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PRESENTATIONS

Committee ECONOMY & CULTURE SCRUTINY COMMITTEE

Date and Time of Meeting THURSDAY, 13 MAY 2021, 4.30 PM

Please see attached the Presentation(s) provided at the Committee Meeting

12 **Presentations** *(Pages 3 - 40)*

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THE CANAL QUARTER

FRAMEWORK STRATEGY

April, 2021



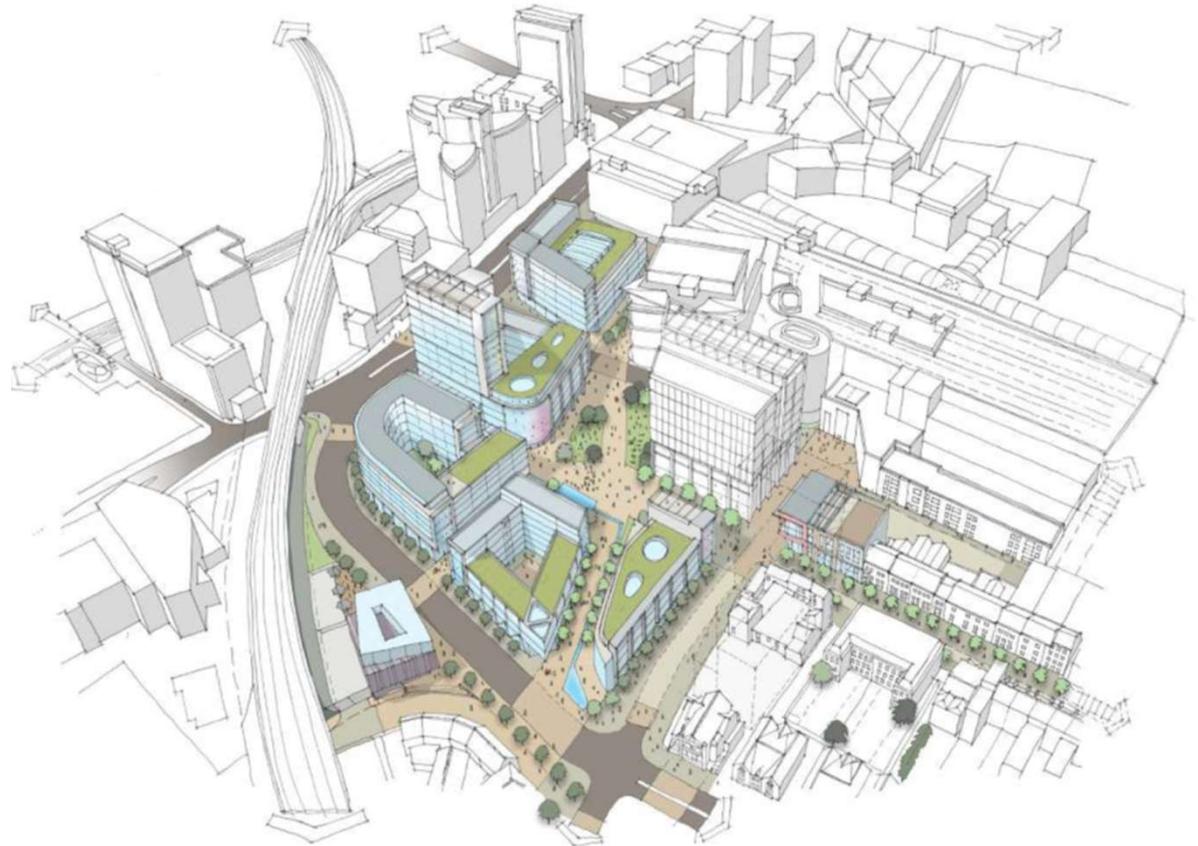
01 FRAMEWORK INTRODUCTION

- City centre is undergoing significant transformation
- City centres will become more mixed use and flexible
- 'Future Wales' promotes high density sustainable development in city centres

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The ambition is to create a new area of the city focused around the re-opening of the Canal

- Key factors include:
 - Queen St Station 'Metro' gateway
 - Re-use/redevelopment of the Motorpoint;
 - Approved mixed-use Landore Court;
 - Retention of Guildford Crescent;
 - Cardiff's transport vision;
 - Covid-19 responsive public realm standards.



Vision

- The area covers circa ¼ of the city centre
- Aims to reposition the area as a new ‘Canal Quarter’ re-engaging the city with its historical waterways
- Build on ‘Future Wales’ the Wales National Development plan, promoting place-making and creating a vibrant high density location with strong active travel components
- Deliver new public spaces
- Mixed use development including corporate and independent
- Sustainable development

