

PETITION

COMMITTEE DATE: 26/10/2016

APPLICATION No. **16/02224/MJR** APPLICATION DATE: 19/09/2016

ED: **PONTPRENNAU/ST MELLONS**

APP: TYPE: Discharge of Conditions

APPLICANT: Persimmon Homes East Wales

LOCATION: LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS

PROPOSAL: DISCHARGE OF CONDITION 33 (CONSTRUCTION METHOD STATEMENT) OF 13/00578/DCO

RECOMMENDATION 1: That the discharge of condition 33 be **GRANTED** subject to compliance with the Construction Management Scheme submitted with this application and that no deliveries are made from Bridge Road, Old St Mellons after the 16 December 2016 or the cessation of road works on Church Road between the A4232 and the application site, whichever is the sooner.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 The proposal seeks to discharge condition 33 of planning application 13/578. This condition requires that: " Prior to commencement of each phase 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, times of deliveries, loading/unloading and storage of plant and materials, construction compounds, any temporary facilities for construction / sales staff, site hoardings (including the erection, maintenance and security), site access, wheel washing facilities, and details of a carpark for contractors vehicles. The development construction of the relevant phase shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity"
- 1.2 The developer has submitted a comprehensive Construction Management Scheme (CMS) addressing the above matters. However, one element has changed from an earlier application to address this condition which is in respect of the duration of the period for allowing delivery vehicles to access the site via Bridge Road.
- 1.3 An earlier scheme to allow for construction and delivery vehicles along Bridge Road was specified by the applicant as to be for a period of 10 months from the approval date in 2015. The applicant did not commence construction on site until this April. The applicant is now seeking consent to use Bridge Road for deliveries until 16 December 2016 and then all deliveries will access the site from the A4232. This arrangement is required to ensure appropriate and safe traffic management during the construction of the S278 highway work along Church Road.

- 1.4 The CMS also specifies the size of rigid curtain sided vehicles as 11m long, 2.55m width and 4m height and articulated vehicles as 16.5m long, 2.55m wide and 4.2m high. A maximum of 15 vehicles each working day is expected.
- 1.5 The applicant in a supporting letter states:-
The approved construction method statement indicated that construction and delivery traffic would utilise Bridge Road for a period of up to 10 months. This period was triggered on approval of the construction method statement, which occurred on 22nd October 2015, and was intended to provide an alternative access for construction and delivery traffic during the construction of the s278 works along Church Road - which include the construction of a dedicated bus and cycle lane.
- 1.6 Notwithstanding the above, works did not commence on site until the 1st April 2016 owing to delays associated with the purchase of the land. The effect of which was to cut-short the extent of the arrangement by almost 6 months leaving a wholly insufficient window of 4 months for the operation of the alternative arrangement / completion of the s278 works.
- 1.7 The revised submission seeks a continuation of the approved arrangement until the 16th December 2016, which amounts to a total period of 8 months and 15 days far less than was originally approved (10 months). The proposed arrangement will provide the authority, local members and the public with the comfort of knowing that every effort is being expended to minimise disruption during the construction (as evidenced by the reduction in the total duration of works from the approved 10 months to 8 months and 15 days) whilst also providing Persimmon Homes with an appropriate timeframe for the construction of works critical to the delivery of Cardiff's first strategic development.
- 1.8 The revised arrangements is necessary in order to ensure the safety of construction workers undertaking the s278 works along Church Road, and ensure the timely progression of Cardiff's first strategic development.
- 1.9 Failure to agree to the proposed revision will have a significant cost implication; will compound the housing land supply shortfall that exists by reducing the number of completions that occur this year by 50 units; and compromise the safety of construction workers.

2. **DESCRIPTION OF SITE**

- 2.1 The application site extends from the M4 in the north to the A48 in the south, the A4232 in the west and Rhymney river in the east.
- 2.2 A drawing submitted with an earlier application for a scheme to block off Bridge Road in the near future shows the highway where it fronts dwellings varying in width from 7.7m to 7.1m and reducing to 6.1m towards its western edge. The road is nearer 5m in width at its eastern end close to Ty Winch Road when measured from an OS Map. There is no pavement along Bridge Road but there are regular refuges at the access points to private driveways.

