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## LATE REPRESENTATIONS

**Committee** PLANNING COMMITTEE

**Date and Time of Meeting** WEDNESDAY, 16 DECEMBER 2020, 10.30 AM

Please see attached Late Representation Schedule received in respect of applications to be determined at this Planning Committee

**Late Reps 16.12.20** (*Pages 1 - 18*)

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**LATE REPRESENTATIONS SCHEDULE**  
**PLANNING COMMITTEE – 16<sup>TH</sup> DECEMBER 2020**

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| <b>PAGE NO. 1</b> | <b>APPLICATION NO. 19/02506/MJR</b>   |
| <b>ADDRESS</b>    | <b>BRITANNIA PARK HARBOUR DRIVE CARDIFF BAY</b>   |
| <b>FROM:</b>      | <p>Fellowship of Reconciliation in Wales, Bridgend Quakers, Rev. Gwilym Dafydd, Lowri Bulman, Dafydd Griffiths, Dr. Eirian Dafydd, James Lidese, Louise Passchier, Mererid Hopwood, Kristian Skoczek, Gareth Williams, Menna Ellis, Dr. Gwyn Williams, Lynette Hughes, Clair Gwilliam, Osian Rhys, Rob Stratton, Keith Howells, Garman Jones, Steffan Edwards, Peter Everton, Guto Prys apGwynfor, Adam Phillips, Cllr Geraint Davies (RCT), Hywel Davies, Lona Roberts, Meleri Mair, Robat Idris, Meinir Ffrancis, Menna Davies, Elgan Davies, Angharad Roberts, Delwyn Tibbott. Gareth John, Falmai Griffiths, Rev. Tecwyn Ifan, Helen Smith, Garmon Gruffydd , Richard Nosworthy, Robert Griffith, Olwen Griffith.</p>   |
| <b>SUMMARY:</b>   | <p>A large number of objections have been received following the publication of the committee report.</p> <p>The objections are summarised below. These are not all referenced by the objectors listed above, but rather capture the issues raised; many of which have been raised by multiple objectors:</p> <ul style="list-style-type: none"> <li>• The site should be restored to a greenfield site</li> <li>• The children’s play area needs to be retained</li> <li>• Do not support the British bias to the application</li> <li>• Do not support the military bias to the application</li> <li>• The proposal was rejected by other cities</li> <li>• The development is not financially viable</li> <li>• Can alternative sites be found with more car parking</li> <li>• The design is bland and uninspiring</li> </ul> |

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|                 | <ul style="list-style-type: none"> <li>• The site would be better used as a museum to celebrate the multi-cultural history of the docks and Cardiff Bay</li> <li>• The site would be better used as a replacement for the Butetown History and Arts Museum which closed in 2016</li> <li>• There should be a focus on Wales' strong history of peacebuilding and history of black and ethnic minorities in Wales</li> </ul>  |
| <b>REMARKS:</b> | <p>Whilst the comments of objectors are noted, Committee is advised that:</p> <ul style="list-style-type: none"> <li>• Using the site for further landscaping and further tree planting is not the matter before planning Committee to consider.</li> <li>• The recommendation requires the enhancement of the remaining park area by condition.</li> <li>• A museum is a D1 Use class which is considered acceptable in this location.</li> <li>• Whether the developer has considered alternative sites or locations are not material planning factors in the consideration of this application.</li> <li>• Whether the proposal is financially viable is not a material planning consideration.</li> <li>• Potential alternative uses for the museum are not material planning factors in the consideration of this application.</li> </ul> |

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| <b>PAGE NO. 1</b> | <b>APPLICATION NO. 19/02506/MJR</b>  |
| <b>ADDRESS</b>    | <b>BRITANNIA PARK HARBOUR DRIVE CARDIFF BAY</b>  |
| <b>FROM:</b>      | Jason Semmens. Director, The Museum of Military Medicine   |
| <b>SUMMARY:</b>   | You will shortly be asked to consider the planning application submitted by the Museum of Military Medicine (MMM) to build a new museum facility on the site of the former 'Tube' visitor centre on Britannia Quay. As part of the decision process, it is important that you understand what we plan to achieve in order to make a fully-informed decision. |

MMM represents the heritage of the four corps of the Army Medical Services, along with the Corps of Army Music. We intend that the new facility will be a new paradigm in terms of being a world class visitor attraction and a centre for research, innovation, and leadership in partnership with academia, industry, and the National Health Service in Wales.