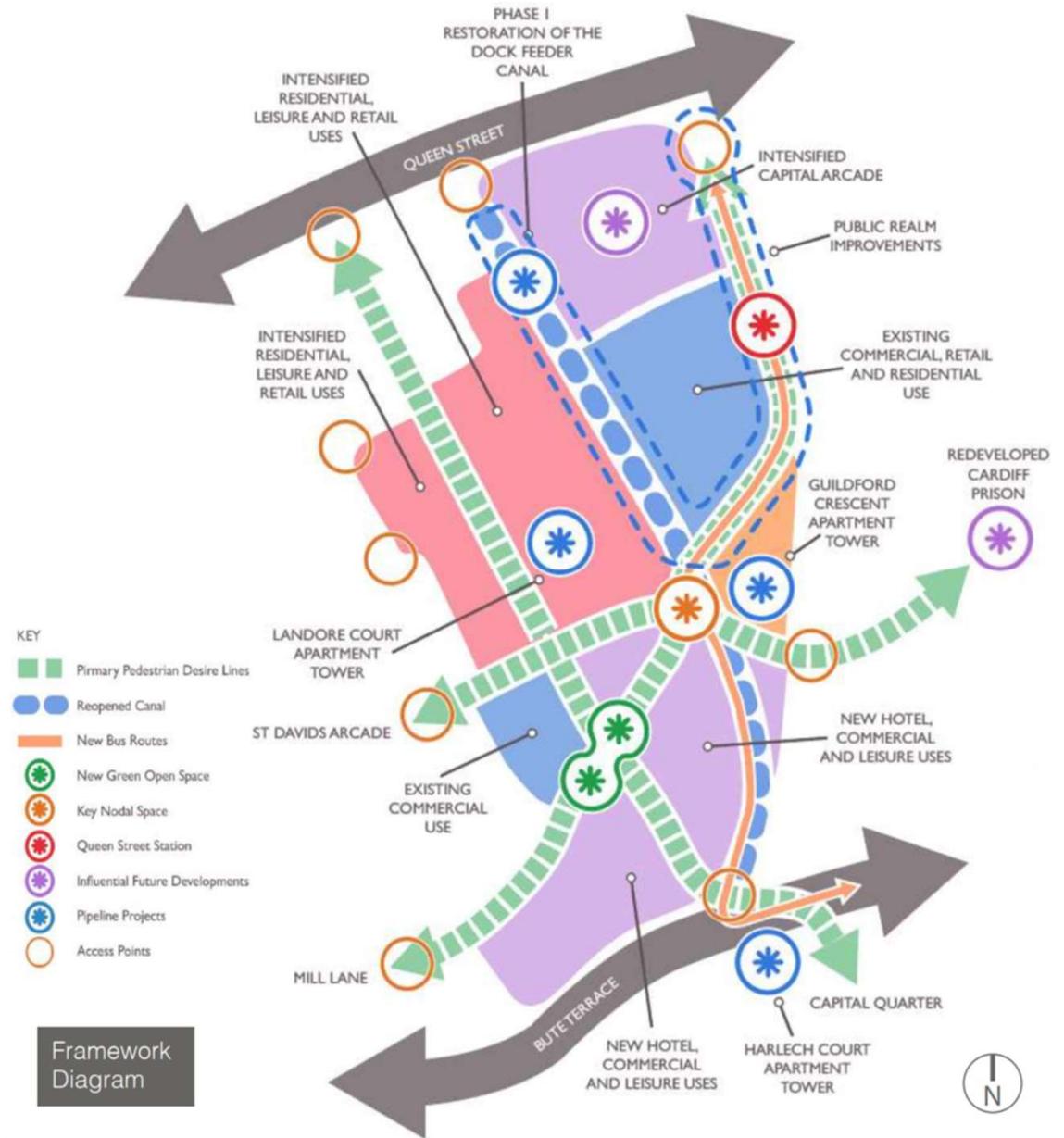


03 FRAMEWORK DIAGRAM

Objectives of the Framework

- Reconnect the 'Canal Quarter' into the surrounding city;
- Provide a new major corporate and civic space with green infrastructure;
- Create stronger pedestrian corridors along primary routes by reducing through traffic;
- Reinforce the character and sense of place along lanes /mews within the area;
- Create more appealing gateways to the city centre with a stronger sense of arrival.

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Key Principles

- Open up the existing dock feeder and introduce blue infrastructure
- Provide a dense grain of development to create high quality urban streets and vibrant public spaces
- Attract a combination of corporate and independent investment
- Mixed use including space for grade A offices, high quality residential and cultural and creative uses including opportunities for live music
- Create a major new public square capable of accommodating a variety of outdoor events
- Rationalise the road network to accommodate alternative bus and cycle routes
- Create a cohesive spatial strategy that unifies recent and future projects for the area.



Land Use Proposals

- Mixed use
- High density residential developments, which provide a variety of housing types and tenures
- Commercial and hotel with active retail and leisure frontages on the ground floor to capitalise on the area's central location
- Active frontages along important routes and key public spaces
- Grade A commercial space to attract new large scale investment
- Smaller independent uses to create a rich urban mixed environment

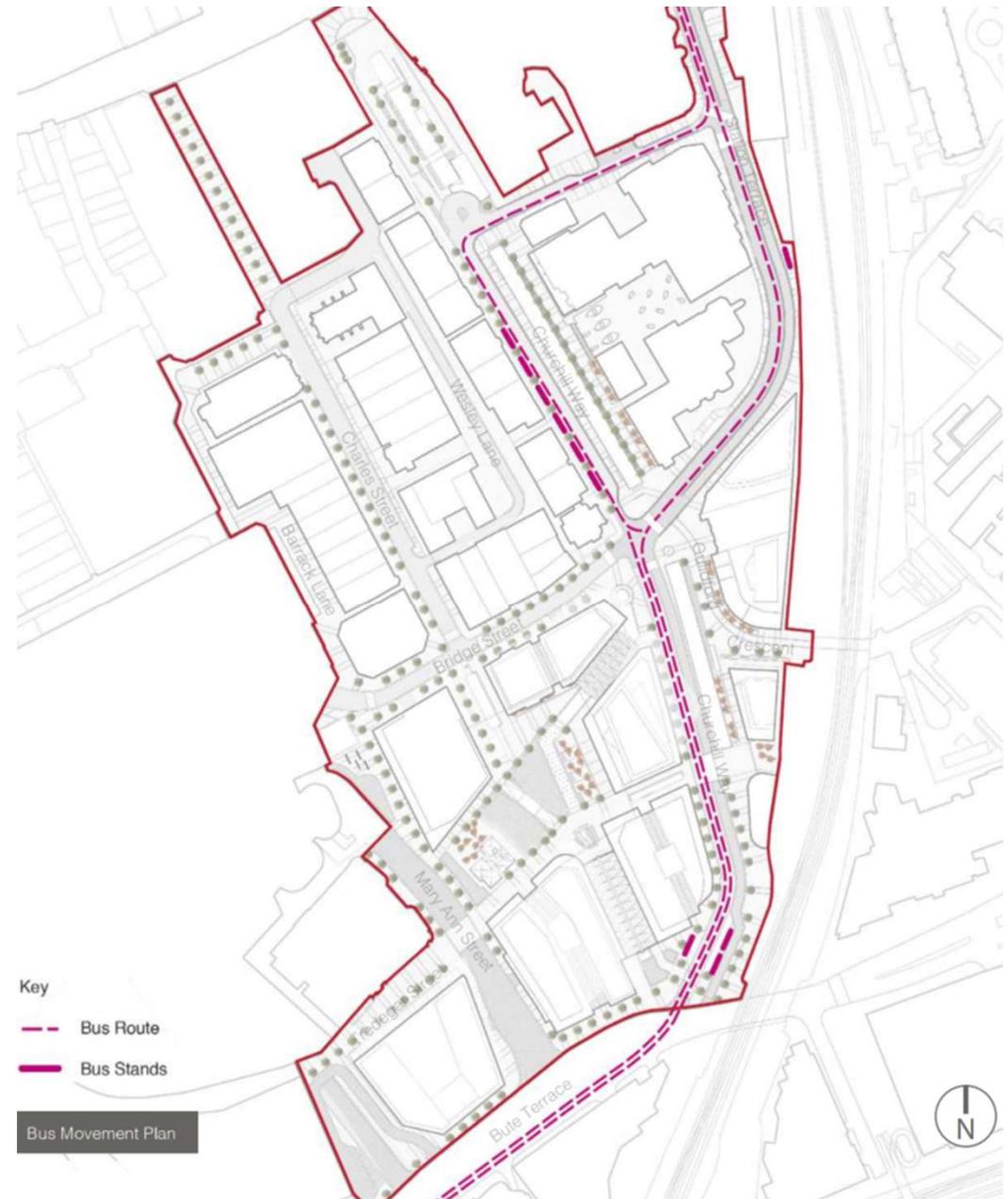
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06 MOVEMENT AND INFRASTRUCTURE

