

COMMITTEE DATE: 23/01/2019

APPLICATION No. **18/02519/MJR** APPLICATION DATE: 26/10/2018

ED: **RUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Wates Residential and Cardiff Council

LOCATION: EASTERN HIGH SCHOOL, NEWPORT ROAD, RUMNEY,
CARDIFF, CF3 3XG

PROPOSAL: FULL PLANNING APPLICATION FOR THE PROPOSED
RESIDENTIAL DEVELOPMENT OF 214 HOMES
COMPRISING 149 GENERAL MARKET HOMES AND 65
AFFORDABLE HOMES (WHICH INCLUDES A 44 BED OLDER
PERSONS' INDEPENDENT LIVING ACCOMMODATION
BLOCK) AND ASSOCIATED INFRASTRUCTURE

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the applicant entering a Unilateral Undertaking under **SECTION 106** for/**TOWARDS** the requirements specified in paragraph 9.1 of this report and subject to 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:
 - 099A Site Location Plan
 - 100G Proposed Site Plan
 - 101C Proposed Site Management Plan
 - 102A External Materials Layout
 - 110B House Type A - Plans & Elevations
 - 111B House Type C1 - Plans & Elevations
 - 112B House Type C2 - Plans & Elevations
 - 113B House Type D - Plans & Elevations
 - 114B House Type E - Plans & Elevations
 - 115B House Type F - Plans & Elevations
 - 116C House Type G - Plans & Elevations
 - 117B House Type K - Plans & Elevations
 - 118B House Type L - Plans & Elevations
 - 119D House Type P - Plans & Elevations
 - 120B House Type A1 - Plans & Elevations
 - 121B House Type A2 - Plans & Elevations
 - 122C House Type A3 - Plans
 - 125 House Type A3 - Elevations
 - 129B Over 55s Apartments - Ground Floor & First Floor Plans
 - 130D Over 55s Apartments - Typical Floor & Upper Floor Plans

- 131D Over 55s Apartments - Elevations
- 150 Single Garage - Plans & Elevations
- 151 Double Garage - Plans & Elevations
- 152 Garden Shed Details
- 153 Boundary Type A - 1800mm Brick Wall
- 154 Boundary Type B - 1800mm Close Boarded Fence
- 200C Street Elevations/Site Sections A-A, B-B
- 201D Street Elevations/Site Sections C-C
- 300A Street Sections & Plans
- 800C Street Scene 1 - Over 55s Apartments & Site Entrance
- 801A Street Scene 2
- 802 Street Scene 3
- Environmental Noise assessment Ref 7368/JA/BL
- Soil Management Plan December 2018
- RAL 321.01 07
- RAL 321.02 04
- RAL 321.03 02
- 18131 – C-300 Pumping Station Layout

Reason: To avoid doubt and confusion as to the approved plans.

3. Post demolition but prior to the commencement of the main construction phase of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (ii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

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 / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

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' (July 2012),.

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' (July 2012).

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 shall 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 must 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 workers, neighbours and other offsite receptors 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. 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 (LDP policy EN10).
11. Prior to the commencement of development an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan shall be submitted to the Local Planning Authority for approval and then be implemented as approved.
Reason: In the interests of the visual amenities of the area and biodiversity (LDP policy H6).
12. A soil scientist shall be appointed to oversee the soil handling and amelioration requirements and submit 6 monthly update reports to the Local Planning Authority from the commencement of soil handling.
Reason: To ensure satisfactory soils are being used in the successful establishment of the landscaping scheme required in the interests of the visual amenities of the area and biodiversity (LDP policy H6).

13. Prior to the commencement of development a landscaping scheme plan showing the below ground services for this development confirming that the landscaping scheme can be implemented as approved shall be submitted to the Local Planning Authority for approval and shall then be implemented as approved.
Reason: To ensure that the position of below ground services do not prejudice the successful establishment of the landscaping scheme required In the interests of the visual amenities of the area and biodiversity (LDP policy H6)..
14. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents.
Reason: In the interests of the visual amenities of the area (LDP policy H6).
15. Prior to the commencement any development a scheme (Construction Environmental Management Plan) to minimise dust emissions and minimise the impact on the highway arising from construction activities on site during the construction period shall be submitted in writing for approval by the Local Planning Authority. The scheme shall include (but not be limited to) details of site hoardings, site access and wheel washing facilities, a strategy for the delivery of plant and materials, construction staff parking, traffic management proposals and details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The demolition and construction phases 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 demolition and construction phases.
Reason: To safeguard the amenity of nearby residents and highway safety (LDP policies EN13 and T5).
16. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted to and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource (LDP policy EN9).
17. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority.

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.

18. In addition to the measures proposed to compensate for the loss of bat roosts caused by demolition of the main building 12 x bat boxes for crevice-dwelling bats, 6 x House Sparrow terraces, 12 x Swift Boxes, and 4 x double House Martin cups shall be installed on dwellings in accordance with a scheme submitted to and approved by the local planning authority prior to development commencing.
Reason: In the interests of bio diversity (LDP policy EN7).
19. Prior to development commencing a lighting scheme to demonstrate how light spillage onto retained and planted habitats which are of use for bats and bat boxes will be avoided, such that illumination of these habitat will not increase above 1.0 lux, or above currently existing light levels, whichever is greater, shall be submitted for the approval of the local planning authority and then be implemented as approved.
Reason: In the interests of bio diversity (LDP policy EN7).
21. No development shall commence on the houses or apartments until samples of the external materials have been submitted to the Local Planning Authority for approval and shall then be implemented as approved.
Reason: In the interests of the visual amenities of the area (LDP policy H5).
22. The colour of external meter cabinets on any principal elevation of a proposed dwelling shall match the colour of the windows of that dwelling.
Reason: In the interests of visual amenities (LDP policy H5)
23. Prior to development commencing details of any means of enclosure to the fronts of houses and around the apartment building shall be submitted to the Local Planning Authority for approval and then be implemented as approved.
Reason: In the interests of visual amenity and prevention of crime (LDP policies C3 and H5).
24. Prior to development commencing details of an entrance feature shall be submitted to the Local Planning Authority for approval and then be implemented as approved.
Reason: In the interests of visual amenities (LDP policy H5).
25. No development shall take place until a scheme showing the architectural detailing of the apartment building has been submitted to and approved in writing by the Local Planning Authority and the apartment building shall not be brought into beneficial use until the approved detailing has been implemented.
Reason: To ensure a satisfactory finished appearance to the

development (LDP policy H5).

26. Prior to the occupation of any of the dwellings details of the proposed benches and a programme for their installation shall be submitted to and approved by the local planning authority and then be implemented as approved.
Reason: In the interests of visual amenities and for the benefit of future occupiers (LDP policy H5).
27. Prior to development commencing on site details of existing and proposed ground levels and slab levels shall be submitted to the Local Planning Authority for approval and shall then be implemented in accordance with those details.
Reason: In the interests of the amenities of adjoining and future occupiers (LDP policy H5).
28. The 1.8m high fence along the western boundary shown on drawing RAL.321.01 date Dec 2018 shall be erected prior to development commencing on site.
Reason: In the interests of privacy and security (LDP policy C3).
29. Prior to development commencing on the apartments details of the means of enclosure at the entrance to the apartment car park shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved prior to the beneficial occupation of any of the apartments.
Reason: In the interests of visual amenities (LDP policy H5).
30. Prior to development commencing on the apartments details of secured covered cycle parking shall be submitted for the approval of the Local Planning Authority and then be implemented as approved prior to the apartments being brought into beneficial use.
Reason: To encourage cycling as an alternative mode of transport and in the interests of health (LDP policies T1 and T5).
31. The highway alterations detailed in Figure 4.1 of the Transport Assessment, including the repositioning of the bus stop, shall be carried out prior to any dwelling being brought into beneficial use.
Reason: In the interests of safety and maintaining access to public transport (LDP policy T5).
32. Notwithstanding the submitted plans and prior to development commencing on site details of the final surfacing materials for roads, pavements and defining the edge of carriageway shall be submitted to and approved by the Local Planning Authority and implemented as approved.
Reason: To ensure the suitability of the final layer of road and pavement surfacing material (LDP policies T1 and T5).
33. The car parking areas to serve plots 1-4(inc), 12-16(inc), 51-54(inc),

64-67(inc) 96-101(inc) and 135-142(inc) shall be finished in block paving.

Reason: In the interests of visual amenities (LDP policy H5).

34. Prior to any development commencing details of a pedestrian link to Taunton Crescent shall be submitted to and approved in writing by the Local Planning Authority and then implemented prior to any of the dwellings being occupied for residential purposes.

Reason: To encourage safe and convenient pedestrian movements to and from this development (LDP policies T1 and T5).

35. Notwithstanding the approved plans and prior to development commencing on site details of a swept path review along with any minor revisions to the layout plan shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety (LDP policy T5).

36. Prior to any dwelling being occupied for residential purposes a signage scheme giving priority for cyclists at junctions along the cycle/pedestrian route adjoining the principal estate road shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved scheme.

Reason: In the interests of highway safety (LDP policies T1 and T5).

37. Prior to development commencing on site details of the means of maintaining a safe pedestrian link from Caer Castell Place to Newport Road, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details, until the cycle/pedestrian route adjoining the principal estate road has been created linking Caer Castell Place to Newport Road,

Reason: In the interests of highway safety (LDP policies T1 and T5).

RECOMMENDATION 2 : 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 3 : 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.

RECOMMENDATION 4 : No highways work can be undertaken without written agreement from the Council's S278 / S38 teams.

RECOMMENDATION 5 : The developer shall have regard to the consultation responses received during the processing of this application.

RECOMMENDATION 6 : 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 7 : Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

<https://naturalresources.wales/conservation-biodiversity-and-wildlife/europea-protected-species/?lang=en>

1. **DESCRIPTION OF DEVELOPMENT**

1.1 The applicant has previously described the approach to the overall approach for the HPP (now called Cardiff Living) as follows:-

The aim of the HPP is to build around 1500 mixed tenure, energy efficient, sustainable and high quality homes across 40 Council owned sites within Cardiff. Sites vary in size from a few dwellings to almost 300. Overall, the programme will provide 40% affordable homes across the portfolio of sites with the remaining dwellings being placed on open market sale. The HPP will be delivered in three phases, within a period of 10 years and to the following key principles:

- A high level of energy efficiency in all homes and tenures that will assist with tackling fuel poverty through a fabric first approach.
- A tenure-blind, high quality of design and architectural standard.
- A high standard of urban design and place making.
- Sustainable communities by creating well connected and inclusive developments.
- High quality building standards and specifications for the affordable units.

1.2 The proposal is for a total of 214 dwellings. 30% would be affordable comprising 35 x one bedroom flats, 9 x two bedroom flats, 8 x two bedroom houses 9 x three bedroom houses and 4 x four bedroom houses. The open market housing would comprise 20 x two bedroom houses, 92 x three bedroom houses, 28 x four bedroom houses and 9 x five bedroom houses.

1.3 The apartment block would be part five and part four storey in height finished in off white concrete with smooth red engineering bricks for the plinth and green feature tiles. It would be located towards the front of the site separated by the new estate road and a band of existing and proposed planting from Newport Road i.e. a distance of 35m. The apartment building would accommodate 44 flats, 2 residents' lounges, activity rooms, guest suite, health suite, laundry, kitchen, rooms for manager and staff; refuse stores, store for 13 buggies, reception/lobby, plant room and two lifts. The apartments would be dual aspect with each one having a front balcony. A rear landscaped courtyard overlooked by rear open corridors to the apartments is proposed. In addition amenity areas to the front and side of the building as it turns the corner with the estate road are proposed. There would be a court yard parking area to the rear of the apartments for 26 spaces which would be screened by a solid structure from the estate road.

1.4 The houses would be built as 10 terraces comprising a variety of four, five and six dwellings, 39 pairs of semi-detached dwellings and 47 detached houses are proposed. 10 of the houses would be three storey and 25 would be 2 1/2 storey and the other houses would be two storey.