The aim is to establish a modern, innovative, and dynamic foundation, with clear ambitions and strong stakeholder relationships. To do this, we will engage with the broader community through compelling storytelling. This innovation hub and visitor centre will give us the ability to tell our story through education and engagement, which in turn will inspire the next generation of healthcare leaders and medical professionals to continue to help save and change lives.

We intend that the museum will be a major tourist attraction with a national audience and that this will provide significant benefits to the economy of Cardiff, and Wales more broadly.

Over the past couple of years, MMM has established relationships locally, nationally, and internationally to enhance the sustainability of our project. You may have heard via BBC Wales of the 'Deep Space' we will be bringing to Wales, developed in conjunction with Ars Electronica, based in Austria. We are in discussion with Siemens Healthineers and Prof. Derek Jones at Cardiff University to integrate this with the CUBRIC medical imaging project. This initiative is supported by the Vice Chancellor of the University. We are also working with Siemens Smart Infrastructure to explore the potential to develop the building as a 'Living Body.' Furthermore, we have established a partnership with Len Richards, Chief Executive of Cardiff and Vale University Health Board Trust, and Dr. Fiona Jenkins, Executive Director of Therapies and Health Science, to establish a Veterans' Clinic within the building. This will provide clinical facilities for veterans experiencing difficulties with mental health and rehabilitation. Our relationship with Cardiff and Vale University Health Board Trust will help guarantee the sustainability of our business plan. We are also progressing our agreement with Swansea University for Health Leadership and Management Courses. It is through these partnerships that we will promote a health and wellbeing agenda through our new facility, and part of this plan relates to veteran rehabilitation in a wellness education centre on the current site of the children's play

area, and a rain garden to enhance the park features.

We recognise that the museum should also reflect the local history of Tiger Bay and Butetown, and have commissioned The Heritage & Cultural Exchange to collate archival material on the history of the docks we can use for displays. We also have plans to engage with local communities. Of late we have built a relationship with Race Council Cymru, to support BAME communities in the Bay by providing community spaces and opportunities to develop skills. Further, we have discussed partnership working with representatives of the Norwegian Church.

The proposed move to Cardiff will allow us to achieve our vision and amplify our impact through engagement and awareness in a world-class research and visitor hub situated in Cardiff Bay. Our story, of medical innovation and advances in healthcare, has never been more relevant with the world in the grip of the Covid-19 pandemic. We will tell this compelling story through the eyes of the people who changed history forever. The museum holds a unique international military medical archive, which can feed into tomorrow's medical innovation, including infectious diseases. The archives not only record past advances, but through leadership and innovation inspires the landscape of tomorrow.

In short, the Military Medical Museum is more than a museum: it will drive change and saves lives through Leadership, Inspiration, and Innovation.

As regards the impact on Britannia Park, new buildings in any park are not, by necessity, a detriment to that open space. In fact, they can create a sense of place and add vibrancy and special 'moments' along routes. The general organization of our cities is best captured in the analysis of Prof. K. Lynch and Prof. G. Cullen, where they describe them as being made up of 'route, place and landmark.'

Renowned architect and philosopher Aldo Rossi described the two constituent parts that generate our collective memories of our urban environments. These collective memories add layers of meaning and purpose to our cities, adding a richness of experience. He describes these two as place/object and event. Combined, they make the phenomena of 'shaping' – the shaping of our urban fabric, environment, places and memories.