Bus Movement

- The proposals respond to the principles set out within Cardiff's Transport Vision
- Accommodates bus access from the east of Cardiff through the Canal Quarter Area to Cardiff Central whilst avoiding creating additional barriers to pedestrian movement



06 MOVEMENT AND INFRASTRUCTURE

Taxi Movement

- The proposals sets out that primary taxi vehicle flow should follow the same routes recommended for bus movement within the Canal Quarter Area.

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The primary taxi rank is at the north end of Churchill Way



Cycle Movement

- The proposal accommodates the council's ambition for a new cycle designated highway network for the city as set out in Cardiff's Transport Vision (2020).

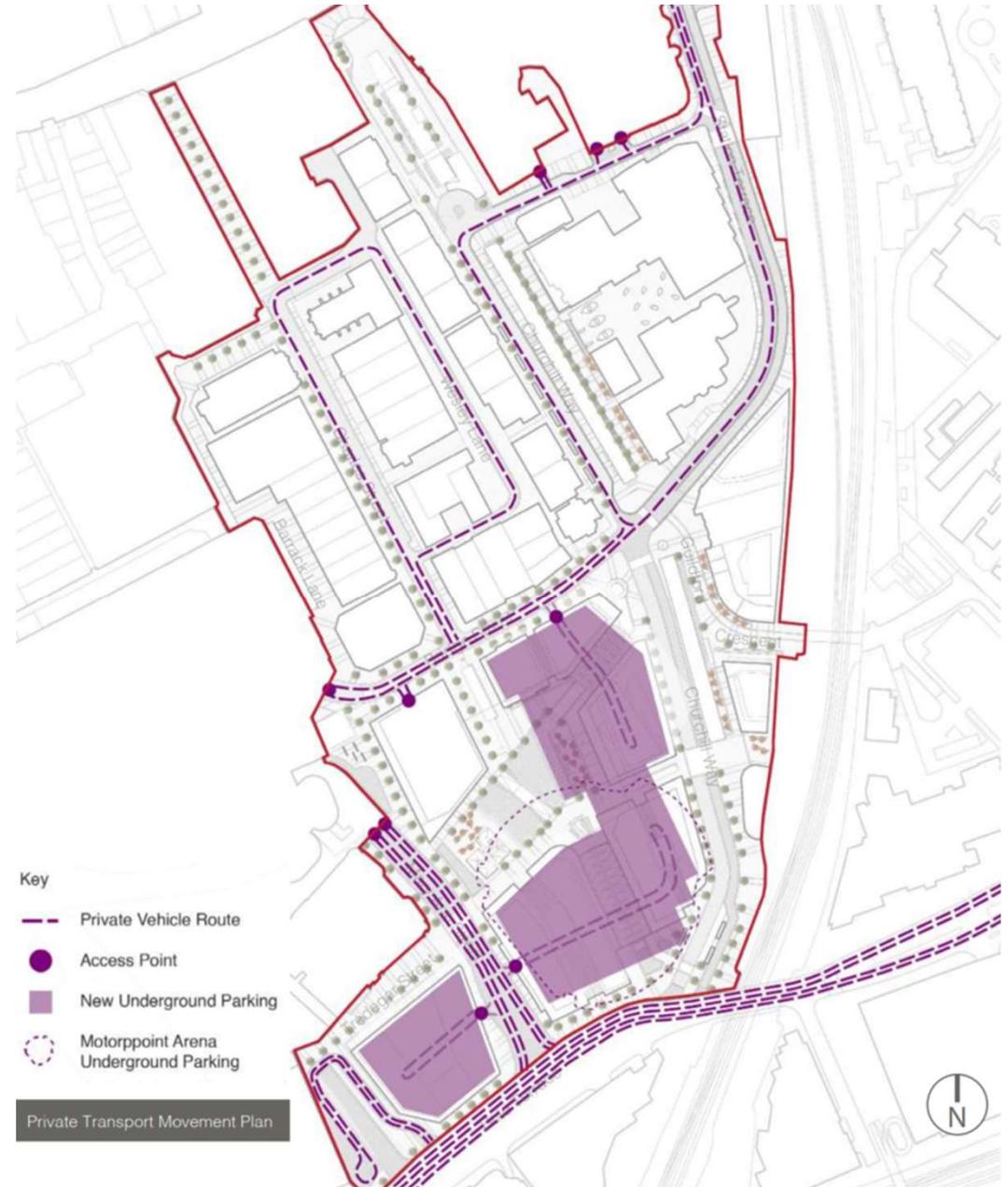
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The proposal runs the dedicated cycle highway along Station Terrace and the southern portion of Churchill Way.

- A secure cycle hub is proposed adjacent to the cycle highway
- Re-prioritise Cardiff's streets to give more space to people walking and cycling



