures of control. However, it is good practise to quantify the magnitude of risk to surrounding/ nearby sensitive receptors, this being the various residential properties located within 350m to the site boundary, during the demolition and construction phase of the development. You should look to adopt the technique highlighted in 'Guidance on the assessment of dust

from demolition and construction' (2014). The guidance provides a risk based approach based on the potential dust emission magnitude of the site (small, medium or large) and the sensitivity of the area to dust effects. The importance of professional judgment is noted throughout the guidance. The guidance recommends that once the risk class of the site has identified, the appropriate level of mitigation measures are implemented to ensure that the construction activities have no significant impacts.

Appropriate mitigation measures will be included within the Construction Management Plan to ensure the low risks identified below are appropriately managed and mitigated. The contractor will also sign up to the Considerate Constructors Scheme and promote best practice as part of this initiative.

The medium risk associated with trackout relates to limited time periods where more than 10 HDV movements in a day will be required. Such periods will be limited and the contractor will seek to restrict vehicle movements as much as possible by being efficient in the use of materials and delivery methods. Site deliveries will be managed to be outside the times that the school will be active for pupil drop off and collection

5.7 The Ecologist states:

I have considered the Extended Phase 1 Habitat and Species Assessment revised September 2014 and the Ecological Survey Report for Reptiles of June 2016, both provided by Just Mammals Consultancy LLP. I largely agree with the methodology, results and conclusions of these reports.

Slow-worms have been detected at this site, and this species is protected by the Wildlife and Countryside Act 1981 (as amended). In order to comply with this legislation, those undertaking any works at this site will have to demonstrate that they have made reasonable efforts to avoid harm to these animals. In this respect I do not support any suggestion in section 9 of the Survey Report for Reptiles that Slow-worms can be retained on site during construction. In my view the site is too constrained to allow any meaningful retention of Slow-worm habitat throughout the construction process. That is not to say that landscaping around the eventual construction cannot be made suitable for this species, and a landscaping scheme should provide for some rough grassland habitat that can be colonised by Slow-worms in the future.

Instead, a translocation of Slow-worms to a suitable receptor site is much more likely to be successful. However, receptor site in Cardiff are difficult to come by, and Cardiff Council cannot necessarily be expected to provide such sites. Where a translocation takes place, I would expect it to accord with guidance provided by the UK Government on its website.

In relation to birds, there is likely to be nesting activity in the scrub and other vegetation on site, so we should attach our usual nesting bird condition.

I would not say that there are any other likely significant effects upon nature conservation issues at this site. However, mindful of our duty under the Environment (Wales) Act 2016 to seek to maintain and enhance biodiversity in

the exercise of our functions, we should seek to secure biodiversity enhancements at this site.

I suggest the following measures:

Areas of amenity grassland outside of private / communal gardens should be sown with a wildflower seed mix and earmarked for future management with two cuts a year, in spring and in autumn, with arisings removed from the site.

Bat and bird boxes should be incorporated into new buildings in broad accordance with the advice given in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009', and in the Bat Conservation Trust's 'Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build 2010'. With a small development such as this, I would say that an appropriate level of enhancement would be :

- 1 x Bat box
- 1 x Swift nest box
- 1 x Swallow nest cup
- 1 x House Martin double nest cups

The applicant's ecologist can advise of the model and installation of these features.

5.8 The Highway Officer states:

No objection subject to conditions relating to retention of parking (D3D) and, prior to the commencement of the development, the submission to the LPA for approval of a scheme of highway improvements including, but not restricted to; the reconstruction of the frontage footways, minor realignment of the kerblines at the junction of Snowden Road/Wilson Road, and improvements to existing street lighting/drainage etc. The approved works to be implemented prior to beneficial occupation of the new dwellings.

I'd also suggest a second recommendation advising the applicant that the above works will be subject to an agreement under Section 278 of the Highways Act 1980. (A copy of this response has been forwarded to the applicant).

5.9 The Project Manager for the Housing Department states :

This site is a 100% affordable site and delivers the energy performance and high quality design aspirations we are trying to achieve for the whole of the HPP. The site is challenging for different reasons, levels and drainage are particularly problematic. This site has significant abnormal costs not identified at final tender stage.

When compared against a typical set of benchmarks that a development would need to pass, then this site would not be deemed financially viable. The key driver for making the HPP a success is not just about making it perform like any other development but to ensure it achieves its specific added value goals and

maximising the delivery of affordable housing.

However, the partnership had not foreseen the excessive additional costs from all sites due to design and ground factors which make many sites even less viable and unacceptable to ourselves. Steps have to be taken to minimise this in every way, so as to ensure the developments can continue. We have, and continue to undertake detailed value engineering exercises with all parties in minimising the effects from ground and design.

These changes have resulted in this site along with others in Phase 1 becoming un-viable. The overall land values of the Phase 1 sites have been greatly reduced and in most cases eliminated. This has a significant impact on the cross-funding module that the HPP is aiming to achieve.

The Snowdon and Wilson Road site is 100% affordable so do not depend on a land receipt but due to the additional costs as a result of the unforeseen items identified above the overall estimated costs to ourselves has increased by £977,000 on Snowdon / Wilson Road since final tender.

The cost to the Council of building 20 units on Snowdon and Wilson is now £3,382,645 equating to £169,132 a unit.