Many (almost all) city parks have pavilions of various sizes that act as markers and augment a special sense of place,

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|                 | <p>from the Metropolitan Museum of Art in Central Park NYC, Regents University, Kensington Palace, Shakespeare Theatre, the Serpentine pavilion, and even Cardiff Castle, amongst many others.</p> <p>The new building form MMM tries to manifest both of these notions, by making a new landmark within a public space with a civic and public building. The programme of the museum, establishes the opportunities for the building and its functions to break outside of its physical boundary and engage the park, with public presentations, festivals and events for both the local community and a wider audience. It becomes a nodal point along the route of the inner harbour – always seen within the original approved masterplan as the ‘arc of entertainment.’ This key place is in fact the intersection of two important routes: that of the inner harbour and that from Scot Harbour. The triangle of landmarks that define the park, the Norwegian Church, The Waterguard and the new museum create appropriate landmarks along these two routes, adding to the legibility of this part of the Bay – creating an enhanced sense of place, purpose and vibrancy.</p> <p>It is worthy of note that the previous Cardiff Bay visitor centre, had a footprint of 1,116 sq ft.the proposed museum footprint is 1,489 sq ft – and increase of circa 25%. It could also be argued that the park benefited greatly from the previous centre, making the space more vibrant, adding an element of passive surveillance for safety, and extending the use and purpose of the open space. The same could be said for the lightship that used to be moored alongside the park edge.</p> |
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| <b>REMARKS:</b> | That the comments are noted.  |

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| <b>PAGE NO. 1</b> | <b>APPLICATION NO. 19/02506/MJR</b>  |
| <b>ADDRESS</b>    | <b>BRITANNIA PARK HARBOUR DRIVE CARDIFF BAY</b>  |
|                   |  |
| <b>FROM:</b>      | Play Wales   |
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| <b>SUMMARY:</b>   | <p>We have been notified of the above planning application by local residents. Play Wales is concerned that the proposed development will result in loss of space for play and recreation in a community where there is already a deficit in private space for play and recreation. The right to play is enshrined in the United Nations Convention on the Rights of the Child. The evidence is compelling for the contribution that self-</p> |

organised play can make to children's well-being, particularly in terms of mental health and resilience (through attachments to peers and to place, emotion regulation, stress response systems, pleasure, openness to learning) and to their physical health. Furthermore, the value of access to opportunities for quality play is noted in guidance from the UK Chief Medical Officers, who note that playing, including regular independent outdoor play can increase physical activity levels in children. The Welsh Government has taken a global lead on promoting the importance of children's play and for the first time, legislating to place a duty on local authorities to assess and secure the sufficiency of play and recreational opportunities for children in their areas.

Cardiff Council submitted its current Play Sufficiency Assessment in March 2019. Section 11 of the Children and Families (Wales) Measure 2010 placed a duty on local authorities to assess and secure sufficient play opportunities for children in their area. The Play Sufficiency Duty is part of the Welsh Government's anti-poverty agenda which recognises that children can have a poverty of experience, opportunity and aspiration, and that this kind of poverty can affect children from all social, cultural and economic backgrounds across Wales.

*Wales: A Play Friendly Country* is Statutory Guidance to Local Authorities on assessing for and securing sufficient play opportunities for children in their areas. In this statutory guidance, Welsh Government stresses that an aim of the Measure is to create an environment where children can freely play. The guidance goes on to note that *"society has changed significantly in recent years in the extent to which it is accepted as the norm for children to go out to play and organise where they go and what they do in their own time. This has come about for various reasons including increased concerns about risks to children from increased traffic density; perceived danger from adults who may pose a threat to children; lack of safe places to play; increased television and computer use and sometimes a negative view of playing children by other sections of the community. For these reasons, we aim to make communities more play friendly by valuing and increasing quality opportunities for play throughout the community. The intended outcome will be more children playing so enjoying the health, social, cognitive and emotional benefits that play provides."*

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|                 | <p>The coronavirus pandemic has highlighted how important access to good outdoor space for health and well-being. Children’s access to outdoor space for play, exercise and enjoyment differs greatly across Cardiff and this was heightened during lockdown conditions. Some children live in accommodation with outdoor gardens and ample outdoor community space. Many children and families living near the proposed development do not have access to private gardens for play and exercise. Protecting the existing community asset will support children, parents and communities feel more confident about playing out, and therefore, better connected to their neighbourhoods.</p> <p>Play Wales supports action to protect the access of this local facility due to the positive impact having access to good outdoor space has on the well-being of children and their communities. We support the community’s call upon Cardiff City Council to reject any application that would remove or negatively impact on Britannia Park and nearby open space. Retaining the land as recreational space contributes to some level of sufficiency with regards to play opportunities locally.</p> <p>It Is well established that playing contributes to the well-being and resilience of children. Having welcoming places, enough time and the company of others to play with every day, is of great consequence to all children and we need to foster environments that support this. Modern social trends have seriously eroded the opportunities for children to play in their own communities. Where spaces do exist, it is vital that they are preserved and protected for the wellbeing of children and communities now, and in the future.</p> |
| <b>REMARKS:</b> | That the comments are noted.   |