Private Vehicle Movement

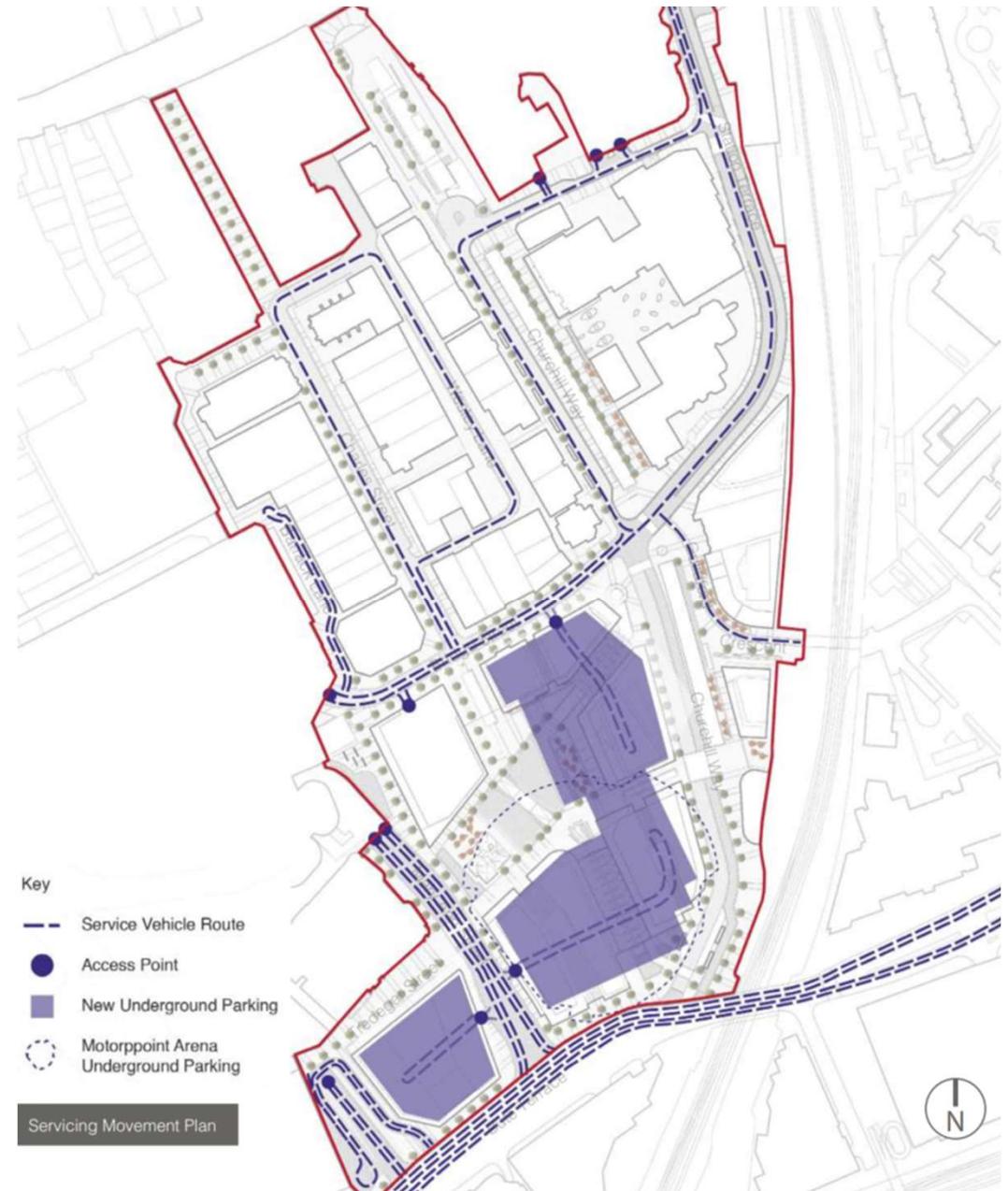
- Private vehicular flow has the same level of accessibility with the exceptions of:
 - the removal of David Street;
 - Restricted bus and taxi only access along the southern end of Churchill Way;
 - limited access along Guildford Crescent.
- Underground parking is proposed as part of the framework
- Underground parking areas should include electric vehicle charging points



06 MOVEMENT AND INFRASTRUCTURE

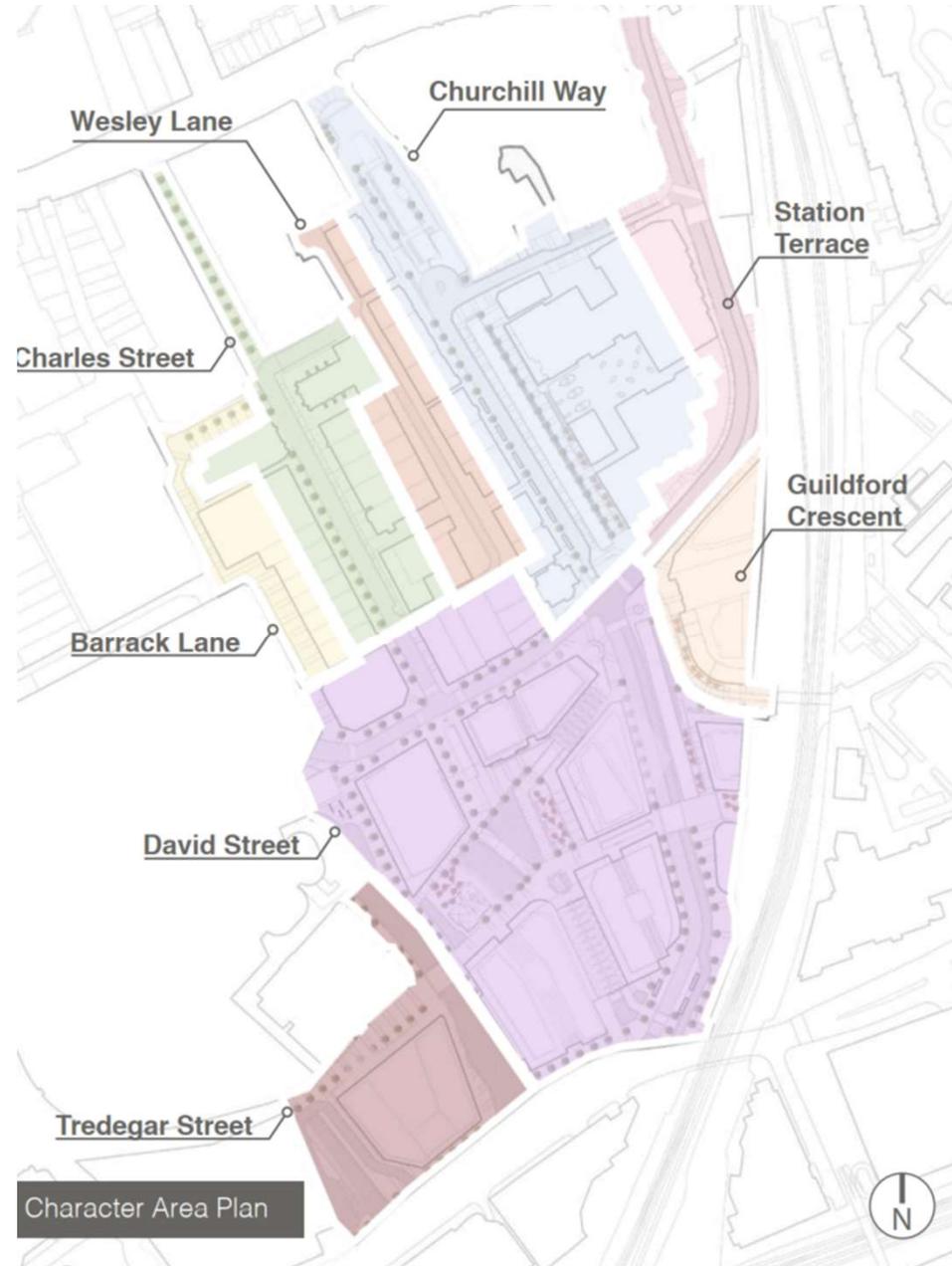
Service Access

- Same as private vehicle access with additional access into Barrack Lane and Guildford Crescent.
- Underground servicing is proposed as part of the framework.



