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## LATE REPRESENTATIONS

<b>Committee</b>	PLANNING COMMITTEE
<b>Date and Time of Meeting</b>	THURSDAY, 2 MARCH 2023, 10.00 AM

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

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**PLANNING COMMITTEE**

**2<sup>ND</sup> MARCH 2023**

AMENDMENT SHEET / LATE REPRESENTATIONS

Agenda Item 5c (page 59)

<b>APPLICATION NO.</b>	19/02330/MJR
<b>LOCATION:</b>	Land South of the M4 to the East of Lisvane, West of Pontprennau, and North of Cyncoed
<b>PROPOSAL:</b>	An Outline Application (Appearance, Landscaping, Layout and Scale Reserved) for a Mixed Use Development of up to 2,500 New Homes, to Include Affordable Housing; Land For Employment Use (B1); District Centre and Mixed Use Areas Accommodating Uses Within Classes A1-A3 (Shops; Financial And Professional Services; and Food And Drink Outlets), B1 (Business), C1 (Residential Institutions, Including Care Accommodation), C3 (Dwellings), D1 (Non-Residential Institutions, Including Medical and Health Services, Creches, Library, Conference Centre, Community Centres and Places Of Worship), D2 (Assembly And Leisure, Including Indoor Sports Facilities); One 2 FE Primary School and Land For a Secondary School (10 FE & 6th Form) Comprising a Total Of 10 Hectares; Green Infrastructure Including Formal And Informal Open Space Comprising Green Corridors, Amenity Green Space, Play Areas, Semi-Natural/ Natural Open Space, Woodland, Allotments/ Community Orchards and Civic Spaces and Surface Water Attenuation Features; Highway, Cycle and Pedestrian Routes Including Partial Diversion/Creation Of Public Rights of Way; Car Parking; Drainage and Utilities Infrastructure, Including Diversion Of The 132kv And 11 Overhead Electricity Transmission Lines Traversing The Site and Removal of Pylon Structures; Engineering Works Including Ground Remodelling; Demolition Site Reclamation and Removal Of Structures; Approval is Also Sought For The Formation Of New Accesses From Lisvane Road, Ty Draw Road, and Heol Glandulais/St. Mellons Road.

ADDITIONAL REPRESENTATION:

**FROM:**

Turley for Mark Boland (Landowner, Bryngolau Farm)

**SUMMARY:**

Expresses their support for the development.

They welcome futureproofing the development by providing unfettered future access points to the wider strategic allocation. They also welcome specific references to the importance of providing appropriate connections between the North East Cardiff site and Bryngolau Farm. Para. 8.50 of the committee report states that planning conditions will be used to secure the provision of the southwest connection (i.e. from the NE Cardiff site to Bryngolau Farm) in a timely manner so as not to prejudice the development of the adjoining land.

Condition 4 makes reference to the strategic connections to adjacent land, including Bryngolau Farm. This requires details of phasing to be provided for those elements of the scheme, with future RM applications having to accord with this plan and the development to be carried out in accordance with it. Whilst Condition 4 is welcomed, there is no further reference to securing future connections in the 'Section 106 Matters' section of the committee report. Taking the United Welsh/Edenstone scheme to the south east of Bryngolau Farm, specific obligations relating to future site connections were included in the Section 106. That obligation requires land to be provided that abuts the boundary of the site, which is of sufficient width to enable vehicular/pedestrian/cycle connections. Whilst the North East Cardiff scheme is as an outline application, a similar obligation would still be achievable.

#### **RESPONSE:**

The comments are noted. An additional obligation in the Section 106 Agreement is recommended. This obligation will be similar to the wording used for the neighbouring Ty Draw Road development (ref: 19/02648/MJR) and, together with Conditions 4 (Site Wide Phasing Plan) and 16 (Phasing Schedule), will help secure the necessary strategic connections to neighbouring land, as shown on the amended 'Proposed Movement Plan' (drawing no. TWB005 057 Rev M).

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#### **ADDITIONAL REPRESENTATION:**

##### **FROM:**

Savills

##### **SUMMARY:**

References para 8.50 as follows:

*To the southeast sits a neighbouring parcel that falls within the LDP allocation (Bryngolau Farm). The movement parameter plan shows two points of access for vehicles into this site from St. Mellons Road to the north and via the Ty Draw Road spur to the southwest. Conditions will secure the provision of the southwest connection in a timely manner so as not to prejudice the development of this adjoining land (the proposed access from the northeast would be via the existing/re-designed public highway).*

This is clear and helpful though they consider Condition 4 is not sufficient to secure this connection and a Section 106 obligation is required.

#### **RESPONSE:**

The comments are noted. An additional obligation in the Section 106 Agreement is recommended. This obligation will be similar to the wording used for the neighbouring Ty Draw Road development (ref: 19/02648/MJR) and, together with Conditions 4 (Site Wide Phasing Plan) and 16 (Phasing Schedule), will help secure the necessary strategic connections to neighbouring land, as shown on the amended 'Proposed Movement Plan' (drawing no. TWB005 057 Rev M).

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