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| <b>PAGE NO. 1</b> | <b>APPLICATION NO. 19/02506/MJR</b>  |
| <b>ADDRESS</b>    | <b>BRITANNIA PARK HARBOUR DRIVE CARDIFF BAY</b>  |
|                   |  |
| <b>FROM:</b>      | William Guy  |
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| <b>SUMMARY:</b>   | <p>The reasons for my objection are as below.</p> <p><b>Conditions relating to development in Britannia Park</b></p> <p>In his Committee Report the planning officer correctly states that “the area and use of Britannia Park as open space was derived from its inclusion in a masterplan for the north side of Roath Basin and Cardiff Bay known as the Capital Waterside Development which dates back to Outline Planning Permission 90/00479/R when the</p> |

land along with an area between the pierhead building and the Norwegian Church known as Waterside Park were identified as open spaces for the development of some 75,000 sq m of mixed use office, hotel, residential, shopping and infrastructure works”.

He subsequently states that the inclusion of the land in the original masterplan for the area does not provide it with a protection from future change.

Outline Planning Permission 90/00479/R recognized this and did indeed provide for potential change within the site by laying down a number of conditions to ensure that the area continued to be one for leisure and recreation. These conditions have subsequently proved to be relevant and have been upheld in the determination of all other applications for development on the site resulting either in their refusal, withdrawal or quashing following Judicial Review. In the latter case relating to the High Flyer the particular condition associated with the Judicial Review action was Condition 5.7 of 90/00479/R which states that: *“Of the area laid out for open space and / or recreation grounds and forming Roath Basin Park\* in accordance with Condition 5.4 not more than 25% shall be built upon and no such building to be constructed thereon shall have a gross floorspace exceeding 1000 sq. feet .... Reason: to ensure the openness and to maintain the area for leisure and recreation”.* \*Roath Basin Park was subsequently renamed Britannia Park.

As such, I see no reason for these conditions not to be considered when determining this application. In this regard, the MMM proposed design greatly exceeds these dimensions in overall size and height even allowing for some flexibility given changes with the passage of time.

In support of the height of the building, reference has been made to the height of the Atradius and 3 Assembly Square buildings. These buildings lie within Phase 3 (of the Cardiff Bay Master Plan as specified in 90/00479/R) which related to Office Development and their height is in accord with conditions for that Phase. Their height has no relevance to the proposed height restrictions within Britannia Park which lies within Phase 2 of the Plan.

### **Loss of Open Space**

The Committee report acknowledges that if this MMM proposed design is approved it will result in a significant loss of open space within Britannia Park.

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|                 | <p>The importance of open space has never been more relevant than in today's COVID 19 world and it will be no less relevant in the future given the long term effects of the virus. I therefore request that the Committee either refuses the application or defers it to some suitable future date when COVID and its effects are behind us. Britannia Park not only provides the only open space available to local residents in the nearby housing developments but is also the gateway for others, who are younger and fit enough, to the spaces on the Barrage. Any development of the site in the short term would have a big impact and I urge the Committee to take serious note of this when making their decision.</p> <p>William Guy</p> |
| <b>REMARKS:</b> | Noted   |