07 CHARACTER AREAS

- 8 character areas.
- Each makes a unique contribution to the Canal Quarter.



07 CHARACTER AREAS

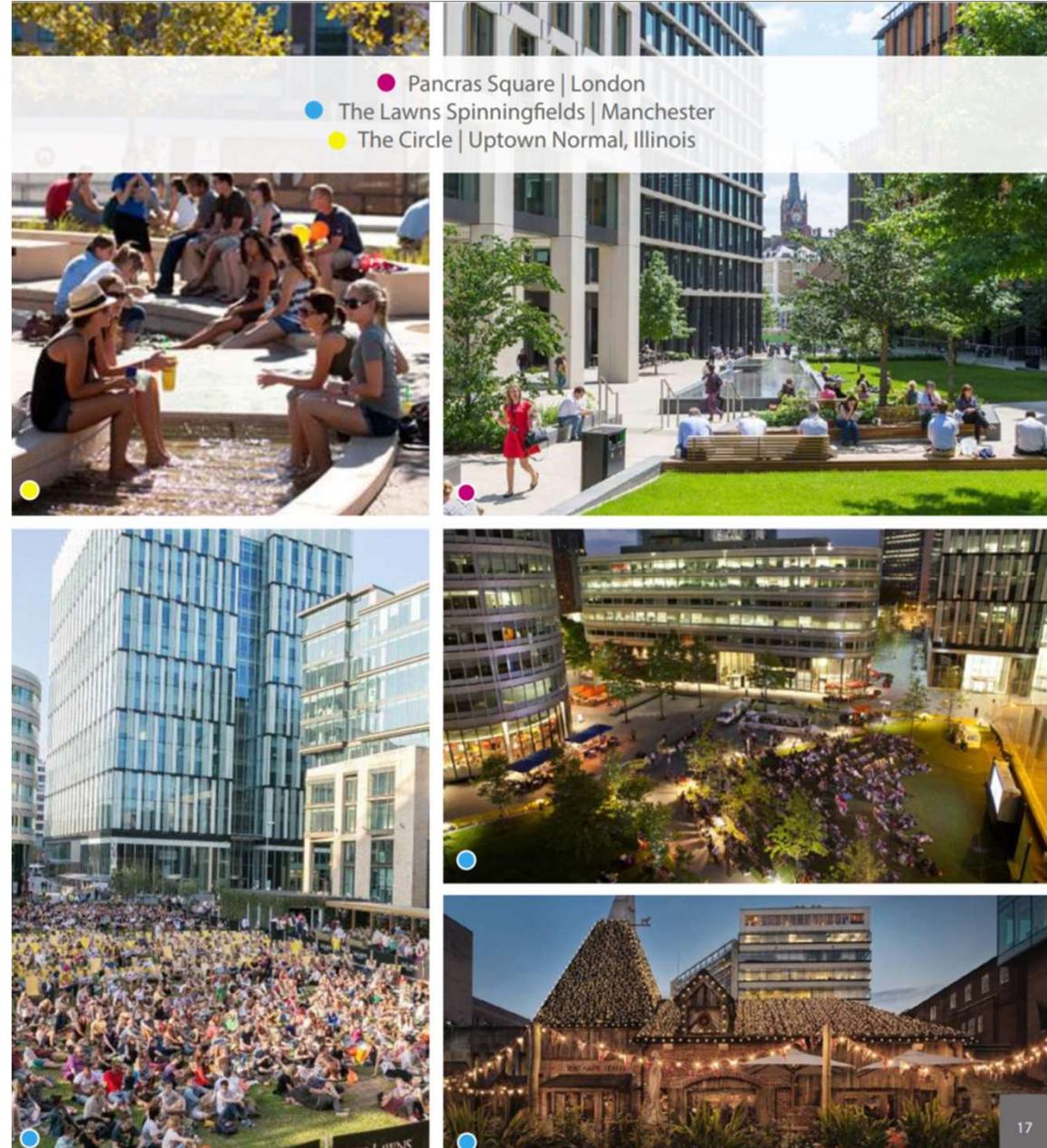
David Street

- Review of the Motorpoint Arena
- Commercial-led development
- New civic plaza

Page 15 High quality public realm/public spaces critical to enable high quality high density sustainable development



Character Area Plan



07 CHARACTER AREAS

Guildford Crescent

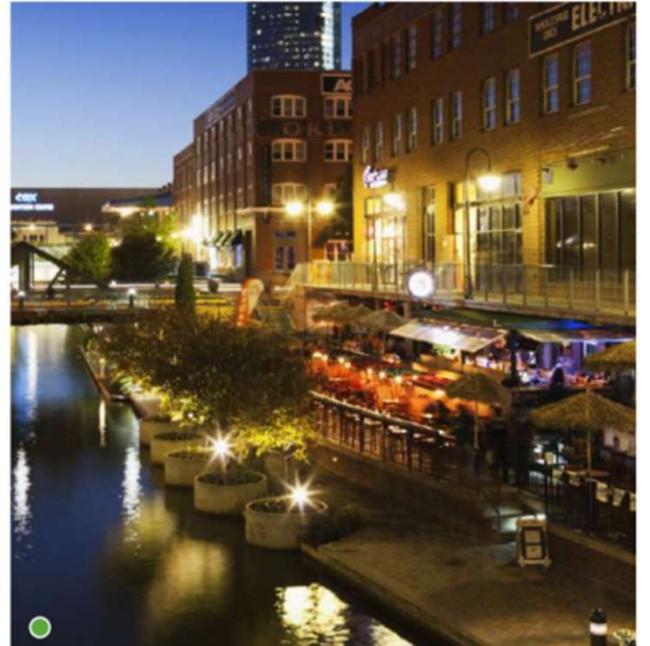
- Residential, retail and leisure
- Retention of old façade
- Embrace old feeder dock