- 1.5 The houses would have walls of Winerberger Highfield Cream brickwork with contrasting red brick panels. The house roofs would be finished in brown or grey tiles. The window frames would be grey
- 1.6 Over 100 trees are to be planted within the site. Over 70 would be semi-mature trees along with numerous extra heavy and heavy standards and woodland planting mix.
- 1.7 An amended vehicular access is proposed at the vehicular entrance to the former school, which will serve as a single vehicular access onto Newport. A new pedestrian access onto Newport Road is proposed and the pedestrian route that runs from Caer Castell Place will be brought within the site and link to Newport Road.
- 1.8 Swales will run alongside the main estate road within a linear park. Two areas are to be used at the southern and eastern corner of the sites as open space and detention basins. Benches are to be incorporated within these areas to take advantage of the views over the Bristol Channel. The eastern area will also incorporate a pumping station, with the only part visible is the switch gear kiosk.
- 1.9 Where means of enclosure adjoin public positions 1.8m high facing brick walls are proposed. Between the sides and rears of dwellings not adjoining public positions 1.8m high close boarded fencing is proposed.
- 1.10 The Landscape Layout Plan specifies that the timber fence on top of the retaining wall along the boundary with Caer Castell is in good condition and will be retained with repairs. The hedge along the western boundary will be cut back a new close boarded fence 1.8m high will be installed and planted within. The boundary with St Illtyds Catholic School will be a planted hedgerow.
- 1.11 The application has been accompanied by a DAS, Planning Statement, PAC, Archaeology Desk Based Assessment, Arboricultural Report, Preliminary Ecological Appraisal, EP1 Update, Bat report, Drainage Strategy, Phase One Desk Study, Phase 2 Geo-Environmental and Geotechnical Ground Investigation, Green Infrastructure Statement, Landscaping Layout, Transport Assessment, Noise Assessment and Air Quality Assessment.

2. **DESCRIPTION OF SITE**

- 2.1 The site is 6.4 ha in area and irregular in shape. The site is generally level with a gradual fall from north to south and a steeper fall in the southern corner. There is an existing high retaining wall with the dwellings in Caer Castell, which are at a markedly lower level than the application site.
- 2.2. There is one vehicle access point into the site located in the north west corner off Newport Road. There is one pedestrian route along the eastern boundary from the end of Caer Castell to Newport Road. There is a bus stop at the access to the site and another bus stop on the opposite side of Newport Road.
- 2.3 There are a number of trees along the frontage with Newport Road. There are

individual trees close to or adjoining the site frontage and a group of trees in the south west corner of the site. Three of these frontage trees are of moderate value, five of the trees and the group of trees are of low value and one tree has been identified in the Tree Constraints Plan as requiring removal.

- 2.4 To the north of the site is Newport Road and beyond that housing, to the north east are St Illtyd Catholic High School and associated playing fields and an ancient monument, to the south east and south west there is residential development.
- 2.5 The application site was formerly occupied by the former Eastern High School and associated playing fields. Demolition of the school was well advanced at the time of the officer's site inspection.
- 2.6 An area of 0.74ha fronting Newport Road and next to the Catholic School is identified for retail purposes but is not part of this application nor has a planning application for such a use been submitted. (The layout plan shows a reserved pedestrian link from the application site to the potential future retail area).

3. **PLANNING HISTORY**

- 3.1 17/02286 Prior Demolition approval for Eastern High School.
- 3.2 Earlier applications were in respect of educational purposes.

4. **PLANNING POLICY**

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

KP1, KP3(B), KP5, KP6, KP7, KP8, KP14, KP16, KP17, H3, H6, EN6, EN8, EN9, EN10, EN13, T1, T5, T6, C1, C3, C4, C5, C6, C7 and W2

- 4.2 It is considered that the following SPGs are relevant to this application:-

- SPG Planning for Health and Well Being
- SPG Managing Transportation Impacts (Incorporating Parking Standards)
- SPG Residential Design Guide
- SPG Affordable Housing
- SPG Ecology and Biodiversity
- SPG Planning Obligations
- SPG Protection and Provision of Open Space in New Developments
- SPG Green Infrastructure
- SPG Trees and Development
- SPG Soils and Development
- SPG Infill Sites
- SPG Waste Collection & Storage Facilities
- SPG Tall Buildings Design Guide
- SPG Archaeology and Archaeological Sensitive Areas

4.3 Planning Policy Wales issued in December 2018 (edition 10)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Contaminated Land state:-

I would like to provide comments in relation to potential contaminative issues on behalf of SRS: Environment Team:-

The following information was submitted as part of the application:
Wardell Armstrong, October 2017; Phase 1 Desk Study Report Ref: CA11255 RPT-002

Wardell Armstrong, November 2017; Phase 2 Geo-Environmental and Geotechnical Ground Investigation. Report Ref: CA11255/1 RPT-002

The above information includes a ground gas assessment that has identified no significant risk from ground gases at the site. An area of sub-surface relict soil has been identified, with the potential for ground gas generation. However the proposals within the report are for the delineation and removal of this material. This will remove the associated risks to the development.

The above information includes a contamination assessment which indicates generally no cause for concern. However, the assessment was limited spatially by existing structures. An isolated exceedance of lead was also identified. Post demolition supplementary sampling and assessment is required to ensure there are no significant contaminants on site and to robustly determine whether remediation is required. Amended conditions are recommended in relation to this, along with the standard remediation validation condition.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services would request the inclusion of the following conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan:

CONDITIONS

Post demolition but prior to the commencement of the main construction phase of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) not required
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

Post demolition but prior to the commencement of the main construction phase 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 must 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 must 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, 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 workers, neighbours and other offsite receptors.

The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must 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 must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), 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 workers, neighbours and other offsite receptors.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must 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 must be undertaken and where remediation is necessary a remediation scheme and verification plan must 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 must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA 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 workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

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 LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

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 LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

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.

ADVISORY/INFORMATIVE

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.

5.2 The Tree Officer states:

TREE PROTECTION

To implement development it will be necessary to remove just one group of trees that attain 'B' categorisation (G5). The loss of this group is more than offset by replacement planting.

Tree 15 and the trees on the NE boundary whose Root Protection Areas (RPAs) impinge upon the site, may be vulnerable to damage through the construction of a joint use cycle path and a car-parking space in the case of T26. Retained trees generally may be vulnerable to damage from landscaping works (changes of level, ripping, rotovation etc.). These matters require consideration and should inform design including the production of an Arboricultural Impact Assessment (AIA), Method Statement (AMS) and Tree Protection Plan (TPP).

Indirect damage to retained trees may result through impacts on branches and this should be addressed via the AIA, AMS and TPP.

In the absence of details concerning services, including drainage, I cannot confirm that there will not be conflict between retained trees and the location of services. This relationship should be clarified as soon as possible to give comfort in this regard.

I foresee potential over-dominance issues in relation to tree groups G1-4 inclusive and G8 (including all the individual trees located within G8). Case experience suggests that the issues to be concerned with are loss of light, tree safety and the fall of organic matter. Tall, spreading trees close to dwellings or looming over gardens can be oppressive or create anxiety in the minds of those that live close by. This is not a trivial issue and can result in serious emotional distress in some cases, particularly where the owners are elderly or have young children. The light issue is not simply a case of shading, it can be associated with the sheer physical presence of a large tree, and this can have a psychological impact, whether or not there is gross shading. Given these considerations, the design of development should focus on maximising clearances between large species trees and dwellings/gardens and 'incidental' areas of soft and hard landscaping on property frontages, that can be vulnerable to being covered with hard-standings, may in some cases need to be 'sacrificed' to give this clearance – the volume of vegetated soil protected to benefit sustainable drainage, carbon storage etc., should increase as a consequence, though there would be more dwellings facing directly onto the highway. The project arboriculturist should work with the layout designer to identify locations where conflict may be most significant and work to agree amendments as appropriate.

LANDSCAPING

I would refer the applicant's team, in particular the Landscape Architect, to our Green Infrastructure SPG, and especially the Trees and Development and Soils and Development TGNs, for advice on the design and specification of tree planting and soils.

Based on the Geotechnical report it appears that the site will support a valuable, re-usable soil resource for landscaping purposes. I concur with the Geotechnical reports recommendation that a Soil Resource Survey (SRS) and Plan (SRP) should be prepared and note that Wardell Armstrong have previously produced such, and it would make great sense for there to be close liaison between the site groundworks team, geotechnical team and soil scientist, to ensure that the maximum volume of soil that is suitable in both human and plant health terms, is utilised appropriately as part of site landscaping. The SRS and SRP should be a key document informing the landscape design and specification, and without this, species lists and planting specifications can only be considered illustrative. Our Soils and Development TGN gives further advice on this topic.

It is essential that landscaping is designed with regard to service constraints,

existing and proposed, and including drainage, to ensure there is no conflict. Comfort is required in this regard, and with regard to the location of lighting and CCTV to ensure there is no conflict with landscaping.

In general terms there are far too many trees proposed and their depiction on plan is realistic only in terms of the immediate post-planting scene, whereas what should be depicted is the trees at their predicted mature spread, so that we can be certain there will not be gross mutual suppression or over-dominance problems.

Planting positions should respect the clearance distances from structures, paths etc., as per BS 5837:2012 Table A.1.

Staggered tree planting arrangements are preferred to highly linear arrangements, since they reduce mutual suppression, break up wind-tunnel effects, reduce 'canyon' effects and allow for greater diversity. Staggering can be achieved via the positioning of trees or by use of trees of different size and form.

Tree spacing should be based on ultimate spreads and proximity to dwellings, to avoid mutual suppression and over-dominance. The only exception to this would be where it is desirable to group plant quick-growing early successional, pioneer trees such as birch or alder, and in these cases there will need to be a medium-long-term plan to replace such groups with larger, longer lived late successional trees.

Trees planted as part of SuDS/rain gardens should be tolerant of alternately wet and dry soil conditions, and I give *Acer rubrum*, *Acer x zoeschense*, *Alnus x spaethii*, *Gleditsia triacanthos* 'Imperial' & 'Draves Street Keeper', *Liquidambar styraciflua*, *Quercus bicolor* and *Quercus palustris* as examples of trees that may be useful in this context.

A mix of native and non-native trees as per the submitted schedule is supported, but the schedule should be refined dependent on space above and below ground and likely tolerance of the growing environment. I refer the applicant to the species list in our SPG and the Trees Design and Action Group Guide to Species Selection for Green Infrastructure.

Each individual tree should be annotated to confirm its species and to enable an assessment to be made concerning its suitability for the location in question.

Single species avenues should be avoided to prevent visual monotony and avoid catastrophic pest and disease outbreaks, though I strongly support the use of the proposed *Tilia tomentosa* 'Brabant', where root available soil volumes exceed 30m³ for free standing trees and 20m³ for trees in continuous shared soil volume. This tree is upswept but will require spacing at minimum 10m, preferably 12m centres to avoid gross mutual suppression in the longer-term. The *Tilia* should not be used alone though, and alternative street trees should be considered to define different characters to different streets. Examples include *Acer x zoeschense*, *Alnus x spaethii*, *Celtis australis*, *Eucommia ulmoides*, *Ginkgo biloba*, *Gleditsia triacanthos* 'Imperial' & 'Draves

Street Keeper', *Pinus sylvestris*, *Platanus orientalis* 'Minaret', *Quercus bicolor*, *Quercus frainetto* 'Trump' and *Quercus petraea*.

The tree species schedule is notably lacking in evergreens, and consideration should be given to the use of trees such as *Arbutus unedo*, *Ilex aquifolium* 'J.C. Van Tol' and *Ligustrum japonicum* and *Ligustrum lucidum* to provide year round foliage and to intercept rainfall and pollutants year round.