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| <b>PAGE NO. 201</b> | <b>APPLICATION NO. 20/01481/MJR</b>  |
| <b>ADDRESS</b>      | <b>LAND TO THE NORTH WEST OF WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF</b>   |
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| <b>FROM :</b>       | <b>Anna McMorris (MP Cardiff North)</b>  |
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| <b>SUMMARY:</b>     |  |
|                     | <p>Many constituents are understandably very concerned about the loss of trees, biodiversity and the detrimental impact the development will have on wildlife and habitats. This is an issue I have consistently raised with Velindre Senior Management, reinforcing the contextual importance of the climate emergency that should govern decision making.</p> <p>I note the Green Infrastructure Management Strategy (GIMS) 'vision' for the management of trees on site which includes a plan to replant lost trees at a ratio of 2:1. Whilst encouraging long-term, a tree's carbon absorption rate increases with age. It is therefore also critical that robust focus is placed on protecting the remaining trees and the impact on the environment is mitigated as far as possible.</p> <p>I welcome the steps outlined to install "lines of protective fencing" by qualified arboriculturalists... to "prevent damage from construction traffic" and that areas of "retained trees and woodland would be identified and protected during the construction process to ensure no damage occurs which may cause the long or short-term decline in the health of the</p> |

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|                        | <p>trees.” Robust accountability measures must be in place to ensure that these commitments are met and that the impact of the development on nature and biodiversity is mitigated as far as possible.</p> <p>I also welcome the greater emphasis included in the amended GIMS Adherence Statement following National Resources Wales’ concerns regarding the protection of wildlife habitats. Badged as an “exemplar of green design”, it’s crucial this development must be as ambitious and robust as possible, which means strengthening mitigation plans as set out by experts wherever necessary.</p> <p>Inevitably, many constituents remain concerned that irrespective of how many mitigation plans are in place or how robust they may be in saving or enhancing biodiversity, the development will dramatically alter the area upon which wildlife depend. That is the overriding concern that constituents have asked me to raise on their behalf.</p> |
| <p><b>REMARKS:</b></p> | <p>Paragraph 8.1 advises the following:<br/> “This application is submitted to discharge technical matters associated with the approved planning permission. It is not an opportunity to consider the merits of the planning permission or to question matters the Committee has already considered and agreed. The acceptability of the partial discharge of this condition, as described, is the sole consideration of this application”</p> <p>Paragraph 8.2 defines the scope of the works seeking permission i.e. Partial discharge and covers the matters raised above.</p> <p>Technical consultees have considered the submission and raise no objections (see headings 5 &amp; 6 of the committee report).</p>   |

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| <p><b>PAGE NO. 201 &amp; 225</b></p> | <p><b>APPLICATION NO. 20/01481/MJR &amp; 20/01515/MJR</b></p>                               |
| <p><b>ADDRESS</b></p>                | <p><b>LAND TO THE NORTH WEST OF WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF</b></p> |
|                                      |   |
| <p><b>FROM :</b></p>                 | <p><b>SAVE THE NORTHERN MEADOWS</b></p>   |
|                                      |   |
| <p><b>SUMMARY:</b></p>               |   |

The Transforming Cancer Services project in North Cardiff is about to drive right through the Council's One Planet vision for green infrastructure and biodiversity, and declaration of a climate emergency.

Regardless of significant clinical questions facing the safety of the model of cancer care proposed - a matter which shall affect half of us and our future care - developers are looking for permission to begin construction. This is in opposition to:

- The 11,953 people who signed the change.org petition to save the northern meadows;

- The 5,241 people who signed our petition to the Welsh Government demanding an independent inquiry into the choice of site;

- The hundreds of protesters who gathered in Whitchurch over the summer to demand the site is saved;

- The 104 parents with children at Coryton Primary who signed up to object to the unacceptable threat to the health and safety of their children as a result of this construction;

- And the hundreds of objectors who took their time to submit comments to the planning committee over the last twenty five years of opposition to any construction on the Northern Meadows.

The project's central rationale has been deemed to put patients in danger by not being colocated with an acute hospital, as stated by the report of the Nuffield Trust, commissioned to provide advice on the model of care.

Yet it's still pressing quickly forward THIS VERY WEEK, at very short notice seeking consent to get on with site clearance and access works which will leave irreversible damage of county significance to an SINC site and Local Nature Reserve, felling hundreds of trees and destroying the habitats of dormice, badgers, herons, and other red and amber listed birds in the process.