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Character Area Location Plan

- Guildford Crescent Tower | Cardiff City
- Deptford Railway Ramp | Lewisham
- Leopold Square | Sheffield
- Bricktown | Oklahoma City



07 CHARACTER AREAS

Barrack Lane

- Pedestrian connection between streets and a destination with retail and leisure uses.
- Continue the improvements to the public realm
- Reinforce the area as a home for unique independent uses

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Character Area Location Plan



Ruin Bars | Budapest



07 CHARACTER AREAS

Tredegar Street

- A space with new active uses and spill out space to animate the public realm
- High levels of green & blue infrastructure

Reducing the prominence of vehicles within the public realm

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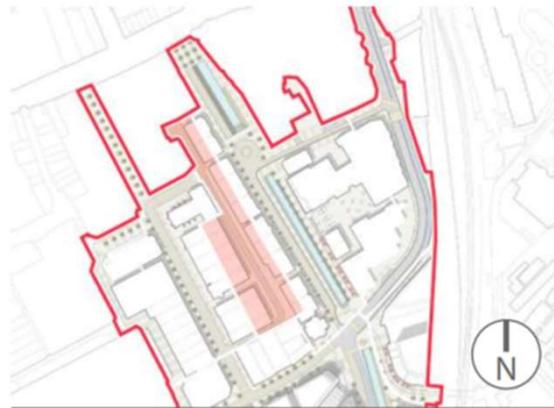


07 CHARACTER AREAS

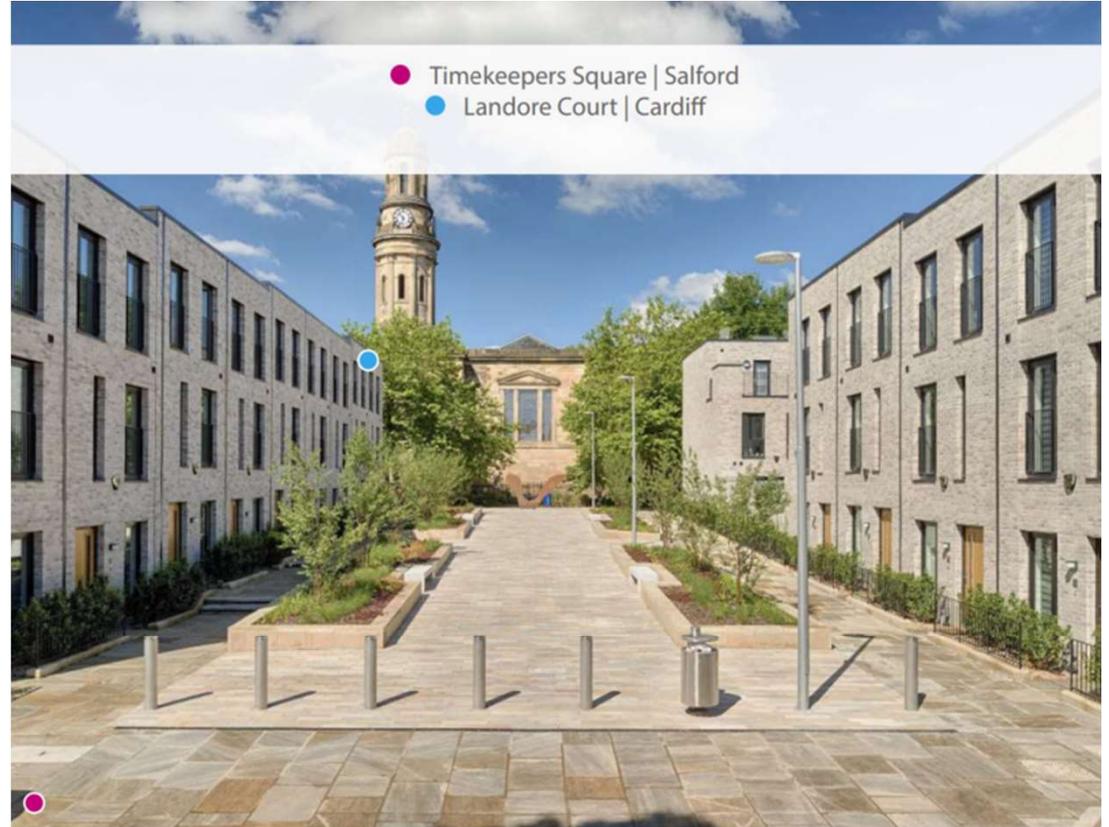
Wesley Lane

- A new residential district.
- A place where individuals and families can live and work, relax and play.

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Character Area Location Plan



● Timekeepers Square | Salford
● Landore Court | Cardiff



07 CHARACTER AREAS

Charles Street

- Enhancement of buildings and public space to strengthen the historic character
 - Transition towards more residential and independent food, drink and leisure uses
- Active frontage can bring vibrancy to a place but also provide passive surveillance



Character Area Location Plan

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07 CHARACTER AREAS

Station Terrace

- Key transport node
- Opportunities to enhance the quality and status of the public realm

Vital active travel link

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07 CHARACTER AREAS

Churchill Way

- Exposing the dock feeder canal and rediscovering the city's maritime heritage
- Reinstating the canal will enable the greening of Churchill Way
- Mixed use development opportunities

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Character Area Location Plan



08 FRAMEWORK
PROPOSAL



Framework Proposal CGI

RECOMMENDATIONS

- 1) Approve the Canal Quarter Development Framework.
- 2) Approve in principle the Option Agreement and delegate authority to complete an agreement and in the event that the Option Agreement is exercised a further report will be presented back to Cabinet for approval.