We have reviewed the overall contribution towards Section 106 obligations after known and estimated commuted sums and assessed what the scheme is able to afford and maintain viability. Our offer is set out below:

1) Section 106 Offer - Snowdon and Wilson

The Development does not deliver value for money, and therefore is unable to make any monetary S106 contribution, and will have to bear the other associated costs of (Please note these are estimates only and not deemed to be included within the S106):

- Commuted Sums which have been estimated as £Nil.
- Costs associated in executing the S106 Agreement (Council Legal Fees for Drafting Agreement) £5,000
- And an Affordable Housing Provision of 100%. This represents the maximum provision of affordable housing.
- This leaves a balance for S106 of £Nil

We trust the above clearly sets out the case of viability and our reasons behind the overall offer to ensure the Programme's success and our explanation demonstrates that this is a very different Development / Programme *which will be taken into account when deliberating this matter.*

6. EXTERNAL CONSULTATIONS

6.1 GGAT has no objection

6.2 Wales and West Utilities has submitted a plan identify their apparatus at the entrance to the site. The developer must not built over their apparatus and

advise that the developer is required to contact them to discuss requirements before development commences.

6.3 NRW does not consider that this proposal affects their interests.

6.4 Welsh Water states:

If percolation tests prove that soakaways are not conducive on this site then the total discharge from the site shall not exceed a Greenfield Runoff Rate and the number of direct connections to the public sewer limited to one per site.

The proposed development site is crossed by a public sewer The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

A water supply can be made available to serve this proposed development. 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 the address above.

It is suggested that a condition be imposed and advisories brought to the attention of the applicant.

6.5 South Wales Police state

I can confirm that South Wales Police have no objection and as outlined in Design and Access statement have been engaged with project with regards to pre-application discussions. South Wales Police understand that the development will be built to Secure by Design standards and therefore have no concerns regarding any community issues

7 **REPRESENTATIONS**

7.1 Local Members have been consulted and no representations have been received to date.

7.2 The proposal was advertised by site notices.

7.3 Neighbouring occupiers were consulted by letter. No representations have been received to date.

8 **ANALYSIS**

8.1 The provision of 20 affordable dwellings is to be welcomed. Nevertheless the impact of the development on the amenities of occupiers of surrounding properties, the appearance of the area and other matters such as ecology and landscaping needs to be carefully considered.

- 8.2 The design and type of units proposed are reflective of the existing properties in the immediate neighbourhood and as such the scheme is considered to be in character with the local area. The units are set back sufficient distances from surrounding dwellings and have sufficient private and communal amenity areas so as to comply with the Council's SPG.
- 8.3 In terms of access arrangements the Highway Officer has no objections.
- 8.4 The site is in a sustainable location within the built up area of Cardiff. There are three primary schools some 250m from the site. There are two blocks of local shops within 300m of the site. There is a bus route along Snowden Road, with bus stops adjoining the site and a bus route along Grand Avenue.
- 8.5 The applicant considers that the site has a low ecological value. However, the Council's ecologist has identified a number of issues. It is considered that these issues can be satisfactorily addressed by conditions 12-15.
- 8.6 The Contamination Officer and Shared Regulatory Services comments are addressed by proposed conditions in the Recommendation. Welsh Water's proposed conditions are included in the Recommendation and their advisories have been forwarded to the applicant.
- 8.7 The applicant in response to the issues raised by the Parks and Tree Officers states inter alia that:

1.1. Triangular area on Snowden Road / Wilson Road

We feel that the proposal of planting a wildflower meadow area here will serve to attract litter and become unkempt very quickly. As an alternative, we would propose to grass this area and plant one tree, outside of the drainage easement area.

1.2. Verge and hedge

As above, we feel that meadow planting in this location will quickly fill with detritus and be to the detriment of the area. If hedgerow planting is undesirable we can remove this and propose this is laid to grass.

1.3. Bank Area

- a. The wildflower areas are to be seeded with Emorsgate EM1 - General Purpose Meadow Mixture and will be sown into subsoil in accordance with the supplier's guidelines. Due to the slope of the bank this area should be maintained using a strimmer.
- b. The dashed line just marks the transition from wildflower to grass.
- c. Tree species have been amended following comments from Ed Baker.

1.4. Miscellaneous areas

The areas mentioned are to be maintained by CCC Housing.

A management plan denoting the responsibility for maintenance of these areas was submitted with our application.

Regarding the comment concerning the 'mesh fence' we have indicated on the site layout drawing that this would be removed and replaced with a close boarded fence.

2. Although the above response superseded the earlier response from the Tree Officer we have covered a number of the points included in this as noted below;
 - 2.1. Areas that will have proposed tree planting will receive the appropriate imported topsoil and subsoil.
 - 2.2. Tree species have been amended or removed as suggested.
 - 2.3. Tree locations have been amended to avoid clashes with drainage proposals.
 - 2.4. Tree rootball wrapping proposals have been amended to accommodate Ed Baker's comment and a tree pit detail provided accordingly.
 - 2.5. The information relating to the type and location of the root barriers is stated on the landscape proposal drawing.
 3. The updated site layout plan shows the boundary treatment to Wilson Road as a brick wall not a fence and the boundary to the west of plots 9 & 10 as a railing not a fence beyond the cycle store.
 4. We have removed the windows to plots 11 / 12 & 13 / 14, as suggested.
- 8.8 It is considered that the response from the applicant more or less satisfactorily addresses landscaping, means of enclosure and privacy between proposed dwelling concerns raised during the processing of the application, subject to conditions 3 and 18. The use of a brick wall to screen a private garden from the adjoining highway is an improvement on the original scheme as fencing will weather and its' appearance deteriorate over time in this prominent position. The removal of the secondary facing windows to habitable rooms will safeguard privacy for future occupants of units 11-14.
- 8.9 In view of the Housing Officer's explanation detailed in paragraph 5.8 it is not possible to require a Section 106 contribution for off-site POS in this particular case.
- 8.10 Well-Being of Future Generations Act 2016 - Section 3 of this Act imposes a

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

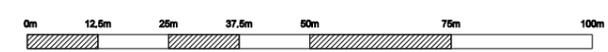
- 8.11 The proposal is considered to comply with the policies of the LDP and be acceptable in planning terms subject to conditions and a unilateral undertaking to ensure the provision of 100% affordable housing on this site. No objections have been received and the issues raised during the processing of the application have been addressed by amendments to the scheme by the applicant or can be addressed by conditions. The responsibility for managing maintenance will be a matter for the Parks and Housing Department to determine as a separate issue from this planning application. It is regrettable that there is not sufficient viability in the scheme to contribute to off-site POS. The proposal will make a positive contribution towards the provision of affordable housing in Cardiff.