The Nuffield Trust on 1st December publicly published its advice on the Transforming Cancer Services project (TCS), welcomed by TCS itself. It's strange then that Cardiff Planning Officers have sidelined Nuffield, calling it 'immaterial'! But Nuffield is a big deal. Its elite clinician team recommends changes so major that the TCS plan departs from the original one that underpinned all the planning applications, including the original outline one. These have all been shown to be based on unreliable evidence.

Fundamentally, we are concerned the planning committee shall provide consent for a development to begin to a project radically pared down and utterly different from the plans agreed in 2017, devastating a biodiverse site unnecessarily, and placing an irresponsible economic and cultural burden upon our present and future generations at a time of national crisis.

The Nuffield Report requires TCS to radically review its plan, as highlight in the separately attached document. As a result the material conditions leading to the granting of the project have fundamentally changed, meaning the rationale for use of the Northern Meadows is defunct as there are alternative sites which could be used –

The Grange, or 'Site K' within the present Whitchurch Hospital site. Therefore, any planning permission granted would violate the Local Development Plan, Planning Policy Wales, and Building Better Places policies, all of which seek to 'maintain and enhance' biodiversity. Yet the planning officer states the advice provided by Nuffield is not a material consideration.

The upheaval Nuffield implies is very material, because it renders all assumptions in this application trail erroneous, the 2016 one and all subsequent ones. Voices like ours, warning of this outcome, have been either ignored or smothered.

In 2016/17, TCS in its application documents claimed that: ▪ The ambitious build in mind would give Cardiff an internationally-renowned conference centre. This will not be the case.

▪ Other sites couldn't accommodate the facilities mentioned above. Now clearly not so. Velindre's Post-Nuffield role could, theoretically, fit into Velindre's present site. ▪ Its ambitious project justified the environmental damage because of its research and training excellence that would transform the combating of cancer. Post-Nuffield, this will not be the case.

▪ The development would be there for generations, caring for the diminished meadow. But it's to be a stop-gap until the New UHW. In 10-15 years we'll have an eyesore in a nature reserve.

There are implications here for the financing and sustainability of New Velindre. And we're to believe none of this is of material importance to the guardians of Cardiff's health and environment? And to believe that TCS, or

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|                        | <p>someone else, couldn't possibly start work in defiance and leave it unfinished?</p> <p>The Council has powers that officers don't have. It can give attention to the effects on the SINC, surrounding Local Nature Reserve and SSSI and wellbeing of a public amenity.</p> <p>You can and must protect these sites from destruction, as the climate crisis demands the protection of existing biodiversity.</p> <p>Reflecting on the actions of Cardiff Civic Society on Saturday the 12th of December, planting saplings to demonstrate the difference between felling a mature tree and the false 'mitigation' of replacing these with young trees; and highlighting the lack of enforcement powers the Council have to protect category trees from developers, how can this Council seek to grant permission to any development within or near to our SSSI's and Nature Reserves?</p> <p>The loss of any further trees at the Northern Meadows and the adjoining railway cutting will be an avoidable tragedy. So, we urge all councillors to seek to remove this item from Wednesday's agenda.</p> <p>You have powers, under the call-in being considered, to not admit these applications, or simply to postpone them. This issue will not go away and will clarify further as time goes on.</p> <p>We ask you to act now and direct the Planning Committee in this extraordinary situation to hold making a decision, and protect the semi-wild site of the Northern Meadows from unnecessary despoiling and descent into a liability and burden to the Council, and costly harm to the wellbeing of the public.</p> |
| <p><b>REMARKS:</b></p> | <p>It is noted that Save the northern Meadow have emailed all committee members the above and their interpretation of the Nuffield Trust report. For clarity Officers make no comments upon the interpretation attachment of the report which was commissioned by and provides independent advice to Velindre University NHS Trust. However, on the main letter officers make the following comments:</p> <p>The Nuffield Trust raises, in its 56 page, report a number of important questions around the proposed Cancer model and services run by UHW and Velindre Trust but these matters are for the Health Boards and Welsh Government to reflect</p>  |