APPENDICES

- 1) Site Plan
- 2) Masterplan Framework
- 3) Motorpoint Option Agreement Heads of Terms (Confidential)
- 4) Independent Valuation (Confidential)

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Llanrumney Regeneration Scheme

Statutory Public Consultation & Land Disposal Update

Economy & Culture Scrutiny Committee Meeting – 14/05/21

Background

- The Llanrumney Regeneration Scheme aims primarily to improve employment opportunities for residents of East Cardiff by delivering a new bridge and road link from the A48 into the Llanrumney ward.
- It will also deliver:
 - a new logistics centre on the Pentwyn the Park & Ride site, creating c300 jobs whilst retaining the full P&R
 - 160 new homes on Ball Road and Ball Lane in addition to the 98 units being delivered through the Cardiff Living Scheme on the former Llanrumney High site
 - a new Sports complex at the Cardiff University playing fields
 - a contribution towards the Pentwyn Leisure Centre upgrade
- This report is an update to the report presented to Cabinet in November 2020
- In November 2020 Cabinet agreed the disposal of the employment site and authorised a public consultation on the disposal of the Ball Road site

Indicative Masterplan

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New Sports Complex

New Bridge & Road

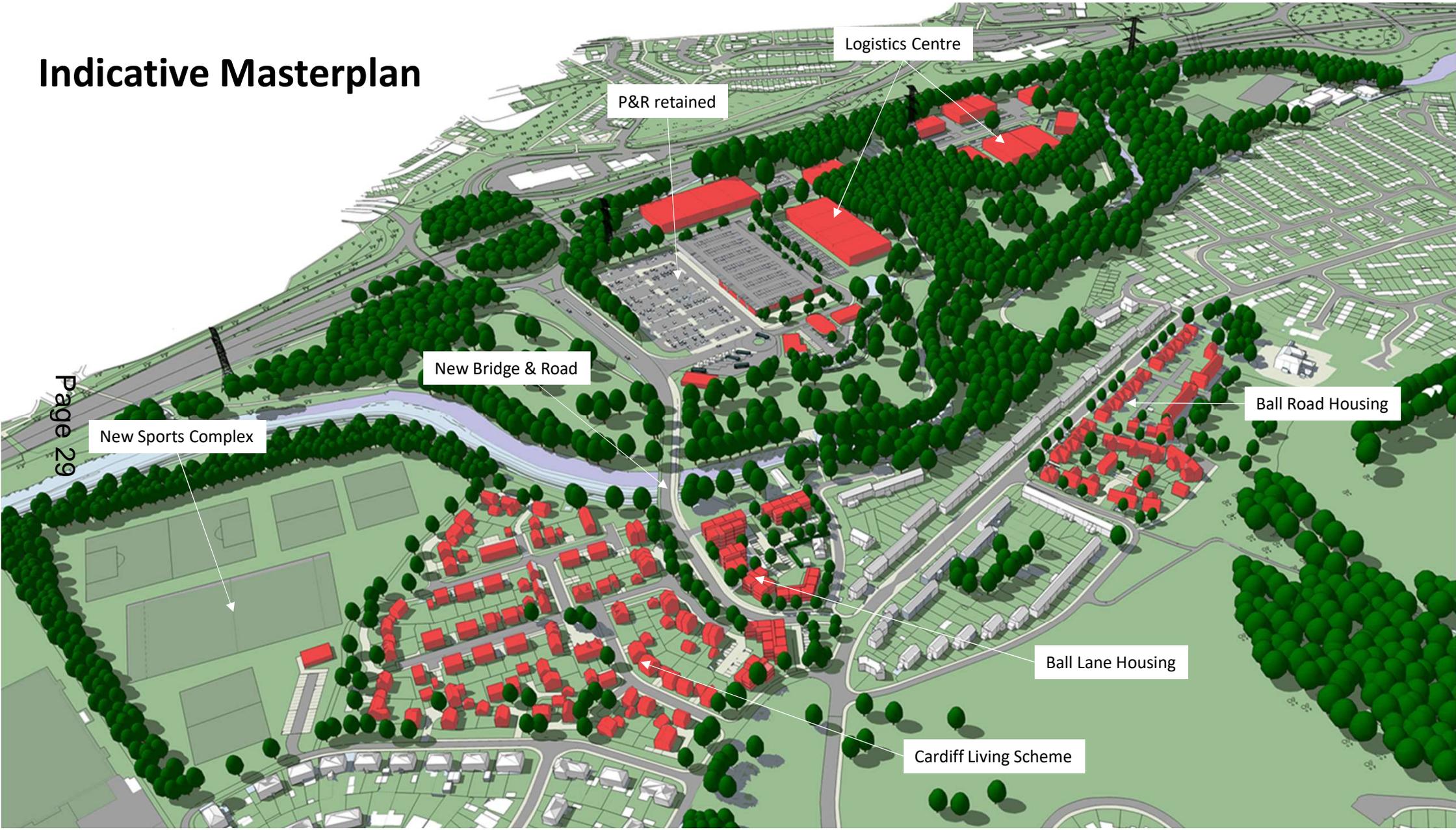
P&R retained

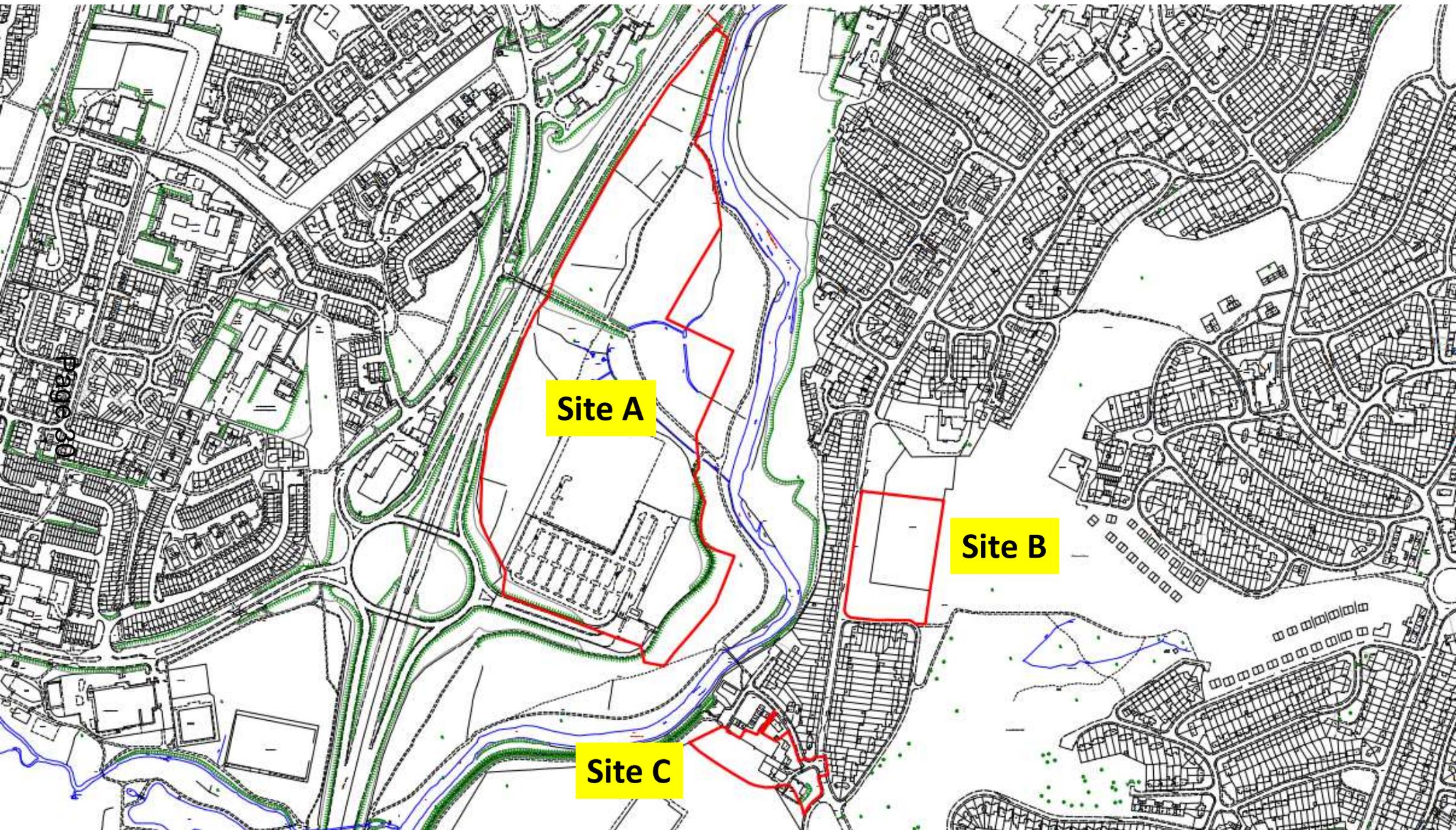
Logistics Centre

Ball Road Housing

Ball Lane Housing

Cardiff Living Scheme





Site A

Site B

Site C

Cardiff University & Cardiff City Football Club Outdoor Sports Complex



Reason for the Report

- To consider the representations received through the statutory consultation process undertaken following the Cabinet decision in November 2020 to progress the Llanrumney Regeneration Scheme.
- To seek Cabinet approval to publish the 'Decision Report' in accordance with statutory procedures.
- To seek authority to dispose of land for residential development as part of the Llanrumney Regeneration Scheme following the full completion of the consultation process

Statutory Consultation Area - Ball Road

- 6 weeks consultation period from 6th January 2021 – 19th February 2021
- Letters to local residents, publication of notices on the Council Website, deposit of information for public inspection at Llanrumney Hall
- No formal objection from statutory consultees – initial objection from Sport Wales and Fields in Trust withdrawn on the provision of additional information
- Only 6 objections from local residents
- Strong support from local members and local sports clubs



Summary of Decision Report

6 individual objections received covering the following concerns:

- 1) Loss of green open space, especially for informal recreational purposes for the whole community (dog walking, children's play etc.).

RESPONSE: c3 acres of the current c6 acres will be retained fronting Llanrumney Hall for informal recreational purposes. A new MUGA will also be delivered. The site directly adjoins c40 acres of existing informal green space.

- 2) Loss of a valuable and well-loved local community asset.

RESPONSE: To be replaced with much improved community assets. Proposals strongly supported in the community.

- 3) Inadequate replacement open space facilities at Mendip Road – which only caters for a small part of the community and won't be available to all local residents.

RESPONSE: As (1) above

- 4) Detrimental impact of additional housing on local infrastructure, especially roads / increase in traffic, schools and other community facilities.