Trees should not be planted where they will over-dominate dwellings or present a risk to highway or other infrastructure. Where trees are planted in constrained or hard landscaped environments, they must have access to secondary rooting zones so that roots are baited away from infrastructure and do not circle in the planting hole. Whilst the use of structural soil as depicted for tree planting in hard areas is not completely objectionable, it is only supported where it can be applied at large volumes in a continuous corridor, where its installation is overseen by the manufacturer to ensure correct application, particularly compaction, and where the tree species will be well-suited to the characteristics of the soil as evidenced by a breakdown of its composition, characteristics and performance, as provided by a soil scientists analysis. Un-compacted site won or imported soils as appropriate, and back-filled into load-bearing, open-structured soil cells (e.g. 'RootSpace', 'Silva Cell 2') are likely to be more cost effective, especially for smaller areas, and since they offer more 'nutritious' volume per unit volume than structural soil, their application may be much less extensive than structural soil to bring the same or improved benefits. Products such as 'RootSpace' are also advantageous in that they incorporate an 'air-gap', allowing good gas exchange that is further improved by aeration/irrigation inlets that link to the cell. The use of structural soil/cells will need to be considered for trees in constrained positions such as verges between car-parking, unless a viable alternative can be presented. Wherever possible, structural soil or cells should be used as a link from the tree planting hole to adjoining areas of soft landscape such as gardens.

Tree pits should be depicted not only in section, but plan view, with the latter showing the root available soil volume (i.e. the tree pit) per tree. Where soil cells are used, the product supplier should assist in the drawing up of site specific details.

A full topsoil and subsoil specification should be provided for all planting types, based on the SRS and SRP. Specialist manufactured soils may be required for SuDS areas where there is likely to be alternately very wet and very dry conditions and a soil scientist should be consulted in order to draw up suitable specifications in this regard.

Tree planting should accord with current best practice in Arboriculture, as exemplified by BS 8545:2014, the International Society of Arboriculture, Trees, Design and Action Group, and Urban Tree Foundation. In this regard, and with regard to the Green Infrastructure SPG, the following principles should be adhered to and made clear in sections and specifications: -

- No tree should be accepted for planting until it has been shown via a nursery inspection and inspection on delivery, to be compliant with BS 8545:2014 (see Table 1, p.21 of this Standard).
- No tree should be planted until the soil it is to be planted in has been found fit for purpose in accordance with an approved Soil Resource Survey and Plan.
- Planting holes should be no deeper (typically a few cm shallower) than the root-ball, but at least twice the root-ball diameter and with gently sloping, scarified sides.
- The settled level of the root-ball should mean that the top surface of the root-ball and the root-flare is clearly visible at the surface (deep planting is very common and the submitted soft and hard landscape tree pit sections depicts deep planted trees).
- For trees of EHS and above, the root-ball should sit on a minimum 150mm deep cushion of horticultural grade sharp sand (the bigger the tree, the deeper the cushion) to minimise compaction forces transferred to subsoil. Specification attached.
- The base of the planting hole should be undisturbed unless there are drainage problems, in which case a soil scientist and drainage engineer should be consulted to specify a case specific solution (do not specify a clean stone soakage layer as a matter of course).
- The root-ball for any container(ised) trees that are planted (not proposed but such changes are not infrequent), shall be subject to shaving as per the attached detail prior to planting.
- All synthetic wrappings and thick, galvanised wire should be removed from root-balls before planting.
- Perishable root-ball wrappings and thin, non-galvanised wire should be removed from root-balls where the ball is cohesive. Where the root-ball soil is not cohesive and this is not a consequence of poor root development (if it is the tree should be rejected), retain the wrappings until the tree is in position, then cut and peel them back to one-third root-ball height, removing the peeled back parts.
- The soil profile for tree planting should comprise 300mm topsoil over a minimum 600mm subsoil. Topsoil must not be 'dipped' to envelop root-balls. Excessive topsoil depths increase the risks of anaerobism as there may be insufficient supply of oxygen to meet the demand of organisms at depth. This profile must continue for the full extent of tree pits, but where there will be shrubs only, may adjust to 300mm over 300mm and grass only, 150mm over 150mm. If cells are used the profile shall be determined dependent on how many layers of cells are used and how the cells marry in with surrounding soils.
- No ameliorants (fertiliser, compost) should be back-filled unless soil analysis demonstrates the need, and composts should be worked in no deeper than 150mm.
- The mulch circle should be a minimum 1m radially, of 50mm depth, but tapering to 25mm over the root-ball surface and not built up around the root flare. Mulch shall be maintained for a minimum 3 years and trimmer guards fitted where this operation will form part of the maintenance package.

- Stake supports should be triple as a default, particularly for larger stock, and set as an arrowhead with x2 to the windward (SW) side, using untreated timber and hessian nature-ties. The stakes should project no more than one-third tree height.
- All trees shall be subject to an irrigation plan prepared in accordance with the guidelines in BS 8545.
- All trees shall be subject to formative pruning in accordance with BS 3998:2010 as appropriate.

All landscaping implementation must be overseen by a landscape architect who reports to the LPA on successful completion of each stage.

In terms of green corridors, there is a notable lack of such on the SE boundary, though large trees are not likely to be appropriate here as over-dominance issues will arise, smaller native trees and hedging would be appropriate in defining the rear boundaries.

And further states:

My advice with regard to planting with regard to SuDS suitability has not been taken on board, so I have been obliged to add 'sticky notes' requesting amendments as appropriate.

Monoculture planting is still a feature of the design to an excessive extent and I have added sticky notes recommending changes as appropriate.

I note that the final design of swales/rain gardens will be subject to the engineers input. I understand this but am unclear why such design is not forthcoming at this stage? It is important that the engineering elements do not compromise the proposed planting.

I note that the landscape details submitted are not the full planting plans, but would stress that it would not be acceptable for full planting plans to be submitted later in the planning process that downgrade the spaces shown for planting to date.

Mulch circles should be 1m radially and taper to 25mm over the root-ball surface.

Biodegradable root-ball wrappings and cages should be removed where root-balls are cohesive, but where root-balls lack cohesion due to soil texture (not defective root-balls which should be rejected) the biodegradable wrapping and cage may be retained until the tree is in position, then cut back to one-third root-ball height.

Root-ball shaving should be undertaken to container(ised) trees so that if there is a dense mat of roots at the outer edge trending down or circling, the outer 1 inch of the ball is shaved off (including the top surface if roots are matted and obscuring root-flare) with a sharp tool to leave clean wounds and roots that will develop laterally.

And in respect of the soil report states:

The report is very clear, informative and comprehensive. The only element that I can't find is provision for the soil scientist to oversee implementation of the soil handling, amelioration and placement requirements and report to the LPA periodically to update us on progress. Such has proved very effective on HPP sites and currently on some of the large strategic sites. I should be grateful if provision for such site monitoring and reporting can be made within the report.

5.3 Neighbourhood Services Officer states:

Noise Comments

ROAD TRAFFIC NOISE

I have examined the Environmental noise assessment that was prepared by Acoustic consultants limited dated 24th October 2018 (Reference 7368/JA/BL) that was carried out at the request of my colleague Mrs Rebecca Williams in her memorandum dated 22nd June 2018 concerning planning application PA18/00062/MJR.

I would urge the developer to look at the design of the over 55's assisted living apartments and other properties closest to Newport Road and change the layout to have the bedrooms facing the site and the kitchens, bathrooms and living rooms facing the Newport Road.

The change of layout should take place bearing in mind the comments about the bedrooms facing Newport Road. Please can you confirm the situation about the layout of the rooms to our team.

Notably, the developer must ensure that the mitigation measures for the bedrooms facing Newport Road on page 14 of the above report are carried out.

The external wall building construction on page 15, the roof structure on page 16, the window construction on page 16 and the ventilation mitigation measures on page 17 from the acoustic report advice must be carried out by the developer.

Mrs Williams also requested that the noise assessment include reference to the existing High School adjacent to the site (St Iltyds) and the fixed plant at the high school and on the proposed new retail site. I have not seen any reference to these aspects in the noise assessment that has been carried out.

Also, I have not seen a floodlighting scheme or a CEMP (as requested in Mrs Williams' previous memo) on the planning portal. If they have carried them out please can you direct me to them. I will comment on these aspects once I have heard back from you.

Once I have received information relating to plant and background levels I will look at delivery times, plant noise, opening times of the retail units and any kitchen extraction units in the retail units.

And further states:

Thank you for sending me the further noise report that was carried out by Wates in December 2018. I have noted that they have not undertaken any further noise monitoring in relation to the impact that the school may have on the proposed residential properties, however, that they have carried out a modelling exercise. They have concluded that the noise from the school will be controlled to acceptable levels. Therefore, I will accept their conclusion regarding the school. The predominant noise is the Newport Road.

However, my comments regarding the design and the mitigation measures that the developer must adhere to remain the same.

I note that the retail unit noise impact is out of scope for this planning application, however, it must be considered if the retail units are built in a future planning application.

I still have not seen any floodlighting schemes. If the developer is planning to include any lighting in this scheme the effects of it need to be considered.

5.4 The Waste Management Officer states

Houses – 170 dwellings

Current site plans do not make it clear where waste will be stored. Please amend the site plans to clearly indicate the waste storage arrangements for houses.

The storage of the bin provision must be sensitively integrated into the design. Preferably these need to be stored within the rear gardens, with direct external access to the kerbside. Alternatively, waste can be stored at the front of the property, if effectively screened from the highway.

I have noted the proposed collection points for plots 135-142 and these are acceptable. I suggest the waste and recycling is stored within the curtilage of the properties and moved to these points on collection day.

Each property will require the following for recycling and waste collections:

- 1 x 140 litre bin for general waste
- 1 x 240 litre bin for garden waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

Apartments – 44 dwellings

The refuse storage area, shown in the site plans, has been noted, however seems to have inadequate space to store the recommended amount of bins. Site plans need to show the full bin provision, as specified below, can be accommodated within the store, with sufficient space around each receptacle (0.2m on all sides, 0.5m at the front of bulk bins to allow the lifting of the lid).

For a fortnightly collection please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 44 apartments:

| | |
|------------------|--------------------------|
| Dry Recyclables: | 6 x 1100 litre bulk bins |
| General waste: | 6 x 1100 litre bulk bins |
| Food Waste: | 3 x 240 litre bin |
| Garden Waste: | 1 x 240 litre bin |

If fewer bins would be preferred, additional collections can be paid for with the Commercial Team within the Council, provided alongside the free domestic collection.

Please submit amended site plans to show the bins can be suitably accommodated and advise the frequency of collections.

Please note, the collection method utilised by Cardiff Council will likely change in the near future which could result in different/more receptacles being required for the storage of waste between collections. In light of this, the bin store areas should allow a degree of flexibility in order to be able to adapt to potential collection changes.

A designated area for the storage of bulky waste is now a compulsory element of all communal bin stores. The City of Cardiff Council offers residents a collection service, for items which are too large to be disposed of in general waste bins (i.e. fridges, televisions, mattresses etc.). There must be a designated area where these items can be left, with appropriate access to allow Council collection crews to remove. This area will prevent unwanted waste being left in the communal bin store or other areas, thereby improving the aesthetics of the site.

Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate artificial lighting must be provided and good natural ventilation if completely enclosed.

The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle.

Access

Vehicle tracking has been noted and is acceptable.

All road surfacing must have suitable foundations to withstand the weight of a refuse collection vehicle (27 tonnes). Block paving is not appropriate as it can break/sink over time, particularly where vehicles are manoeuvring.

Waste will not be collected from private driveways/roads, therefore collection points may need to be set up for properties at the end of cul-de-sacs refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance (2016) for further relevant information. www.cardiff.gov.uk/wasteplanning

Litter Bins

The main pedestrian routes should include regular litter bins to prevent dog fouling and other litter as a result in the increase footfall. This will help to maintain the environmental quality of the area at a high standard.

When located on private land litter bins must be serviced and maintained privately.

When located on public land the specification and location must be determined by Cardiff Council to ensure consistency with existing bins and accessibility for collections.

Section 106 monies

The following financial contributions for Section 106 monies will be required:

| Cost of Bins are as follows: | | | |
|------------------------------|-----|-------------------|-------------------|
| Type of dwelling | Qty | Cost | Total Cost |
| No of houses | 170 | 60 | £10,200.00 |
| Flats | | | |
| Bins | Qty | Unit price | Total Cost |
| 1100 bins @ £468 | 12 | 468 | £5,616.00 |
| 660 bins @ £360 | 0 | 360 | £ - |
| 240 bins @ £30 | 4 | 30 | £120.00 |
| | | Total for flats | £5,736.00 |
| | | Total cost | £15,936.00 |

Areas of high footfall will require litter bins. Details of proposed litter bin locations should be included in the Reserved Matters application. The unit cost for the Council to install and maintain a litter bin is £420.