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|  | <p>upon and consider the public benefits/cost relating to this proposed clinical model and their duties under the Future Generations and Well Being Act. The report states that it does not make any judgement about the decision to site the new Velindre Cancer Centre on the Northern Meadows.</p> <p>No evidence has been submitted by the applicant to suggest that the scheme will differ from the approved (outline) planning approval.</p> <p>As discussed 3 years ago, under planning application 17/01735/MJR, the matters the committee must consider are those of the adopted plan and material planning considerations. In the case of the applications before committee these are technical approvals for a number of pre-commencement conditions. Technical consultees have considered the submission and raise no objections.</p> <p>The term rushed has been mentioned but the committee will note the principle application was determined 2 years ago with these submissions being submitted in early August and now being considered in December with work likely in the new year. It is considered that these matters have not been rushed through.</p> <p>For clarity these applications have not been called in for the Welsh Government to consider.</p> |
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| <b>PAGE NO. 225</b> | <b>APPLICATION NO. 20/01515/MJR</b>   |
| <b>ADDRESS</b>      | <b>LAND TO THE NORTH WEST OF WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF</b>  |
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| <b>SUMMARY:</b>     | <b>Anna McMorris (MP Cardiff North)</b>   |
|                     | <p><b><u>Historic chapel at old Whitchurch Hospital</u></b></p> <p>I understand that Velindre addressed the issue of vibration damage to the historic chapel at the old Whitchurch Hospital with a series of mitigation measures. Some constituents have still raised concerns about the constant flow of HGV's and how the structure can be safeguarded given the proximity of the road to the Chapel. This includes from vibrations and accidental damage. Similarly, concerns have been raised about the fragility and safety of the Chapel as I understand the roof is supported by scaffolding.</p> <p>A suggestion has been put forward for the developer to measure the impact of vibrations prior to planning consent. Constituents remain concerned about the future of this listed building and would seek further assurances that robust</p> |

monitoring processes are in place to assess vibration levels at the chapel throughout the whole construction phase to ensure the chapel is not damaged. I agree with constituents' suggestions to survey the condition of the chapel before any work commences.

I would also seek assurances that the proposed 20mph speed limit for construction vehicles on the temporary access road is strictly monitored in order to ensure commitments are met.

### **Construction traffic - Pendwyallt Road and Park Road**

A primary concern for many of my constituents in Whitchurch has been a potential increase in traffic in already gridlocked areas such as along Park Road and Pendwyallt Road. Many constituents have raised the concern of safety of both pedestrians and cyclists as well as the potential for air quality levels to deplete with heavy construction traffic. I have set out these concerns in far more detail in previous submissions.

I understand that speed limit enforcement is a matter for the police and partners, however I would hope given the level of concern, that the Planning Committee includes a recommendation to the developer that the speed limit is brought to the attention of construction vehicle drivers and a strong emphasis placed on the importance of not exceeding it due to air quality and safety concerns.

### **Air pollution**

Many constituents have raised concerns about the increase in traffic along already congested roads and the impact this will have on air quality levels. I have previously urged that the Council monitors the impact of the increased temporary access on traffic and pollution levels where possible, using up to date traffic modelling to inform decisions.

Constituents have also raised the levels of dust the project will generate. I understand from a recent planning meeting that a live air quality monitoring device is set to be installed at Coryton Primary School in order to monitor levels. I'd be very grateful if you could confirm what accountability measures will be in place for e.g. who will monitor the readings and how frequently will they occur. In the interest of transparency, how will local residents be able to access the information from the readings?

**REMARKS:**

Points noted. Officers response:

Committee will note paragraph 8.1

“This application is submitted to discharge technical matters associated with the approved planning permission. It is not an opportunity to consider the merits of the planning permission or to question matters the committee has already agreed, such as the location of the bridges or the use of the railway cutting”

**Historic chapel at old Whitchurch Hospital**

The concern is noted and considered in paragraph 8.1 of the report. In addition no objection has been raised to the proposal from technical consultees. As stated fuller details will be provided once the contractor has been appointed but the principles are accepted

**Construction traffic - Pendwyallt Road and Park Road**

The matter has been considered in paragraph 5.1 and 8.2 of the committee report

**Air pollution**

This has been considered in paragraph 8.2 of the committee report.

In addition, the live air quality monitoring unit quoted by the MP is in relation to application reference 20/01110/MJR. That application is still with Welsh Government to consider if they wish to call in for their determination.

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