RESPONSE: New infrastructure to be delivered through the project (i.e. the link to the A48) outweighs the additional pressure on existing infrastructure created by the new housing

- 5) Negative impact on views and property values.

RESPONSE: New housing will be of a modern design and will improve the physical environment rather than detract.

Summary of Decision Report

- 6) Detrimental impact on Llanrumney Hall in terms of its historical setting, loss of visual amenity and ability to host outside events

RESPONSE: Sufficient space immediately in front of Llanrumney Hall is being retained to maintain the vista and to allow local events to continue to be hosted

- 7) Loss of facility would compound the loss of many other local community facilities, especially for children and lack of general investment in the area.

RESPONSE: The Llanrumney Regeneration Scheme represents one of the largest recent investments in the area and will significantly improve local community facilities including the provision of new housing and access to jobs.

- 8) Decrease in open space proportionate to housing.

RESPONSE: The area is very well served by open space and the loss of one playing field will be adequately off-set by the protection of 3 pitches from development including a much improved maintenance arrangement

- 9) No guarantee that there will be sufficient funds left over to invest in the replacement sports facilities, as costs of the new road and bridge could escalate.

RESPONSE: The development of the site guarantees the provision of the replacement facilities as the capital receipt is ring-fenced

Summary of Decision Report

The Decision Report recommends progressing the disposal, based on:

- The low number of objections (6)
- The lack of any objection from statutory consultees
- The mitigation provided and the general improvement in provision through replacement facilities
- The support of local members
- The support of the local sports clubs, including Llanrumney Rugby Club who are directly affected by the disposal

Remaining Process

- Notice of the decision to proceed with a disposal is required to be published in a newspaper local to the Council's area for two consecutive weeks
- The Decision Report must be available for inspection for a minimum period of 6 weeks from the first date of publication of the notice.
- The notice will also be required to be erected on site and also on the Council's Website.
- Any person who made representations should be provided with a copy of the Decision Notice.
- The Regulations do not allow the Council to legally commit to proceed with a disposal until at least 12 weeks after first publication of the notice.

Recommendations

1. Approve the content of the Decision Report attached as Appendix 3.
2. Authorise the advertisement of a further notice of the Council's decision to dispose of the land identified in the site plan attached as Appendix 1 and to make the Decision Report available for inspection and to comply with all other formalities required by the Regulations.
3. Subject to the full completion of the statutory consultation process referred to in Recommendation 2 above, provide authority to dispose of Sites B and C outlined in this report and identified in the site plans attached as part of the surveyors report at Confidential Appendix 4 and in line with the Heads of Terms set out in Confidential Appendix 5.

Appendices

1. Site Plan.
2. Ring-fenced Capital Receipts (Confidential).
3. Decision Report
4. Surveyors Report (Confidential)
5. Heads of Terms (Confidential)

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