General Comments

The kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

5.5 The Air Quality Team states:

I have reviewed the Air Quality Assessment (AQA) submitted in accordance with the referenced planning application 18/02519/MJR. The AQA has been undertaken in line with the agreed scope of works and adopts best practice guidance to demonstrate conservative outcomes.

The AQA examines the operational air quality impact derived by additional traffic movements generated by the proposed development, and confirms a negligible impact to baseline air quality levels at all selected sensitive receptor locations.

I am in agreement with the conclusions made by the report and therefore on the grounds of air quality have no concerns.

5.6 The Ecologist states:

I have considered the Preliminary Ecological Appraisal, and its update, which identify the likely presence of ecological receptors within or near the site that could be subject to adverse effects arising from the proposed development, together with the Green Infrastructure Statement and the Bat Report dated August 2018. On this basis I have the following comments on this application, which are made without prejudice to any further comments that I may make in the light of any new information or of alterations to the plans as submitted.

Bats

Bats were detected in the main building of this site, and I accept the conclusion that this represents a low-risk case in accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015. Therefore there is no need to obtain the view of NRW as to whether they would subsequently be likely to grant an EPS derogation licence, provided we secure the mitigation measures set out in a suitable bat survey report. The submitted bat survey report (Wardell Armstrong – August 2018) is satisfactory in my view, and all of the mitigation measures as set out in sections 4.3, 5 and 6 of that report should be secured by planning condition, if they have not already been implemented. The reason for any such condition would be for the protection of bats, which are European Protected Species, in accordance with regulation 9 of the Conservation of Habitats and Species Regulations 2017.

Green Infrastructure

I welcome the submission of the Green Infrastructure Statement which summarises the vegetation resource and the impacts upon it. I am pleased that in this instance the GI resource of the site has been used to produce a plan of the potential GI enhancement opportunities, which in turn has generated a strategic GI plan which incorporates not just ecology and biodiversity but also recreation, trees, SuDS and landscaping

Nesting Birds

Condition: No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if 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.

Lighting Scheme

A lighting scheme should be required by planning condition which should demonstrate how light spillage onto retained and planted habitats which are of use for bats will be avoided, such that illumination of these habitat will not increase above 1.0 lux, or above currently existing light levels, whichever is greater. The lighting scheme should make reference to features such as bat boxes installed in houses as below, so that it is clear that the entrances to these features are not illuminated by artificial light.

Enhancements

A new statutory duty as set out in section 6 of the Environment (Wales) Act 2016 has been introduced which requires public bodies such as Cardiff Council to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions. This is reflected in LDP policies such as EN6 and EN7, and PPW section 5.2.8, which refer to the need to enhance biodiversity in the planning process. In this instance I would say that an appropriate provision would be:-

- 12 x bat boxes for crevice-dwelling bats, and
- 6 x House Sparrow terraces, and
- 12 x Swift Boxes, and
- 4 x double House Martin cups

With the model and location of these features to be determined by the applicant's ecological consultant. Please note that these are enhancement measures, which are therefore in addition to any measures proposed to compensate for the loss of bat roosts caused by demolition of the main building.

Repeat Surveys

As a general principle, survey work which is more than 2 years old will be regarded with caution, as certain species may colonise or leave an area in the interim period. This is particularly the case with mobile species such as bats, and bat surveys greater than 2 years old will have to be repeated. A planning condition should be attached stating that bat surveys should be repeated if works which may affect the species concerned haven't taken place within two years of the date of the most recent survey:-

Condition: If site clearance in respect of the development hereby approved

does not commence within 2 years from the date of the most recent survey for bats, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date information.

If demolition of all buildings has already taken place, then please disregard this condition.

- 5.7 The Regeneration Team originally requested a contribution for community facilities but this has been superseded by the Housing Development Manager's comments at paragraph 5.11 of this report.
- 5.8 The Transportation Officer submitted initial comments that were shared with the applicant who provided additional information with revisions to his Transportation Assessment. Where the Transport Officer has indicated that the matters he originally identified have been addressed they have not been reproduced in his comments below which have been updated to incorporate his subsequent comments.

Site access

- It is considered that adequate details have been submitted by the applicant as to why the access has been chosen.
- The proposed highway access is at the north-west corner of the site, in the same position as the school access. This would undergo some amendments (including the removal of the bus stop), and a refuge island/pedestrian crossing location is to be provided to the west of the junction, as requested at pre-app stage. The general principle of the proposed access is satisfactory but the following points should be noted/addressed.
- Link to be shown to the north-west of the new pedestrian crossing across the parkland, connecting with the footway that leads to Taunton Crescent.
- Add to the description of the table, "and other ancillary equipment as required" or similar.
- In order to avoid non-resident parking on the first part of the access road, it is recommended that double yellow parking restrictions be implemented. Whilst these would ultimately require a and would extend beyond that currently shown.

- A planning condition and S278 agreement would be required for the new access.
 - The existing footway on the eastern boundary of the site that runs between Newport Road and Caer Castell Place is to be diverted through the site and run as a 3m shared cycleway connecting with the existing signalled crossing. This is acceptable in-principle although no pedestrian connection between the site (near plot 162) and the retail area is shown and this should be added (the Site Management Plan should be amended to show a strip of Adoptable Highway immediately north-east of plot 162). The route and width of the cycleway should be more clearly marked on a plan.
 - During the pre-app process it was proposed that the former footway link from the south-west of the site to Manorbier Crescent would be re-opened to provide pedestrian/cycling linkages. However, the submitted application is not proposing the link is opened, as a result of crime/safety issues emerging during the public consultation process. In sustainable transport terms this is disappointing, as it adds significant journey times from residents of Manorbier Crescent wishing to access the retail facility, or for schoolchildren in the west of the site accessing Greenway Primary School.
-
- On-site issues and Layout
 - Further details on the nature/surfacing of the on-site roads and footways should be supplied e.g. it appears that only narrow strips are proposed in places rather than 2m footway (64-73, 154-159), speed tables or calming seems to be proposed in places, but there are no details.
 - It is apparent that for the western and eastern 'loop roads' within the site, only a 4.5m carriageway is proposed with the roads being designated as 'shared surfaces' (though a small upstand is proposed), with a 2m and 1.2m 'footway' beyond the running carriageway. This information may have been indicated to the applicant's team at a Former Llanrumney High School meeting, although each site needs to be considered on its merits, and any carriageway/footway area widths need to be provided according to safety and accessibility criteria. In order to reach an acceptable position on the proposed form of internal roads further swept path assessment is required (see below). Notwithstanding the results of this it is suggested that on the western loop the 2m footway is placed on the inner side of the road (i.e. adjacent to plots 63-73), not the outer.
 - It is assumed that a 'shared surface' is proposed for the whole of the roads within the site, except the primary road up to plot 125, although this should be more clearly set out. If this is the case this would leave a small stretch of 'standard' carriageway between the two western loop junctions, and it is not considered it would be worth returning to this normal carriageway for such a small section and thus it may be better for the 'shared surface' type highways approach to apply everywhere apart for on the main access road as far as plot 25. The DAS (Section 2.3) refers to Primary/Secondary/Tertiary Streets and describes dimensions and coverage within the site, but there is a discrepancy between the descriptions and diagram plan, in comparison with the actual layout e.g. Secondary Streets are described as having a 2m footway and 3m cycleway, whereas the Secondary Routes in the diagram are coincident with the

western and eastern loop roads (with dimensions as above). In addition the cross-sections in the DAS do not show dimensions.

- The exact specification of the primary road and north-south cycle route will need to be determined (including issues such as build-outs, location of trees, and priority at access junctions), although given the space to the east of the proposed alignment it is considered there is room for amendments to be accommodated, and this specific element could be conditioned.
- At a number of locations the access roads are not drawn with smooth curves and this should be amended on a revised layout, which will then allow an accurate swept path assessment
- Cycle parking will need to be provided at a minimum amount of one space per bedroom, and will need to be secure, covered and accessible. For a number of the dwellings it is not clear as to how acceptable cycle parking can be achieved (e.g. 12-16, 84-95). Further details on cycle parking should be provided, including for the over 55's building.
- There are still concerns with the cycle parking at a number of locations. In particular, there appear to be a significant number of areas where the access routes from cycle sheds to the highway would be compromised when cars were parked in their designated off-street bays (e.g. 7-12, 19-24, 31-34). Plots 13-14 do now have an access to the rear sheds via a path, although this is convoluted and seems narrow, especially on bends.
- If houses with garages are intending to achieve their required cycle parking within the garage, it should have minimum dimensions of 7m x 4m, and this is not achieved on the garage drawings.
- We would be seeking a Nextbike facility within the site through a S106 contribution. This should be around 15m in length to allow for around 15 bikes. The preferred location is adjacent to Newport Road, just to the west of the proposed retail and south of Newport Road footway.
- Swept path assessment should be extended to show a Refuse vehicle (10.3m length) manoeuvring through the site, and noting only a smaller vehicle has been tested at the site junction.
- It is not clear that the swept path assessment has been undertaken on the latest layout plan (i.e. there appears to be a different shape at the over 55s building and the parking bays are much closer to the building), and the type of vehicle used is not illustrated on the plans (although the above Asbri text confirms a 10.3m vehicle has now been used; I'm not aware that an alternative size is referenced in the Residential SPG). The assessment is done at a small scale and should be undertaken at a more detailed scale within the estate, particularly at pinch points and the western loop, so as the route of the vehicle (including overhang) can be clearly seen.
- At the given scale it is not clear as to the exact impact of the refuse vehicle movements on the street, but at a number of locations it appears there would not be room for a refuse vehicle to pass a vehicle parked on the carriageway. The revised swept path assessment should mark cars on the side of the carriageway at various locations within the estate, to reflect the potential for them to be on the carriageway when a refuse vehicle is in operation (e.g. visitors). This will then inform the ability of the currently proposed layout to accommodate a refuse vehicle with some on-street parking, and if this cannot be accommodated, the carriageway should be widened accordingly, or otherwise stringent parking restrictions will be

required, or appropriate street furniture or lay-bys/build-outs. In any case, there are a number of fairly tight bends within the estate (e.g. adjacent to plot 47) and the road should be widened at these points.

- The overall level of parking is within the maximum guidelines.

Transport Assessment (points not already made above)

- It is not clear the eastern link has any current status as a cycleway (3.3.11).
- Figure 3.1 does not show pedestrian routes (4.2.2).
- There are some discrepancies between the tabled individual trip rates and the overall total vehicle trips provided in table 5.5. There also appear to be discrepancies between these, the flows presented in the later trip diagrams, and the values used in the models.
- It would be useful to see a map of the wards (Table 5.10) to understand routings. Also, the table sums to 100% but only seems to include Cardiff and Newport? It is not clear how the 'network entry/exit points' and corresponding percentage distribution provided in Table 5.10 have been calculated; nor how this relates to the different percentages which would be calculated from the 2011 Census Travel-to-Work OD dataset.
- It is not clear why Table 5.10 does not contain categories such as 'West of Cardiff', 'Other' etc. in order to cover all destinations, as presumably the census figures have been factored in order that only the Top 20 figures sum to 100%?
- What is the significance of the "County of Cardiff" as opposed to "Cardiff itself" discussed in 5.5.6? Whatever the definition, the statement that the latter accounts for 97.4% of the work trips from the output area associated with the development does not make sense, since according to the 2011 Census the correct figure should be 82% of residents from here whom work within Cardiff as a whole.
- Some additional detail as to the calculation of distribution has been provided; ideally outputs from Google Maps/Route Planning would have been included so that distributions could be fully checked.
- Please provide details of how traffic has been assigned using Google Maps (5.5.5).
- The junction of Newport Road with Wentloog Road is shown to operate close to but within practical capacity for all scenarios when assuming the demand dependant pedestrian stage on the eastern arm (stage 3) is not called. However, assuming this as being called, results in the junction operating above practical capacity (over 80% saturation) in the PM peak in 2020 or the AM peak by 2026; and towards theoretical capacity (approaching 100% saturation) in the PM peak by 2026. 'Arm 2' has been incorrectly labelled in all instances as 'Arm 5' and vice versa in the LinSig network diagrams provided; also the saturation flows assumed have been overestimated, as these have been calculated based on RR67 values but do not take into account the turning radii, therefore the true performance of this junction is likely to be worse in all instances than has been presented.