NORTH

— SITE BOUNDARY

SITE AREA 0.48 (hectares)



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Project
SNOWDEN ROAD & WILSON ROAD

Client
WATES RESIDENTIAL

Drawing Title

SITE LOCATION PLAN

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

Date
APR '17

Scale
1:1250 @ A3

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

Rev.
-

KEY

BOUNDARY TYPES

Note: Existing boundary treatments to be retained where suitable and replaced where necessary.

- - - Site boundary.
- Boundary Type 1:- 2100mm brickwork wall to boundaries to public open spaces.
- - - 2100mm metal railings.
- - - 1200mm high post and rail fence / ballustrade
- - - 1800mm close boarded fencing.
- - - 2100mm close boarded fencing.
- - - 1800mm close boarded fencing on top of brick retaining wall.
- - - 1100mm high close boarded fencing.
- - - Max 600mm high brickwork retaining wall

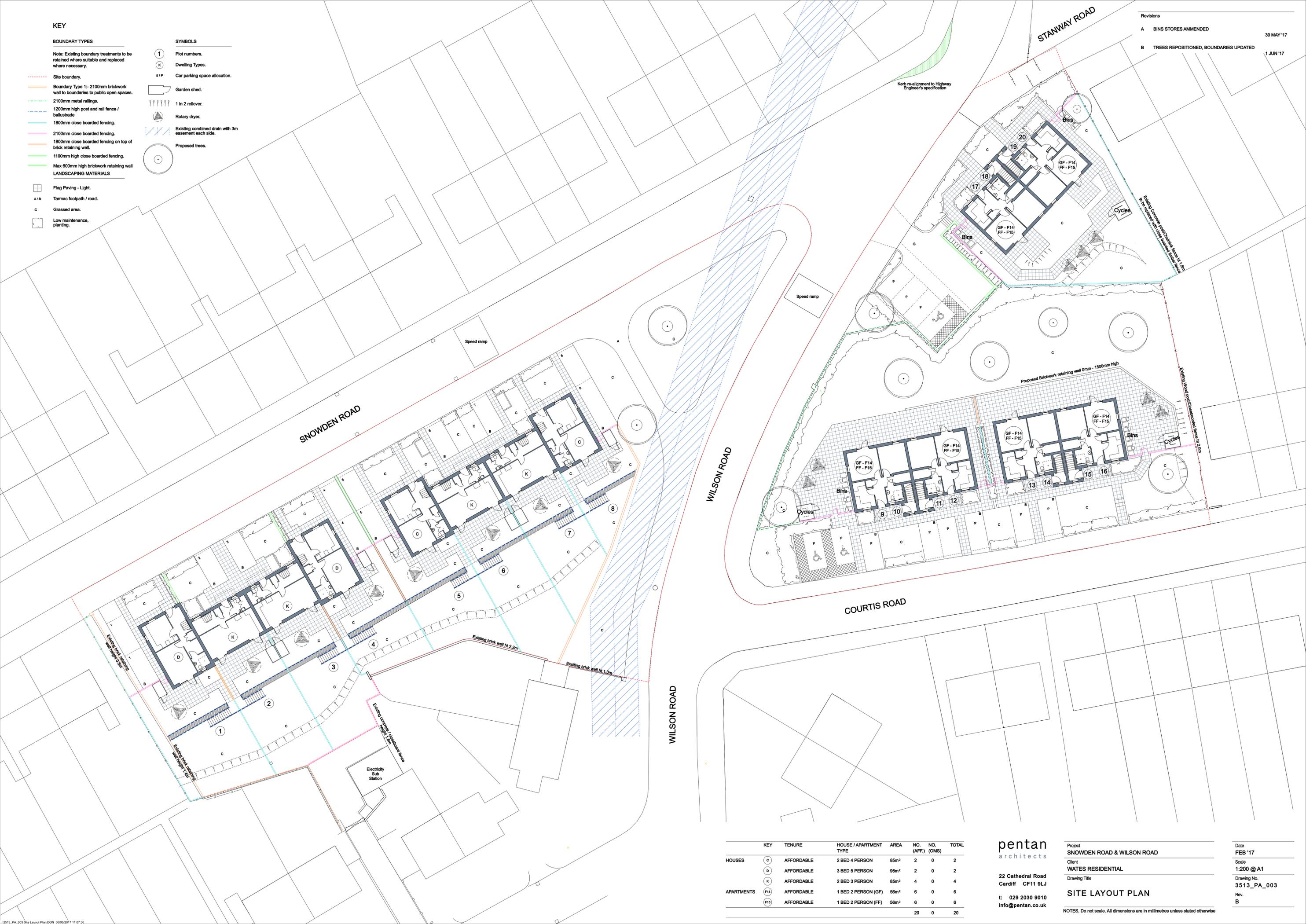
SYMBOLS

- ① Plot numbers.
- Ⓚ Dwelling Types.
- S/P Car parking space allocation.
- Garden shed.
- ⋮ 1 in 2 rollover.
- ⊙ Rotary dryer.
- ⋮ Existing combined drain with 3m easement each side.
- ⊙ Proposed trees.

- LANDSCAPING MATERIALS
- Flag Paving - Light.
 - A/B Tarmac footpath / road.
 - c Grassed area.
 - Low maintenance planting.