3. **SITE HISTORY**

- 3.1 13/00578 Outline consent for up to 1020 dwellings, village centre and associated matters. Approved 5/4/13
- 3.2 14/2556 Reserved matters for 452 dwellings and village centre. Approved 4/11/14
- 3.3 14/2503 Discharge of condition 33 of 13/00578. Approved 4/11/14
- 3.4 15/2173 Discharge of condition 33 of 13/00578. Approved 22/10/15

4. **POLICY FRAMEWORK**

- 4.1 It is considered that the following LDP policies are relevant to this application:-

KP2(G) Strategic Sites
KP4 Masterplanning Approach
T6 Impact on Transport Networks and Services.

5. **INTERNAL CONSULTATIONS**

- 5.1 The Transportation Officer has advised that there is no objection to this application.

6. **EXTERNAL CONSULTATIONS**

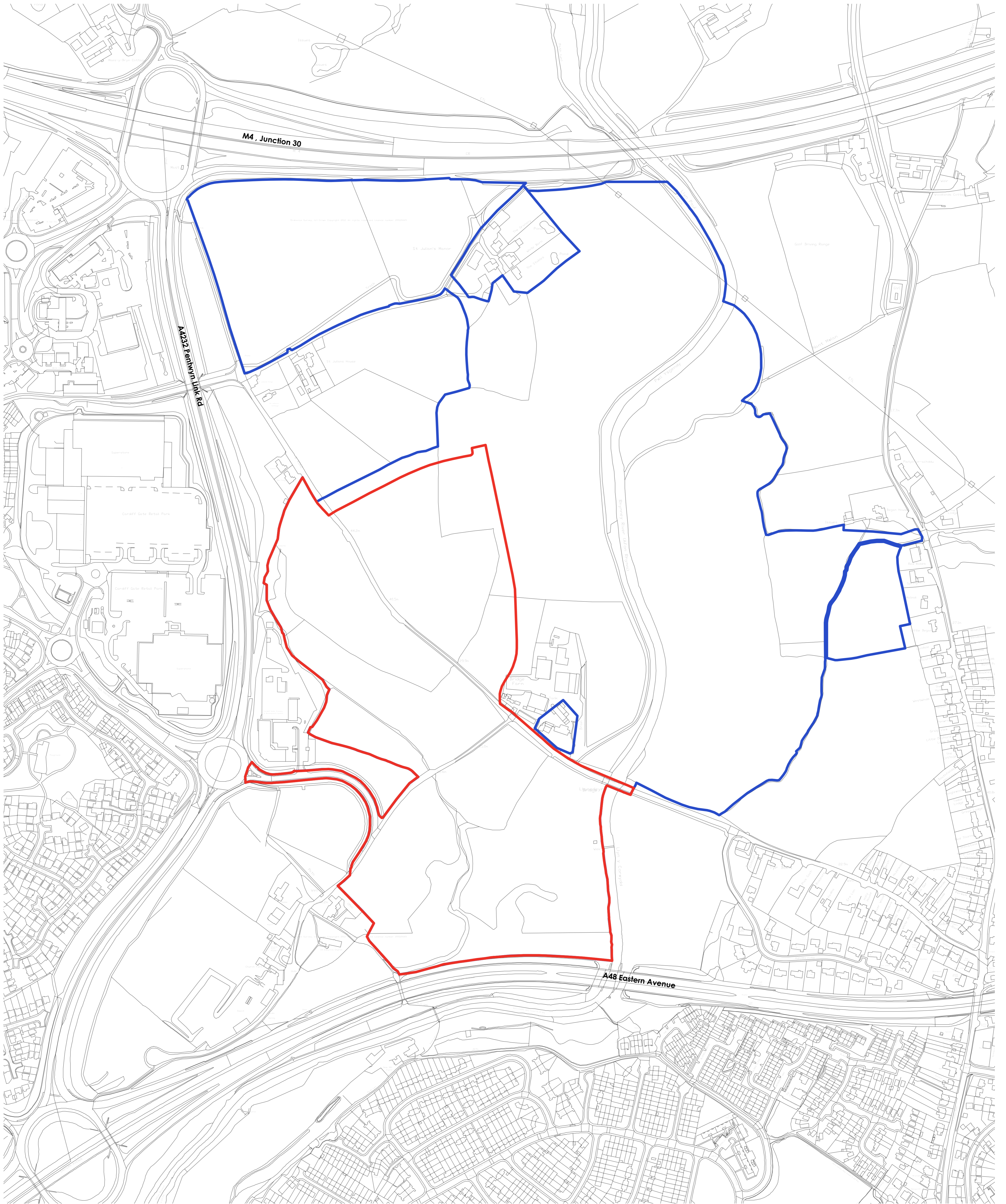
- 6.1 None

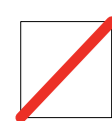
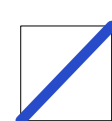
7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted. Councillor Rees says that there is unanimous objection from local residents and she expresses her Councillor objection.
- 7.2 Old St Mellons Community Council says that delivery vehicles are causing damage to properties and they are a potential hazard to regular road users in breach of the earlier planning consent.
- 7.3 Three residents of Bridge Road sent emails that Bridge Road is unsafe for use by delivery vehicles, and in particular are a danger to pedestrians as there are no pavements. In addition they have experienced being stuck behind delivery lorries resulting in inconvenience.
- 7.4 A petition signed by 53 local residents has been received. The petition says that it is dangerous to increase traffic on this narrow road which has no footways and asks Committee to refuse this application on grounds that this traffic would create noise, disruption, and danger to people living in Bridge Road. (The majority of signatures are from Bridge Road, 2 residents of Mill Lane, 8 residents of Ruperra Close and 4 residents of Ty'r Winch Road).

8. **ANALYSIS**

- 8.1 The applicant intended to commence work on site when 15/2173 was granted. This would have allowed for construction and delivery vehicles along Bridge Road for 10 months from the approval date of that application. Construction work did not start until April of this year. Initially construction deliveries could be made from the A4232 and in the main that appears to have been the case. Towards the beginning of September regular deliveries were being made along Bridge Road as roadworks along Church Road between the A4232 and the Persimmon site commenced.