The revised junction assessment (notwithstanding the above points about potentially incorrect flow diagrams) indicates a forecast worsening of the operational situation at Newport Rd/Wentloog Rd to 98% in 2026 with the

development. Whilst this is nearing the effective capacity of the junction, it is some way into the future, and the No Development scenario shows a figure of 95%, so the net change is not significant.

5.9 (a) Parks Officer states:

Design Comments

Areas included as Public Open Space

Overall the design provides a strong green spine through the centre allowing tree planting as well as serving a SUDS function.

As part of the POS calculation there are three areas which I would consider as public open space (Pocket Park 1, Pocket Park 2 (although see notes on drainage below), the triangular section of linear park (as this is of usable size for informal recreation and contains seating), along with the garden area for the over 55's development which I welcome as it gives an important recreational area for residents. These all satisfy the definition of functional open space set out in the Planning Obligation SPG pages 22 and 23, i.e. open space that can actively be used for recreational purposes. The other areas of open space / SuDS, although welcome in providing a green spine to the development, serve more as amenity or visual green space with less of a recreational function, although there are several seats on the perimeter. I would be happy to discuss this further.

Play Provision

A development of this size would normally be expected to provide play facilities for children up to 8 years old in the form of a LEAP, located in a larger open space allowing a 20m buffer to adjacent housing in line with the Green Infrastructure SPG and accompanying Open Space Technical Guidance notes. Extract from Open Space TGN below.

5.3.2 Open space provision on new residential development must meet the needs of future occupiers and the particular characteristics of the site. For example, if family housing is proposed, equipped children's play space will be required along with formal and informal functional open space for youths and adults. The aim should be to ensure that everyone has easy local access, by means other than the car, to formal and informal recreational facilities and open space.

5.4.3 Size of Open Spaces

On new developments of over 50 houses, one open space should be sufficiently large to accommodate a range of recreational functions within an attractive environment, in preference to a number of small areas which can offer only limited recreational value.

DAS page 12 refers to a LEAP as part of the linear open space but I don't see any details of what would be provided or if this is proposed to be part of the linear space or pocket park. I would like clarification on this.

If it is not considered achievable to provide a LEAP (and I'm aware that the difficulties in providing formal play provision was discussed at an earlier design stage) then an off-site contribution would need to be provided to improve play facilities off-site. The two main play areas which are likely to be used by residents are Rumney Rec (next to the Leisure Centre) or Greenway Road Rec. Greenway Road Rec is beyond, the normal threshold for use of contributions for play set out in the Planning Obligation SPG, which is normally 600m, so an exception would need to be made if the money was to be used on Greenway Road Rec. Both sites would serve younger and older children.

Off-site views

I welcome analysis of views from the site looking south which was requested at the earlier meetings. It is important that the excellent viewpoints from the site are capitalised on.

Pocket Park / SuDS basins

With regard to Pocket Park 1 and 2 the open spaces share their use with that as a SuDS feature. Although I have included these in my POS contribution calculation this is subject to knowing the following :

1. The anticipated frequency of flooding of the attenuation basin in the open spaces
2. What measures have been put in place to ensure the open spaces are sufficiently free draining to allow use except in very wet conditions. The risk is that the central section could remain unusable for recreation except in very dry periods of weather.
- 3 What the gradients are for the banks down to the bottom of the basin.

Management responsibility for street trees

The site management plan shows the areas under maintenance by a management company which is useful. The landscape plan shows a number of trees within the pavement – I would need confirmation as to whether these would be management company maintained or to be maintained by the Council under highway adoption. It could potentially cause some confusion with residents if one set of trees were Council maintained and those adjacent to them were management company maintained.

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.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be as follows :

Housing element (170 no) projected population 436. This generates an open space requirement of 1.06 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £425,683.

Over 55's residential home (44 no) projected population 61.2. This generates an open space requirement of 0.078 ha of on-site open space based on the criteria set for Sheltered Housing/Residential Homes, which vary from standard housing, or an off-site contribution of £33, 448.

Total open space requirement : 1.138 ha

Based on Pocket Park 1, Pocket Park 2 (although see notes on drainage above), the triangular section of linear park, and the garden areas associated with the over 55 dwelling as this provides usable space for residents, I have calculated a figure of 0.65 hectares measured off plan (which may not be completely accurate).

Based on this there is a shortfall of $1.138 - 0.65$ hectares = 0.488 hectares shortfall.

This gives an off-site contribution of £175, 149. I enclose a copy of the calculations. As indicated above I am happy to hold further discussions on other areas of green space within the development.

In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Rumney Rec, ABC Park and Greenway Rec.

(b)Following confirmation from the applicant that the Management Company would take responsibility for the maintenance and management of all trees including those in adopted areas rather than it being split between highways and the management company further states:

This approach makes sense; avoids future issues of uncertainty about responsibility for maintenance of different elements

5.10 The Education Officer states:-

- The catchment English-medium Primary School is Greenway Primary School. Although this school is projected to continue to be full, a number of English-medium Primary Schools in adjacent catchments have significant spare capacity (Bryn Hafod, Trowbridge etc) . Based on there being a sufficiency of places in the wider area, no planning obligation is sought for English-medium primary or nursery provision.
- The catchment area Welsh-medium Primary School is Ysgol Bro Eirwg. This school is not projected to have sufficient places such that a planning obligation is sought for Welsh-medium primary and nursery places.
- The catchment English-medium secondary school is Eastern High. A significant portion of the pupils in this catchment attend Faith based secondary school education and projections indicate that this number to be increasing. However, the number of faith based school places is capped at the current capacity and that any surplus will must therefore feed back into English-medium community school. As there will be no surplus places in the local English-medium community school an obligation is sought.
- The catchment Welsh-medium secondary school is Ysgol Gyfun Gymraeg Bro Edern. This school has a sufficiency of places but demand across the city is projected to result in a shortfall of provision by 2022-3 and hence the school will be full. An obligation is therefore sought

The contribution request calculated in accordance with the SPG may therefore be broken down as follows:

| | |
|---------------------------|-----------------|
| Number of dwellings: | 214 |
| Proportion of development | 1 |
| English-medium nursery | £0 |
| English-medium primary | £0 |
| English-medium secondary | £392,009 |
| English-medium sixth form | £124,201 |
| Welsh-medium nursery | £11,596 |
| Welsh-medium primary | £86,603 |
| Welsh-medium secondary | £98,002 |
| Welsh-medium sixth form | £31,050 |
| Statemented SEN | £74,338 |
| Totals | £817,799 |

As it is assumed that any expansion of school provision would take place on an existing school site, contributions toward land purchase are not sought.

5.11 The Housing Development Manager states:

I have spoken to Sarah (McGill) regarding the Community Facilities contributions for the Cardiff Living sites at Howardian, Llanrumney & Rumney.

Due to the overall scheme viability and based on the fact we are delivering above the planning requirements for affordable housing on these sites we will remove the requirement for the Community Facilities contributions. A viability report is being put together by GVA which will demonstrate this.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 South Wales Police state:

Observations

The proposed development is to be located on the former Eastern High School, Newport Road, Rumney, Cardiff. The North West boundary is located adjacent to Newport Road while the North East perimeter abuts the grounds of St Illtyd's High. The South West and South East boundary is adjacent to existing residential areas of Monkstone Rise, South View Drive and Caer Castell Place.

It is proposed that the development will consist of 214 new dwellings, 149 will be for open market while 65 will be affordable. There is to be a mix of terraced, semi detaches and detached dwellings some of which include in curtilage vehicle parking.

The development also includes an apartment building for the over 55's with its own courtyard and gated vehicle parking.

Vehicle access into the site is off Newport Road while a footpath connects the site with Newport Road at the northern corner of the site. A further footpath connects the development with Caer Castell Place.

South Wales Police Designing out Crime officers were contacted by the applicant at an early stage to discuss issues such as reducing the risk of crime occurring and the principles of Secured by Design. The outcome is evidenced in the Design and Access Statement under 3.1 Community Safety and Security.

All affordable/social housing and Welsh Government funded projects are required to meet Secured by Design standards.

Crime and Anti-Social Behaviour

Analysis has shown that overall crime in the vicinity adjacent to the proposed development is as follows:

The site is located within the local authority Ward of Rumney. During a period between October 2017 and October 2018 there were 1717 incidents reported to South Wales Police within the Rymney Ward.

Over that same period the area adjacent to site has seen 120 reported crimes which included 34 violent incidents, 14 thefts, 13 damages, 12 incidents of anti-social behaviour, 9 burglaries and a robbery.

There have been concerns from local residents that an old footpath was to be re-opened in the south west corner of the development which connected the site with the existing dwellings to the south of the site. This footpath was closed some years ago after it became a hotspot for anti-social behaviour.

Whilst compiling this report I could not find any information regarding when the footpath was closed so I am unable to provide figures to compare reported anti-social behaviour incidents prior to the closure.

Recommendations

South Wales Police would recommend the following principles are adopted by developers in terms of design and layout.

General Layout

1. Lighting on all roads, pavements and parking areas should comply with BS 5489:2013.
Reason: to enhance community safety and reduce the fear of crime.
2. In order to maximize opportunities for surveillance and minimize the fear of crime it is necessary to provide an adequate lighting system. Lighting should be designed to provide a uniform spread of light, clear colour rendition, avoid deep shadows and minimise light pollution. Luminaries should be sturdy and resistant to vandalism, tampering and adverse weather conditions.
Reason: to enhance community safety and reduce the fear of crime
3. All road access in residential areas should be designed to ensure that maximum vehicle speeds are no more than 20mph.
Reason: to enhance community safety and reduce the risk of a collision and serious injury.
4. Trees and shrubs should be positioned away from the buildings giving a clear and unobstructed view of the boundary. All shrubs and hedges should have a maximum growth height of 1mtr, whilst all trees should be pruned up to a minimum height of 2mtrs, thereby maintaining a clear field of vision around the site. Mature trees should not mask lighting columns nor become climbing aids.
Reason: to enhance natural surveillance and reduce the risk of crime.
5. Ensure that all hard landscaping features such as coping stones, pavers etc. and street furniture are securely fixed and cannot be removed and used for criminal purposes.
Reason: to reduce the risk of damage or burglary.

Houses

1. All houses should be provided with defensible space to front.
Reason: to define what is public and private space and reduce the chances of crime and anti-social behaviour.
2. Access to the rear of the houses should be denied by utilising fencing to at least 1.8mtrs high.
Reason: to reduce the risk of burglary.

3. Access to the rear of properties from the front should be protected by a lockable gate which is constructed to the same height as the fencing and located as close to the front building line as possible.
Reason: to reduce the risk of burglary.
4. Doors and windows should be successfully tested and certified to PAS24 2016 or equivalent.
Reason: to reduce the risk of burglary.
5. Utility meters should be located to the front of the houses.
Reason: to reduce the risk of 'bogus caller' type crime.

Apartments

All building lines should be as straight as possible avoiding any recessed areas where a person can hide out of sight.

A suitable audio /visual access control should be fitted to the main entrance doors to the apartments. Trade persons buttons are not allowed.
Ground floor windows and main entrance and exit doors to apartment blocks should comply with PAS24: 2016 or equivalent.

All individual apartment doors should be tested and certified to PAS24: 2016 or equivalent.

Railings or defensible planting should be located at ground floor level to indicate semi-private and public space and to prevent persons approaching ground floor windows.

The bicycle storage area should be located within view of the apartments in a purpose built lockable construction which consists of individual stands for securing bicycles and the cycle store should be well lit.

Loft hatches located in communal areas such as over landings must be locked to prevent access into apartments through the loft.

A secure individual mail delivery system should be included.

Utility meters should be located externally or in a purpose built room with no access into the main apartment blocks.

Adequate fire warning and prevention systems should be in place.

Any private amenity space should be for residents use only. Ensure that the fence or railings dividing this area from public areas is high enough so that it cannot be scaled.