Revisions

- A BINS STORES AMENDED 30 MAY '17
- B TREES REPOSITIONED, BOUNDARIES UPDATED 1 JUN '17



KEY	TENURE	HOUSE / APARTMENT TYPE	AREA	NO. (AFF.)	NO. (OMS)	TOTAL
Ⓚ	AFFORDABLE	2 BED 4 PERSON	85m ²	2	0	2
Ⓚ	AFFORDABLE	3 BED 5 PERSON	95m ²	2	0	2
Ⓚ	AFFORDABLE	2 BED 3 PERSON	85m ²	4	0	4
F14	AFFORDABLE	1 BED 2 PERSON (GF)	58m ²	6	0	6
F15	AFFORDABLE	1 BED 2 PERSON (FF)	58m ²	6	0	6
				20	0	20

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Drawing Title
SITE LAYOUT PLAN

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

Date
FEB '17

Scale
1:200 @ A1

Drawing No.
3513_PA_003

Rev.
B



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Project
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Drawing Title

STREET ELEVATIONS COLOURED

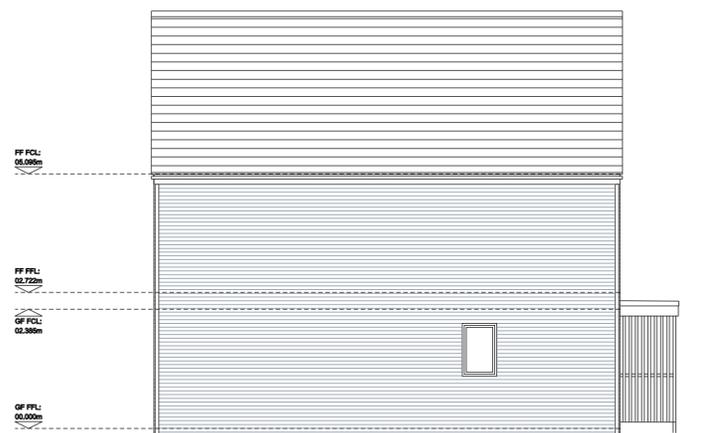
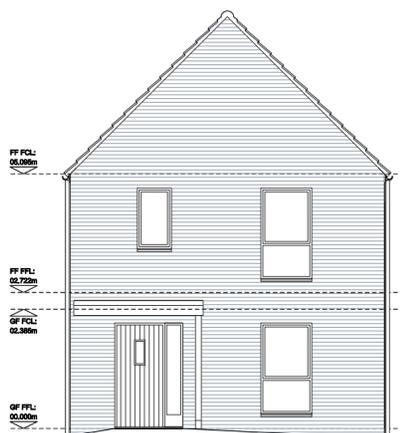
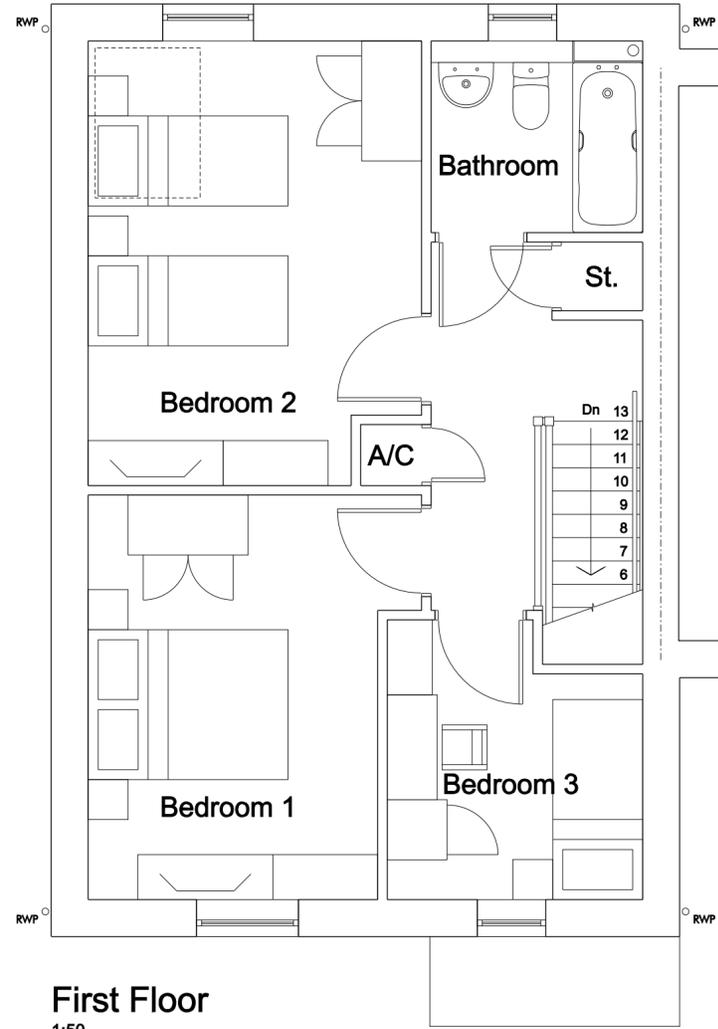
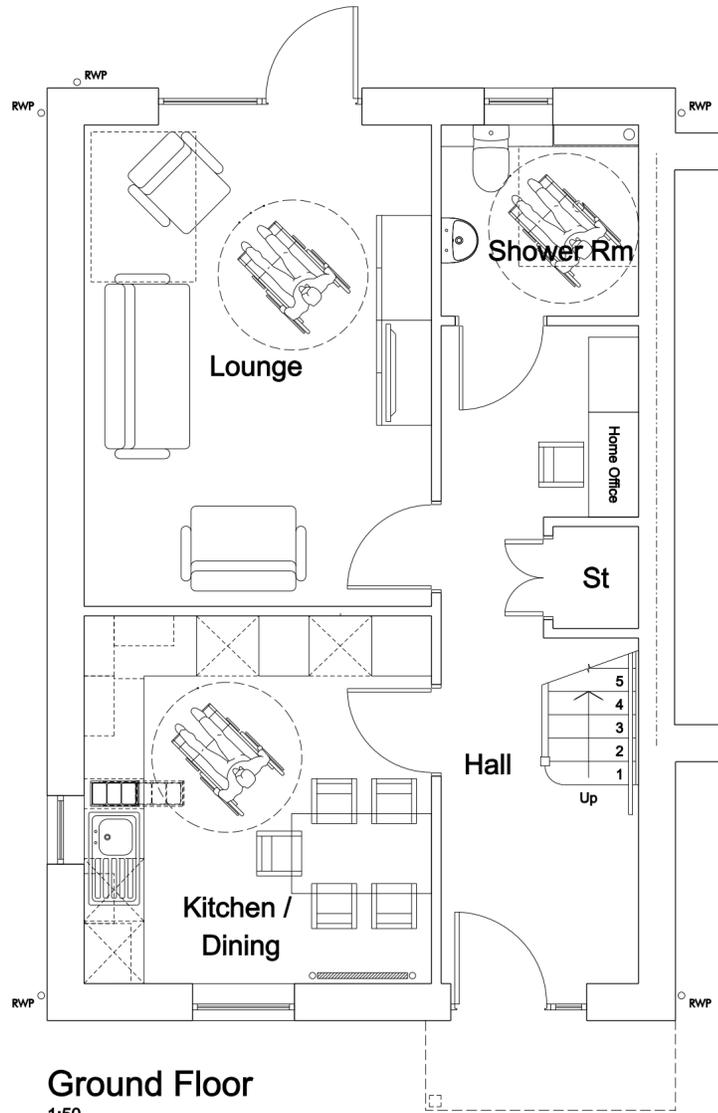
NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
FEB '17