- 8.2 The current submission seeks consent for deliveries for a period of a shorter period than the 10 months originally specified in 15/2173. Should approval be granted by Committee then deliveries would end in 7 weeks.
- 8.3 The Transportation Officer has made no highway objections to this temporary arrangement.
- 8.4 Lorries do generate a certain level of noise and often travel a little slower than cars which causes some disturbance and inconvenience but this is not considered to give rise to significant detriment/inconvenience for the temporary period required. To facilitate new residential development many deliveries are made along residential streets for the lifetime of those developments. In this case there is likely to be a maximum of one lorry movement along Bridge Road every 20 minutes during working hours but only until 16 December 2016.
- 8.5 The December 2011 traffic figures recorded 345 vehicle movements between 8.00-9.00 hours and 174 vehicle movements between 17.00-18.00 hours. When 50 dwellings have been occupied Bridge Road will be permanently closed to all through vehicular traffic. Bridge Road will then become a 20mph shared surface/home zone. Emergency vehicles and potentially buses will be able to use Bridge Road. This will be a significant benefit for the residents of Bridge Road.
- 8.6 In conclusion it is not considered that the amendment to an element of the construction management condition would cause significant detriment to highway safety, noise or inconvenience for a temporary period until 16 December 2016.



-  Phase 1 - Application Redline
-  Land within applicants control

Project:
 Rev D - Revisions as follows:
 1. Redline and blue line boundaries updated as client instruction.
 2. Drawing title sheet and scale revised.
 Rev C - Amended as per comments (email 10/09/13), CR.
 Rev B - Amended to accommodate landscaping and engineering works, CR.
 Rev A - Amended as per clients comments (email 07/08/13), CR.

20.05.2014
 10.09.2013
 07.08.2013

Drawing Title:
**Phase 1 : St Edeym's Village, Cardiff
 Redline Application Plan**

Job No: 13120	Drawing No: 1000	Rev: D
Scale: 1:2500 @ A1	Drawn By:	
Date: 05 2014	Checked By:	

**Persimmon
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