Secured by Design

The environmental benefits of Secured by Design are fully supported by independent research proving that SBD housing developments suffer at least 75% less burglary, 25% less vehicle crime and 25% less criminal damage. Therefore the carbon costs of replacing windows or doors on SBD

developments as a result of criminal activity is more than 50% less than that of non SBD developments.

Recent research conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of CO₂. This is roughly equivalent to the total CO₂ output of 6 million UK homes. At current domestic burglary rates the marginal carbon costs of building a home to SBD standards will be recovered within four years.

South Wales Police operates the Secure by Design (SBD) initiative and is a National Police Chiefs Council and Home Office scheme which promotes the inclusion of crime prevention measures into developments. A safe and secure environment is the prime objective of the Secured by Design initiative. To achieve this result, equal weight should be given to both environmental design and physical security.

For further information on Secured by Design standards please visit the website www.securedbydesign.com

Policy Support

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:

“It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”

- TAN 12 Design. Para 5.17.1 “Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”
- Planning Policy Wales
- 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....
- 8.2.1. – Transport – Provision of safe, convenient and well signed routes
- 9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities
 - 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

6.2 The Fire Safety Officer states:

The proposed site plan in relation to the above has been examined and the Fire and Rescue Authority wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with in the early stages of any proposed development.

The developer should consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances.

6.3 Welsh Water state:

We have reviewed the information submitted as part of this application with particular focus on the Drainage Strategy Report 18131 Revision 03. As part of the Pre Application Consultation we requested that further investigations be undertaken to explore the potential to drain all of the surface water generated to the nearby watercourse.

Our records indicate that the receiving pipe in Caer Castell Place is private and would require approval from the council. We recommend that further investigations are undertaken to confirm this. If this turns out to be a public sewer then the rate at which surface water discharges from the site will need to be decreased to a more acceptable figure. We recommend that the applicant contacts us direct and as a starting point we suggest that rates are limited to around 5l/s

The current legislation and the presence of above ground attenuation basins will not allow for the on site surface water network to be adopted by ourselves and will remain as private.

We have no objection to the principles of the foul water proposal.

Therefore, if you are minded to grant planning permission we request that the following Condition and Advisory Notes are included within any subsequent consent.

Condition

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.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement

to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development. 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.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

6.4 NRW state:

Based on the information submitted, we would have no objection to the proposed development. We offer the following advice on European Protected Species (Bats).

European Protected Species (Bats)

We note that the bat report submitted in support of the above application (Bat Report, by Wardell Armstrong, dated August 208 reference CA11290/FINAL) has identified that bats are present at the application site.

Although, we would not offer any objection to the proposals, we would recommend that the provision of suitable access for bats is physically incorporated and designed into the properties to be built on site in order to better secure/maintain bat roosting provision on the site in the long term.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- ii. There is no satisfactory alternative and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

On the basis of the above report, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Therefore, we do not object to the proposal but in line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we would request that the following informative is attached to any planning permission granted by the LPA:

Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

Please note that any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Please note, if further information is prepared to support any application, it may be necessary for us to change our advice in line with the new information.

You should be advised that, in addition to planning permission, it is the applicant's responsibility to ensure all other permits/consents relevant to the development are secured.

6.5 GGAT states:

The Historic Environment Record (HER) shows the route of the Roman Road Iter XII (RR 60b-08) has been fossilised by Newport Road running northeast to southwest on the northern western edge of the application area. The HER notes Cae Castell medieval ring motte is located on the north eastern boundary of the application area, Cae Castell is protected as a scheduled ancient monument (GM216). Originally thought to have been Roman, the motte was subject to excavation in 1965 by E J Talbot. Excavations suggest the site was occupied during the twelfth century but fell out of use by the thirteenth century.

The information held in the HER and assessed in the submitted desk based assessment notes the potential for remains of Roman and medieval date to be encountered during development work; the development will require archaeological mitigation. In order to mitigate the impact of the development on the archaeological resource, we recommend that a condition should be attached to any consent granted to requiring the applicant to submit a programme of archaeological work in accordance with a written scheme of investigation.

We envisage that this programme of work would take the form of an archaeological watching brief during any ground disturbing work, identifying any elements of the proposals which may also need to be targeted by archaeologists. The programme should ensure that site work can be led by the appointed archaeologist, and that detailed contingency arrangements including the provision of sufficient time and resources are in place to ensure that archaeological features that are located are properly excavated and analysed. It should also include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014; No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource. We also recommend that a note should be attached to

any planning consent explaining that: A detailed report on the archaeological work, as required by the condition, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA) (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

6.6 Cadw states:

Advice

Having carefully considered the information provided with this planning application, we consider that it is inadequately documented.

Our assessment of the application is given below.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.
National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and guidance.

PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24 The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

Assessment

The proposed development is immediately adjacent to the boundary of scheduled monument Caer Castell Camp (GM216), a medieval earthwork castle.

In response to a statutory pre-planning application consultation we noted that

“An archaeological desk-based assessment for the development has been prepared by the Glamorgan-Gwent Archaeological Trust. This work has identified the location of the scheduled monument and that the proposed development will not have a direct impact on it: However, when the report was prepared the full details of the proposed development were unavailable and therefore it was impossible to determine the impact of the proposed development on the setting of the Scheduled Monument. This impact will be a material consideration in the determination of the planning application (see Planning Policy Wales section 6.5.5) and therefore further information on this matter will need to be presented with the application”.

This advice is include in the Pre-Application Consultation report submitted by the applicants with this application and they have stated”

“The comments have been noted. GGAT are going to produce an addendum/updated desk study to assess the impact on the setting of the SAM. This will not be available at the time of submission of the full application but will be sent to the LPA as soon as it becomes available.”

So far the addendum/updated desk study has not been placed on the application website so we are unable to provide any further advice on this application at this time. The updated report will need to be produced and we should be re-consulted once this report has been submitted to your Authority.

(GGAT’s assessment report was forwarded to Cadw at the beginning of January for any further comments they may wish to make).

- 6.7 The Design Commission for Wales has not submitted comments on this application but at pre-application stage on the scheme in August 2018 stated inter alia:-

DCFW supports the aspiration to deliver a high quality, mixed tenure, sustainable residential development on this vacant school site as part of the Cardiff Living programme.

Further design work could be undertaken to better achieve this aspiration and the following points summarise key issues from the review which should be considered moving forward:

Sense of arrival

The existing entrance point at the north west of the site has been retained within the proposals, however further design work must be undertaken to

ensure that this is of the highest quality and achieves a strong sense of arrival. The rear boundary of adjacent properties to the west may compromise this sense of arrival and further consideration should be given to how the landscape strategy can enhance this entrance point to the site.

Street network

The primary street around the Over 55s block complicates the street network and could make the site less legible. It also cuts through the largest landscape area and could compromise the character of this space. Consideration could be given to leading the street down the western elevation of the block and limiting routes through the landscape area to walking and cycling.

Manual for Streets should be used by both the design team and the Local Authority whilst considering the types of street suitable for a residential development of this scale. Cross sections and proposed materials of the different types of streets would aid understanding of the proposed street hierarchy.

Landscape strategy

The landscape strategy is a key design driver and has the potential to give the development a distinct sense of place. The views from the parks will add to the character of this place and the design of these parks should be developed further to ensure they are properly used by residents.

Character areas

Key character areas could be identified and designed in further detail, perhaps with perspective sketches, to strengthen the overall masterplan strategy.

Next steps

The Commission would welcome further opportunity to review the scheme with the aim of improving design quality through constructive dialogue.

6.8 Wales and West Utilities states:-

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

The plan submitted by Wales & West Utilities shows one of their pipelines located in the pavement in front of the site and across the access into the site

7. **REPRESENTATIONS**

7.1 Local Members have been notified.

- 7.2 The application has been advertised on site, in the press and on the Council website.
- 7.3 Adjoining occupiers have been notified.
- 7.4 A resident of 59 South View Drive has at length written detailing his objections if a pedestrian link were to be recreated between the application site and South View Drive. (No link has been incorporated into this proposal)
- 7.5 Another resident of South View Drive is extremely concerned of the effect the increased traffic from this development will have on an already over burdened Newport Road. Recent modifications to the traffic system including speed humps and the filter lane at the bottom of Rumney Hill has effectively slowed the traffic flow down to a virtual stand still at peak times traveling to the town centre.

Access and egress from the Witla Court estate has been effected due to the increase of traffic already on Newport Road and this development will only make this situation worse.

- 7.6 A resident of 37 Witla Court has written to Councillor Parry who has confirmed that his comments regarding the boundary are to be considered. The resident states:

The only concern we have is the absence of any kind of fence between the rear gardens and the site behind the houses on Witla Court Road.

This has never been a problem before. As it was a school And governed by school rules. Teachers. And a care taker and CCTV. on site.

Now going on into the future we will be having a building site. And then a new housing estate.

Could you please let us know if there are any plans to gate / fence this section off ?

At the moment there is literary only a large hedge separating the rear gardens and the forthcoming building site. We see this as potential security risk. For both parties.

Even though the hedge is tall and thick ! In the winter, large gaps appear with the loss of leaves.

I have actually mentioned this hedge problem in my original email. Stating how it is "Out of control" and due to its height and weight causing damaged to personal property within the gardens due to the fact that it seems that the council now, Doesn't want to know !!

Yet ! they have cut the grass on the whole site !

But ! Ignored the hedge. Historically the grass and the hedge and the grass were cut/trimmed at the same time.

I'm hoping the hedge has been 'overlooked' as there are plans to deal with the Witla Court Road end problem !!

I would be very grateful if you could shed like on this problem. As there a large number of residents that this is an issue to that are elderly. And to be honest they are getting very worried about the future.

Again ! By walking around the site this is only a small section that needs to be addressed.

7.7 A resident has emailed local members stating

I am being asked various questions about the new development, and the one which bothers me, and has been brought to your attention in earlier emails I have sent you, is the boundary at the back of the houses now located on Witla court and the maintenance of the hedge between the old school and our estate. I know in the past that I have discussed this item with you Bob and the school never seem to have resources to carry out this work. Neighbours have contacted the council to establish who will cut these edges now, but as is typical of the council not now our problem.

This issue of the boundary and responsibility must be resolved to the satisfaction of both the new and existing residents in this area. We all know what disputes can be caused by overgrown trees and who is responsible for maintenance. I have raised this issue about this development before, and would like to know what is being discussed and done to clear this problem.

I believe this was brought up at a meeting in the leisure centre in August and not taken seriously as issue with a suggestion it should be sorted out between the new and old residents what a crazy idea for trouble and grief. A direct consultation on the item is required with the Witla Court residents to let them know what is proposed. As is usual the on line and access for some is impossible and they cannot air their views, which also bothers me.

7.8 A resident of 25 Monkstone Road expresses her concerns that there are too many houses, cramped layout not offset by small green spaces, single access will cause traffic problems and retail outlet is not needed and create more traffic problems. In addition plot 38 will be too close at the front to their boundary fence, will result in overlooking and domination causing a great impact.

7.9 A resident of 59 Southview Drive says that the ground level behind his garden wall has been raised and he would expect it reduced to the base of his wall. He accepts houses behind him but not an area where gangs of youths could congregate. He opposes reopening of route to Manorbier Crescent. He asks why the land behind his property can't be walled off and bungalows be built.

- 7.10 A resident of 33 Witla Court Road objects The height of the proximity of the 4 townhouses to be built adjacent to my garden. These will have a big impact on my property as they will tower over my house and garden, taking my light, existing views and privacy, leaving a high brick wall to look at.
2. Following the townhouses is the proposed 'Older persons home' which again seems to be another four storey, along with a proposed retail area which will have a significant visual impact.
 3. With only one road in and out there will be a significant increase in the volume of traffic, with both noise and environmental pollution.
 4. The path between the two old schools will be closed, with the old back entrance of the school reopening I am concerned that gangs from Rumney, Llanrumeny and Trowbridge leading to antisocial behaviour. As the road will be close to my garden I am concerned about the impact of this on my health and well-being.
 5. What will happen to the existing hedge

7.11 The occupant of 56 South View states

It is a pity any open area is now considered just another commercial opportunity.