Scale
1:200 @ A3

Drawing No.
3513_PA_205

Rev.
-



Finishes

Facing Brickwork
Blended Red Multi Gilt Stock with Natural Mortar

Pitched Roof
Marley Modern Duo interlocking concrete tile for small format appearance. Mortar-bedded verge.

Windows and Doors
White PVCu.
GRP entrance doors (Colours TBC).

Window Sills
65mm re-constituted stone sills with no stools. Sills to front elevations only.

Fascias
White PVCu

Canopies
Timber post and beam structure with dark grey GRP canopy.

Rainwater Goods
Black PVCu.

O Obscure glazing

GIA: 95.0m²



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Project
SNOWDON ROAD & WILSON ROAD

Client
WATES RESIDENTIAL

Drawing Title
**HOUSE TYPE D
GENERAL ARRANGEMENT
& ELEVATIONS**

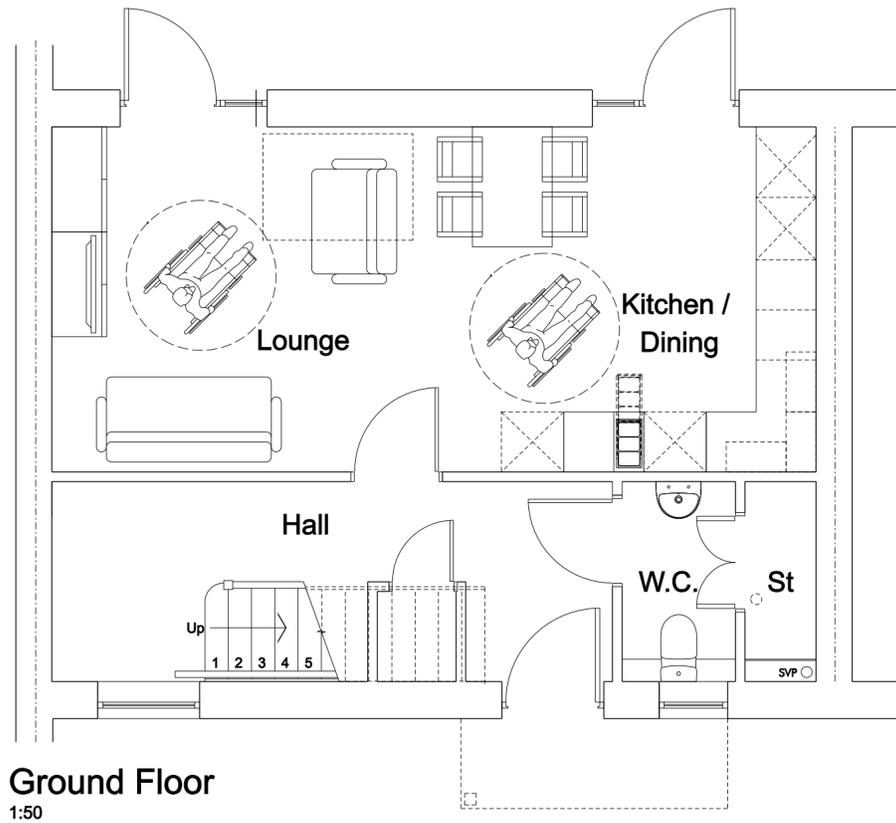
NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

Date
FEB '16

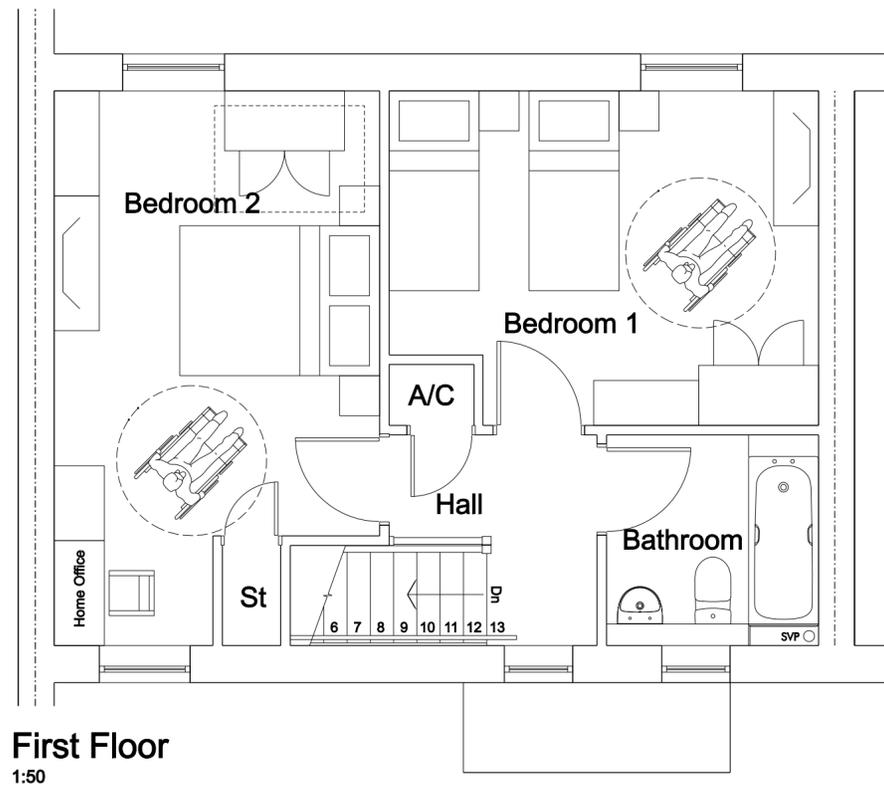
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Drawing No.
3513_PA_101

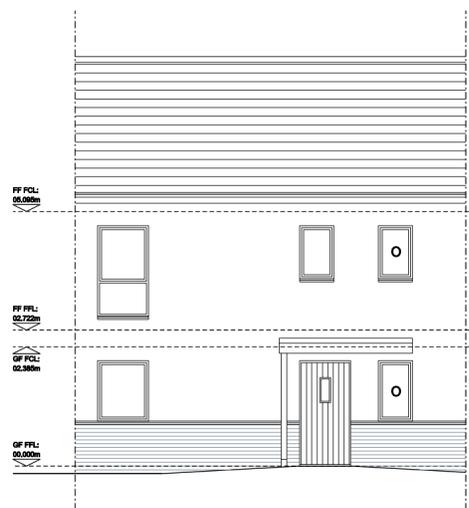
Rev.
-



Ground Floor
1:50



First Floor
1:50



Front Elevation
1:100



Rear Elevation
1:100

Finishes

Facing Brickwork
Blended Red Multi Glit Stock with Natural Mortar

Render
Weber Pral-M Roughcast Render (colour TBC)

Pitched Roof
Marley Modern Duo interlocking concrete tile for small format appearance.
Mortar-bedded verge.

Windows and Doors
White PVCu.
GRP entrance doors (colours TBC).
Window Sills
65mm re-constituted stone sills with no stools. Sills to front elevations only.

Fascias
White PVCu

Canopies
Timber post and beam structure with dark grey GRP canopy.

Rainwater Goods
Black PVCu.

O Obscure glazing

GIA: 85.0m²



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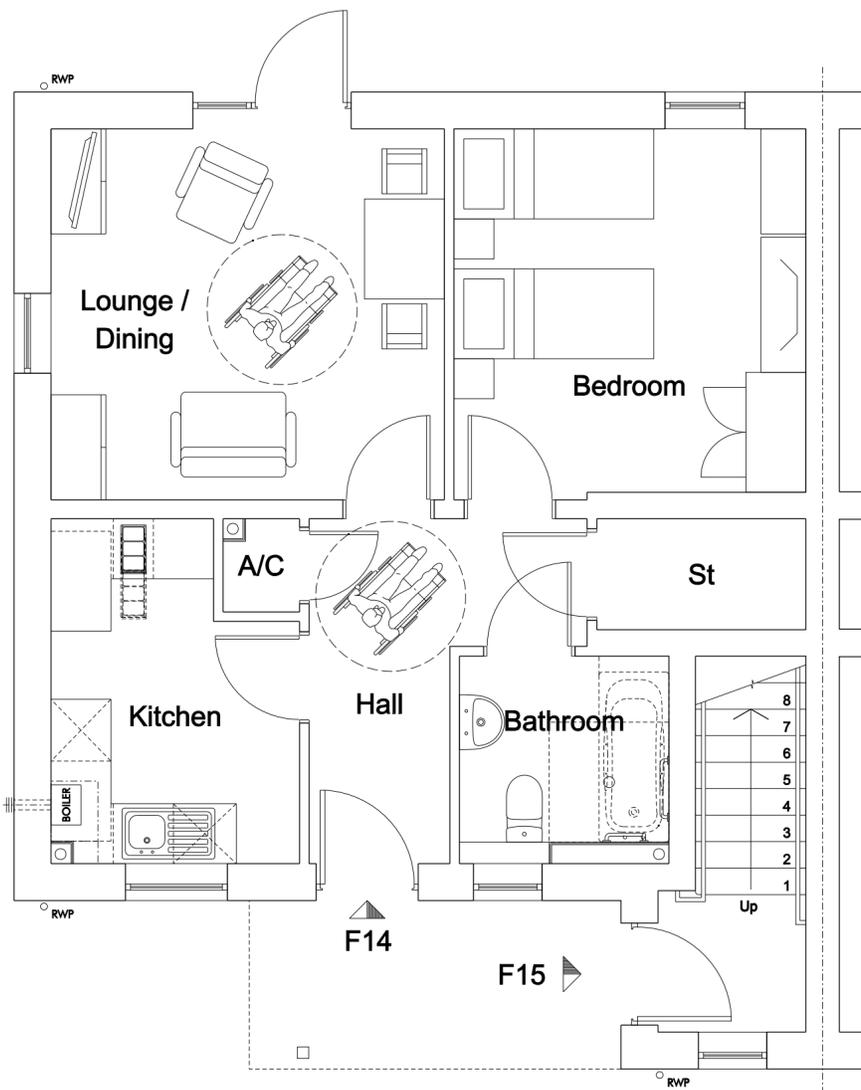
t: 029 2030 9010
info@pentan.co.uk