Certainly the area is hardly short of shops nor needs to generate ever more traffic, much of which already barely moves at times during the day. Having said that, the proposal addresses many negative aspects typical of this sort of development and I am broadly neutral apart from concerns regarding accesses at the rear.

Several of the planning documents correctly acknowledge that in relation to anti-social behaviour, the welfare of existing residents is paramount. Ideally, in this location, there should be little or no access at the rear. In the main, anti-social behaviour issues are not caused 'by poor natural surveillance along routes'. They are caused by anti-social residents and no amount of surveillance will change this.

Regarding reopening the footpath from Manorbier Crescent, my rear boundary faces this access. This route has a long and inglorious record of vandalism. It is no exaggeration to say that anything not bolted down has been stolen, vandalised, or covered in graffiti. There have been fires, flytipping, and all manner of missiles from miscreants. I would continue with strong views against this re-opening but apparently the 'vociferous response' from local residents (PAC Report) and adamant views of South Wales Police has already prevailed to prevent this insanity. I would also comment on the undesirability of para 1.4.4 'Connection from South View Drive'

(Access Statement pt3/Pedestrian Connectivity) discussing reinstatement of said access. However the paragraph is uninformed and irrelevant since the route no longer exists, having been in private ownership for many years and this happened specifically because of the same anti-social behaviour issues.

7.12 The occupier of 51 South View states

The plans are a considerable improvement on those submitted at the public

consultation held on 6/9/18. My concerns at the time basically related to connectivity and permeation issues. In this regard I broadly welcome the measures as outlined in the Design and Access statement 1.4 Pedestrian Connectivity page 6, and in particular to keep closed the connection to Manorbier Crescent, and by definition the Western connection with Caer Castell Place, following objections from the police. I am, however, concerned by comments made in the same Access statement regarding access from Manorbier Crescent to South View Drive and the possibility of re-opening the link. The council does not own this land, which is in private ownership, and cannot just do what it likes with it. The link was closed with the support of the police and others for the same reasons the police are opposing the re-opening of the connection between the site and Manorbier Crescent, and therefore would be unlikely to succeed.

7.13 The occupant of 13 Caer Castell Place, says

I like the plans, as there appears to be a good amount of green spaces. I also like the access path from the eastern end of Caer Castell Place. I was disappointed that there is no path at the western end, as currently it is an old passageway that is being used as a dumping ground, so it would be much nicer if it were reopened and made to look nice again. I am concerned that whilst the building work is undertaken, that a way remains clear to get from Caer Castell Place to Newport Road, as it is a much longer walk if this way is blocked.

7.14 No further representations have been received from the occupiers of dwellings in Witla Court Road who were re-notified before Christmas of amendments to the layout of the proposed apartment building. The apartments are now 51m distant rather than the 53m initially proposed from the nearest part of an existing dwelling.

8. **ANALYSIS**

Policy

8.1 The application site falls within the settlement boundary as defined by the Adopted LDP proposals map and has no specific land use allocation or designation. The surrounding area is predominantly residential. The site currently comprises a vacant school and playing field which are surplus to requirement as Eastern High School has been relocated to Trowbridge Road.

8.2 Policy H6: Change of Use or Redevelopment to Residential Use permits the change of use of redundant premises or redevelopment of redundant previously developed land for residential use where:

- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirements;
- ii. The resulting residential accommodation and amenity will be satisfactory;
- iii. There will be no unacceptable impact on the operating conditions of existing businesses;

- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.3 The application is accompanied by a Planning Statement which provides an assessment of the proposal against the criteria of H6 and concludes that the school site is surplus to requirements as Eastern High School has relocated to Trowbridge Road and therefore there is no overriding need to retain the existing use. The application site is located in a sustainable location, in walking distance of local amenities and/or easily accessible by sustainable modes of transport.
- 8.4 Assessed against the above policy framework, given the site is located within an established residential area and in a highly sustainable location the development of the site for housing will not impact unacceptably on the operating conditions of any businesses the proposal raises no land use policy concerns.
- 8.5 Paragraph 4.20 of the LDP says that brownfield and windfall sites continue to play an important role in providing new homes for the city to continue to evolve. This equates to approximately 12% of Cardiff's housing needs over the LDP period. The 214 dwellings proposed in this application forms a part of that 12%.
- 8.6 The LDP forms the basis for determining planning applications. The Council and Planning Inspector took account of PPW, the Tans and other government advice at the Public Inquiry that approved the LDP. The relevant LDP policies of the Authority have been referred to earlier in this report and this development is considered to be in accordance with those policies.

Density

- 8.7 In terms of density the proposal is 33 dwellings per Ha. This is considered to be in line with the 30+ net dwellings per hectare identified in the Cardiff Residential Design Guide SPG. This is not an excessive density, especially when 44 of the units are apartments contained in one building.
- 8.8 Policy KP5 (ix) of the LDP promotes the efficient use of land developing at highest practicable densities.
- 8.9 The Cardiff Residential Design Guide SPG asks "Does the development make efficient use of land and provide homes at a reasonable density?" The SPG states that:-

"The vitality and viability of neighbourhood centres and public transport services are dependent upon having a good number of potential customers within their catchment areas. Low density forms of development can reduce their viability, and often result in less sustainable forms of development which can't be readily reached by active travel modes. In order to support the vitality and viability of local shops and services we will welcome designs that can

increase development densities within walking distance, where they also conform to other guidance presented here.

In addition, variations in the density of development can allow for greater variety in the spatial and visual character of a scheme which can enhance the townscape and help people find their way around. There is no relationship between development density and the ability of a scheme to provide adequate green spaces or meet amenity standards, although the form of green space might go from providing private to more shared forms of garden or open space. We will always welcome interesting approaches to providing amenity spaces.”

Amenity Space Considerations

- 8.10 The Residential Design Guide SPG identifies amenity space areas for houses and apartments. In this case there are good sized gardens that are a minimum of 50 sq m in area required for houses in SPG. The apartment block has an amenity area of 55m x 7m to the front 30m x 6m to the side and a rear communal garden area of some 680 sqm facing south, plus balconies to each apartment. This exceeds the 465 sqm of amenity space required for the number of apartments proposed..
- 8.11 There are 4 green areas within the site, along the frontage, a linear green area along the main estate road and one in the eastern corner and another in the southern corners of the site. Three of the green areas will also provide sustainable drainage function. None of the green areas will provide for formal play.
- 8.12 The Parks Officer has identified the off-site S106 contribution required to enhance existing amenity facilities as a consequence of this development.
- 8.13 The garden area for houses meets or exceeds that required in the Residential Design Guide standards. The privacy standard between proposed and existing dwellings and proposed dwellings is also met.

Transport

- 8.14 LDP Policy KP8 Sustainable Transport states in part that:-
Development in Cardiff will be integrated with transport infrastructure and services in order to:
- i. Achieve the target of a 50:50 modal split between journeys by car and journeys by walking, cycling and public transport.
 - ii. Reduce travel demand and dependence on the car;
 - iii. Enable and maximise use of sustainable and active modes of transport;
- 8.15 Supporting paragraphs of this Policy states;-
- 4.106 For Cardiff to accommodate the planned levels of growth, existing and future residents will need to be far less reliant on the private car. Therefore, ensuring that more everyday journeys are undertaken by sustainable modes of transport, walking, cycling and public transport, will be essential.

4.107 The location and form of developments are major determinants of the distance people travel, the routes they take and the modes of transport they choose. Much of the growth in car travel in recent decades can be attributed to developments which have been poorly integrated with the transport network. Integration of land use and transport provision can help to manage travel demand, avoid developments which are car dependent and make it easier to facilitate movements by sustainable modes.

4.108 The purpose of this Key Policy, therefore, is to ensure that developments are properly integrated with the transport infrastructure necessary to make developments accessible by sustainable travel modes and achieve a necessary shift away from car-based travel.

- 8.16 LDP Policy T1 encourages walking and cycling to minimise car use and support the Council in fulfilling its legal requirement under the Active Travel (Wales) Act 2013
- 8.17 LDP Policy T5 also seeks to reduce reliance on the private car in line with national planning policies and strategic transport objectives. This proposal provides either a garage or shed for secure covered cycle storage. There are 10 buggy spaces within the apartment building and 10 cycle spaces.
- 8.18 There is a bus stop that adjoins the access into this site. Countisbury Avenue District Retail centre is 300m distant, Bryn Hafod Junior School is some 500m distant and Eastern Leisure centre and associated amenity space is 700m distant from the nearest parts of the proposed development, all within reasonable walking distances.
- 8.19 It is considered that the proximity of the afore-mentioned facilities contributes towards the development being able to comply with LDP policies KP8, T1 and T5.
- 8.20 The Transport Statement estimates, by reference to the TRICS database, that the proposed development is predicted to generate a total of 81 vehicles two-way in the am peak period and 95 vehicles (two-way) in the PM peak period. In comparison with the previous educational use on the site, the proposed residential use could generate 161 fewer trips (two-way) during the AM peak and 15 more trips (two-way) during the PM peak.
- 8.22 The Transport Statement further states that it is accepted that "...the vehicle trips associated with the school would not have been utilising the site access itself and would have been spread over the local highway network within the vicinity of the site. Therefore, for the purpose of this assessment, the proposed residential trip rates have been assigned to the local highway network in their entirety and not the net increase in trips generated over and above those generated by the previous use as a school. This approach is considered both worst-case and robust. Capacity analysis indicates that the local highway network has sufficient capacity to accommodate the proposed development of 215 residential dwellings on the former Eastern High School

site.”

- 8.23 The applicant has submitted an updated Transport Assessment accompanied by a supporting letter in respect of the selection of the vehicular access which addresses several of the key issues that the Transportation Officer originally identified.
- 8.24 The Transportation Officer has raised no objection to the number of vehicles onto or from Newport Road to this development. It is not considered that an objection to increased traffic on Newport Road can be sustained, especially having regard to the previous use of this site.

Parking

- 8.25 The Council’s SPG Managing Transportation Impacts (incorporating parking standards) provides parking standards for central and non central areas. In this case this site falls within a non central area where the maximum car parking space per unit is one for 1 bedroom dwellings and a maximum of 2 spaces per unit for 2+ bedroom dwellings. In total 351 car parking spaces are proposed for this development which is in line with the SPG.
- 8.26 The Transport Officer points out that the garages are narrower and shorter than that required to garage a car and for the number of cycles required for each dwelling. However, garages are not normally included in the calculations for car parking spaces as they tend to be used for other storage purposes including storage of cycles. The applicant does not identify garages as providing parking spaces in this submission. In addition there is sufficient space between the walls of the housing and the parking spaces to manoeuvre both cycles and bins past parked cars.

Design

- 8.27 The agent in his Planning Statement in respect of urban design states:
The proposed layout and design has incorporated a central boulevard with intermittent green landscaped areas each side of the road which has a dual purpose of providing amenity and useable green space and also incorporates swales to provide an above ground drainage solution, and ecological enhancements. The layout seeks to utilise the vistas to the south with designated seating areas to utilise the views towards the Bristol Channel.
- 8.28 Tan 12 Design identifies the five elements that contribute to good design which are Community Safety, Environmental Sustainability, Movement, Access and Character. It is considered that this scheme satisfactorily addresses these five elements.
- 8.29 The applicant appears to have generally taken on board the advice of the DCfW in the formulation of this application and following pre-application discussions with officers. However, an entrance feature to enhance the overall appearance of the development and sense of arrival is considered to be necessary and would be subject to condition 25.