Project
SNOWDON ROAD & WILSON ROAD
Client
WILSON RESIDENTIAL

Drawing Title
**HOUSE TYPE K
GENERAL ARRANGEMENT
& ELEVATIONS**

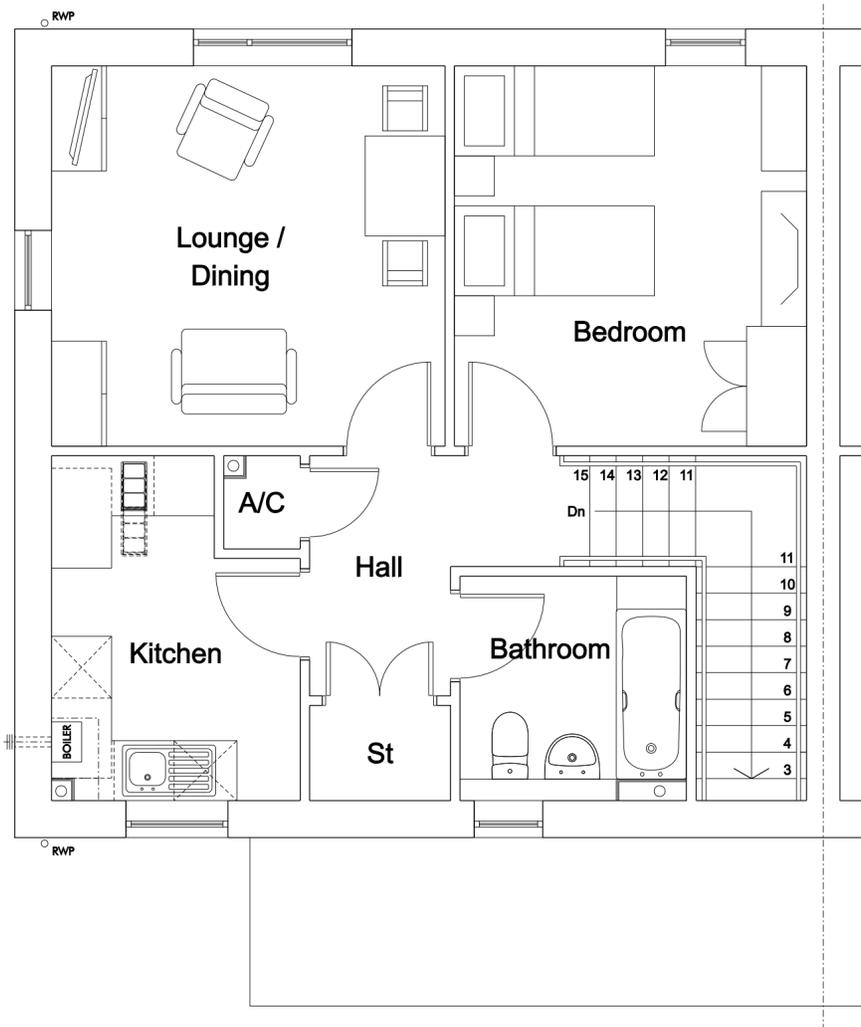
NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
OCT '16
Scale
1:50 @ A2
Drawing No.
3513_PA_102
Rev.
-



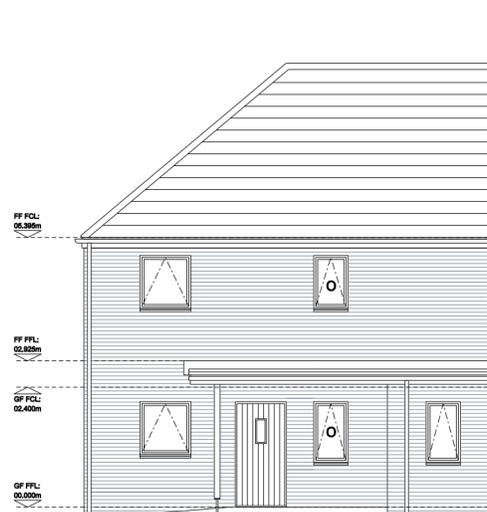
Ground Floor Plan

1:50



First Floor Plan

1:50



Front Elevation

1:100



Side Elevation

1:100



Rear Elevation

1:100

Finishes

Walls
Facing brickwork - Blended Red Multi Gilt Stock. Natural Mortar.

Pitched Roof
Marley Modern Duo interlocking concrete tile for small format appearance. Mortar-bedded verge. Colour to be confirmed.

Windows and Doors
White PVCu.
Sills to front & side elevations only.

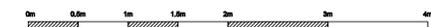
Fascias
White PVCu.

Canopies / Flat Roof
Timber post and beam structure with dark grey GRP canopy / flat roof.

Rainwater Goods
Black PVCu.GRP entrance doors.

Window Sills
65mm re-constituted stone sills with no stools.

O Obscure glazing



GIA: 56.0m²

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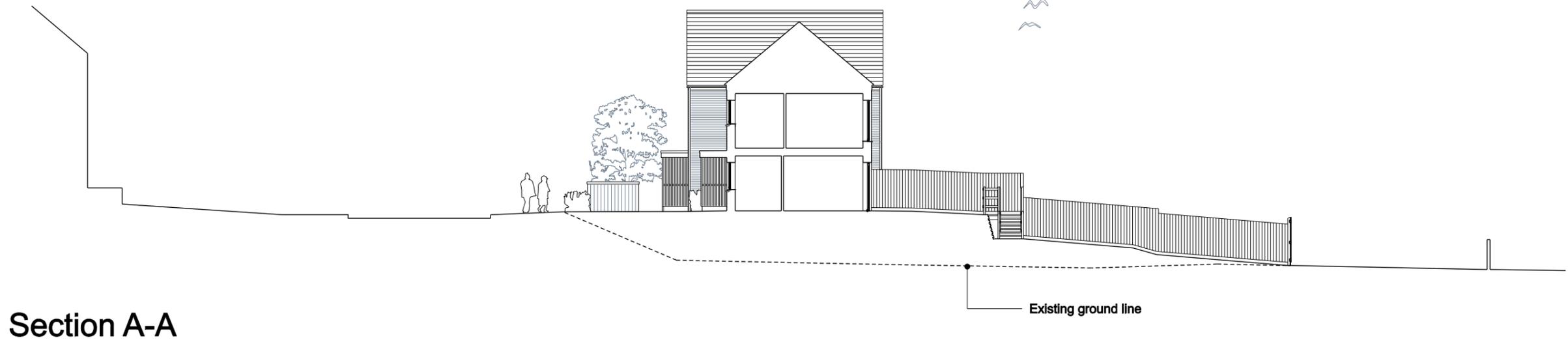
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Project
SNOWDON ROAD & WILSON ROAD
Client
WATES RESIDENTIAL

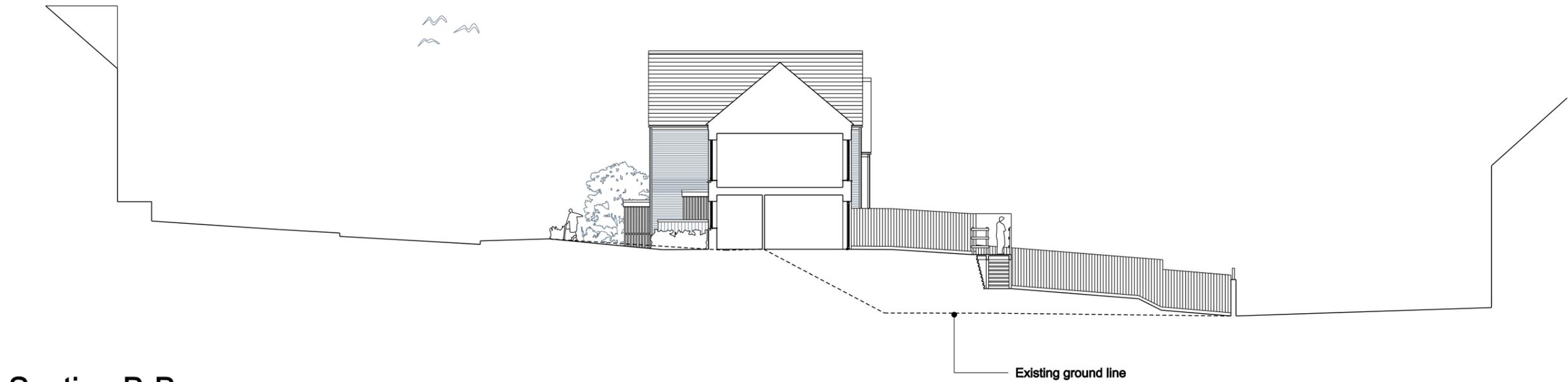
Drawing Title
**APARTMENT BLOCKS A-C
GENERAL ARRANGEMENT &
ELEVATIONS (APT. TYPE F14)**

Date
FEB '17
Scale
1:50 @ A2
Drawing No.
3513_PA_104
Rev.
-

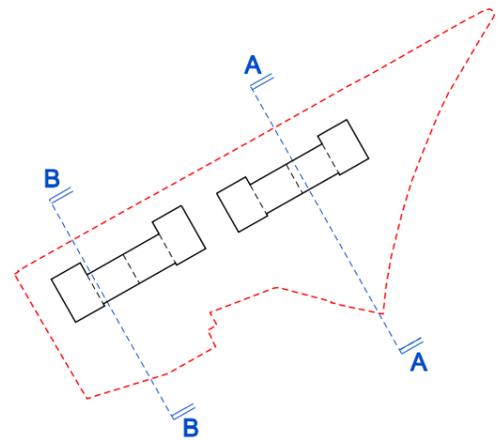
NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise



Section A-A



Section B-B



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Project
SNOWDEN ROAD & WILSON ROAD

Client
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Drawing Title

SITE SECTIONS A - A & B - B

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

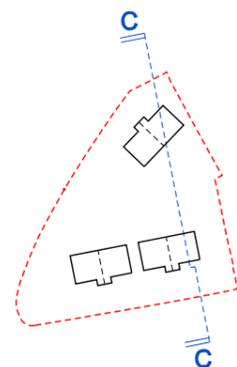
Date
FEB '17

Scale
1:200 @ A3

Drawing No.
3513_PA_201

Rev.

-



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Project
SNOWDEN ROAD & WILSON ROAD

Client
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Drawing Title
SITE SECTION C - C

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

Date
FEB '17

Scale
1:200 @ A3

Drawing No.
3513_PA_202

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-



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Project
SNOWDEN ROAD & WILSON ROAD

Client
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Drawing Title
**3D VISUALISATION A
VIEW ALONG SNOWDEN ROAD**

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

Date
FEB '17

Scale
1:200 @ A3

Drawing No.
3513_PA_210

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-



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Project
SNOWDEN ROAD & WILSON ROAD

Client
WATES RESIDENTIAL

Drawing Title
**3D VISUALISATION B
VIEW NORTH ALONG WILSON ROAD**

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

Date
FEB '17

Scale
1:200 @ A3

Drawing No.
3513_PA_211

Rev.
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