- 8.30 The DCfW suggestion that the estate road run down the western rather than the eastern side of the apartments is not supported. It is considered that this would position the estate road close to the rear of existing dwellings. The road as proposed would be a boulevard, adjoin a linear park, cycleway and incorporating swales on either side. The position of the estate road east of the apartment building and its setting is considered to positively enhance this development.
- 8.31 It would have been preferable to locate the access into the site east of the apartment building rather than reuse the existing access onto Newport Road. The applicant said that such an access position was not achievable due to the existing location of a refuge island, signalled crossing and eastbound bus stop.
- 8.32 The applicant has submitted a 3 page statement explaining why the position of the vehicular access was selected after considering various options. Amongst other things he states:

It is apparent that it is impossible to provide a central access without effecting existing constraints and infrastructure. As such, we sought to enhance the existing access and surrounding infrastructure and note that a new central access would require:

- a. the potential relocation of existing light controlled pedestrian crossing;
 - Main pedestrian access point from site would not have light controlled crossing point;
 - Potentially would require light controlled junction and pedestrian crossing at this point;
- b. New lane build outs would need to be constructed to the east and west of the junction to protect the right turn filter lane;
- c. Existing lane islands may need to be removed;
- d. Existing white lining marking would need extensive remodelling;
- e. Potential for extensive highway resurfacing;
- f. All of the above would require extensive Road Safety Audits to justify;
- g. Network Managements approvals for works to highway required, potential for weekend and night time working;
- h. S278 Agreement Required;

If a central access is provided, it would need to be shared with retail therefore junction modelling would need to take account of:

- a. Retail customer traffic
- b. HGV Deliveries
- c. Potential for light controlled junction

It is evident that a shared retail and residential access point would impact on quality of place for residents in terms of traffic movements, retail offsite parking, air quality, noise etc. It would also undoubtedly result in a loss of sales value by creating shared access with retail. Providing the above infrastructure works as well as the remodelling required would have significant additional abnormal costs for the client and would compromise the viability of the scheme.

And

The proposed access is considered to have the least impact upon the existing arboriculture. The other two options will require the removal of large lime trees to the north, adjacent to Newport Road (as shown on the accompanying plans). We look to retain as many of the existing trees as possible by way of the development, therefore looked to utilise the existing access.

- 8.33 The Transport Officer considers adequate reasons have been provided as to why the developer has put forward the position of the access.
- 8.34 The apartment building is set back some 34m from Newport Road and would be a relatively tall building for the area. The existing trees along Newport Road and new planting will help integrate this building into the area when viewed from Newport Road. The overall form and design of the apartment building is considered acceptable as the fenestration is well composed, and the block has some variety created by the recesses and balconies
- 8.35 For the purposes of the SPG, a tall building outside the city centre is normally considered to be

Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors.

All tall building proposals must demonstrate that:

- There would be no negative impacts on important views or vistas.
- The character or setting of heritage assets is not harmed.
- The proposal will be a positive feature in skyline & streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark.
- No material harm is caused by overshadowing or overlooking.
- There will be walking and cycling accessibility to sustainable transport and local facilities.
- Detailed proposals will:
 - Exhibit exceptional architectural standards: elegance in form, silhouette and quality of materials.
 - Maximise activity through ground floors uses and fenestration.
 - Provide the highest standards of building performance, safety, inclusivity and adaptability.
 - Include exemplary cycle storage, low car parking levels and integrated servicing, recycling and waste storage.
 - Prove that the development will not create adverse microclimatic effects.
 - Deliver significant enhancements to the public realm.

- 8.36 It is considered that the proposed apartment building generally addresses the aforementioned matters and would be a focal feature in the streetscene close to the entrance to the site and would not adversely impact on the amenities of nearby residents. The proposal originally did not meet the 25 degree guideline in respect of one dwelling and infringed the 21m distance between rear

habitable windows with two dwellings. However, the application has subsequently been amended so as not to breach the Council's guidelines.

Landscaping

- 8.37 The SPG on trees says that category A and B trees can be removed if there are overriding design considerations and their loss can be successfully mitigated by new planting. The Tree Officer has no objection to the loss of the few trees that would need to be removed to facilitate the development. The trees on site are afforded no special protection and can be removed without the approval of the Local Planning Authority. Proposed conditions 11-14 are considered necessary to secure successful landscaping arrangements.
- 8.38 The Tree officer has recommended amendments to the applicant and whilst not all of his constructive suggestions have been taken on board he has no objection in principal subject to conditions. There will be substantial tree planting within streets and amenity areas which will make this development well landscaped, especially as the landscaping matures. Individual trees will include over 70 semi-mature trees and in addition numerous extra heavy standards and heavy standards and woodland plant mix at the pocket parks and site entrance.
- 8.39 The applicant has confirmed that that the Management Company would take responsibility for all trees including those in adopted areas rather than it being split between highways and the management company to achieve a consistent approach to the maintenance and management of trees

Drainage

- 8.40 The applicant's agent states:

A Drainage Strategy has been produced by Quad Consult detailing the drainage proposals for the development. In advance of nationwide implementation of the SAB in January 2019, the scheme has incorporated an above ground Sustainable Drainage Solution, in line with best practice guidance. This includes the introduction of swales and detention basins across the site. A hierarchical approach is adopted and prioritised for surface water.

- 8.41 Welsh Water has no objection to the drainage arrangements subject to a condition. The Council's Drainage Officer has submitted no adverse comments.

Crime and Disorder

- 8.42 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application.
- 8.42 Lighting and traffic calming measures will have to meet the Transport Officer's requirements. No floodlighting is proposed. Trees and shrub planting will need

to address landscaping and amenity issues and some planting in front gardens is proposed. The fencing proposed and gated access to rear gardens will comply with the Police advice. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Possible Retail Use outside application site

- 8.43 The proposed development does not include a retail element. It is possible that a planning application may be made for a retail scheme fronting Newport Road but that would be on land outside the application site with a separate access and by a different applicant. A separate application may be made for such a use on land outside the application site, which would have to be judged on its own merits in due course.
- 8.44 If the former footpath were to have been reinstated it would improve pedestrian/cyclists accessibility for existing residents of Manorbier Crescent and surrounding streets by reducing the distance to the potential retail site from some 800m to 400m albeit up a steeper gradient in part. However, neither the potential retail site nor that former footpath are within the application site.
- 8.45 The Transport Officer recommends a pedestrian link to the potential retail site next to plot 162 off a secondary route. The developer has identified links from the main cycle/pedestrian route to the potential retail site. The position of the store and entrance into the store, the position of its car park and service areas are all unknowns, should consent for such a store be sought or obtain or implemented. There would appear no greater convenience accessing the retail site from a secondary rather than principal route. There is the possibility that a route next to plot 162 may cause disturbance to future residents rather than a connection adjoining a future Nextbike site.

Historical Assets

- 8.46 Policy EN8 states:
Development relating to any of the heritage assets listed below (or their settings) will only be permitted where it can be demonstrated that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- i. Scheduled Ancient Monuments;
 - ii. Listed Buildings and their curtilage structures;
 - iii. Conservation Areas;
 - iv. Archaeologically Sensitive Areas;
 - v. Registered Historic Landscapes, Parks and Gardens; or
 - vi. Locally Listed Buildings of Merit and other historic features of interest that positively contribute to the distinctiveness of the city.
- 8.47 Paragraph 5.140 and 5.141 of the LDP states

Occasionally built heritage will be a constraint, the need for preservation outweighing the benefit of development. More often, a heritage asset will be an

opportunity for retaining local identity through the repair and reuse of historic assets and strengthening this through respect for local characteristics of design, for the interpretation of hidden heritage assets, or for the enhancement of the characteristic natural environment. All new developments within historic areas should be designed in such a way as to preserve or enhance their special character.

Scheduled Ancient Monuments

PPW, Chapter 3 Conserving the Historic Environment and Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology (scheduled to be replaced by a Technical Advice Note within the plan period) set out clear statements of national development management policy for archaeological remains and should be referred to accordingly.

8.48 A new edition of PPW was issued in December 2018 and Tan 24 The Historic Environment was updated on 12/10/2017. Works that directly affect an ancient monument require the prior consent of the Welsh Ministers but there is no direct affect in this case. There is a presumption against proposals which would have a significant impact on the setting of the remains.

8.49 Paragraphs 1.24 of Tan 24 states

Local planning authorities are required to consult the Welsh Ministers, through Cadw, on certain development proposals which affect scheduled monuments, registered historic parks, gardens and landscapes and the Outstanding Universal Value of World Heritage Sites and their settings.²³ It is for the local planning authority to consider the effects of proposed developments within the settings of listed buildings, conservation areas, unscheduled monuments of national importance and other undesignated historic assets.

8.50 The ancient monument is overgrown and not clearly identifiable when viewed from the application site and cannot be viewed through the application site from public positions. An existing footpath adjoins the site of the monument. An amenity area/SUD measuring 2250 sqm in area is proposed close to the ancient monument separated only by the existing footpath. Whilst it is proposed to locate the nearest proposed dwelling (2 storeys in height) some 9m from the edge of the ancient monument and plant a tree between the house and boundary with the ancient monument the position of the amenity area and a wide opening along the nearest proposed roads help enhances public views towards the ancient monument. There is an existing dwelling at 67 Caer Castell less than 5m from the ancient monument and part of the buildings associated with St Illtyd's Catholic High School are within 5m of the ancient monument.

8.51 GGAT are aware of the presence of the ancient monument but have made no adverse comments in respect of this development. GGAT has only proposed their standard condition.

- 8.52 GGAT has on behalf of the applicant undertaken an archaeological setting assessment on the area of the scheduled monument of Caer Castell (GM216/00640s/95148) a Norman motte and bailey or ringwork defence located in Rumney, Cardiff. The report provides an assessment of the impact of the proposals on the setting of the monument and recommends mitigation to lessen the impact on setting.
- 8.53 GGAT says that this report should be read in conjunction with the existing Desk Based Assessment for the site (Crawford 2017) which recommends mitigation for the development as a whole. The settings assessment takes into account the fact that the monument is currently extensively overgrown with dense vegetation and that previous development has encroached upon the scheduled area. The assessment concludes that, given the current overgrown condition of SM GM216/00640s/95148, the overall significance of impact of the development on the scheduled monument would be Very Slight.
- 8.54 GGAT go on to say that if the monument were cleared of scrub vegetation and woodland, the effect of the development would be upgraded to Considerable. Mitigation has been suggested which ranges from alteration of the layout of the planned design to reduce the perceived height of the development in relation to the monument, to the sympathetic use of landscaping. This mitigation would reduce the overall effect on the setting to Moderate. The two key views were identified for the monument, the first to the north and north west, towards the route of the current Newport Road, and second to the south and southeast, over what once comprised a wetland landscape. Neither of these two key views would be affected by the currently proposed development, even if the monument were free of vegetation.
- 8.55 It is considered that the proposed development would not have a significant material impact on the ancient monument such as to adversely affect its setting nor does the development affect its historic and cultural significance, character and integrity.

Other issues raised by local residents not addressed above

(a) Permeability

- 8.56 From a planning perspective there would be improved permeability between existing residential areas and the proposed development if the former footpath between Manorbier Crescent and the former school were to be reinstated. However, this land is not within the application site and the applicant is unwilling to include the required land as part of this application. Some local residents and the Police have identified previous problems associated with the path. The difference in levels and orientation of existing dwellings in relation to the path meant that the path was not particularly well over looked. Nevertheless it is considered unfortunate that this application does not propose the reopening of this footpath.
- 8.57 The agent in his Planning Statement in explaining why the former footpath is not to be reopened states:

This decision has not been taken lightly. The key consideration has been the safety and wellbeing of existing and future residents. Local residents indicate that crime rates were far higher when the footpath was open to the public, and as such they want to keep the lane closed. In urban design terms, it is preferable to keep the lane open to improve permeability, particularly to the proposed retail store to the north east of the site, however there is pedestrian access available via Caer Castell Place therefore there will be alternative pedestrian connectivity to the retail site.

It is considered, on planning balance, that the safety of existing and future residents outweighs the need to reopen the footpath as there is a pedestrian access to the south east of the site at Caer Castell Place which provides pedestrian permeability from the south.

- 8.58 The land behind 59 Southview Drive will be a landscaped open amenity area used in connection with SUDs and overlooked by new dwellings providing passive surveillance. There is an existing high means of enclosure.

(b) Domination

- 8.59 The proposed town house nearest a dwelling in Witla Court Road would be 17m distant from the rear of that dwelling and would have a blank side wall above ground floor. There would be no infringement of the Council's planning guidelines between the nearest proposed dwelling and the existing dwelling. The older people' building is 61m distant from this dwelling at its nearest point. The apartment building would be 4 storeys high at this point and would not infringe the 25 degree guideline.

- 8.60 The side wall of 25 Monkstone Rise is blank and is separated by a driveway and 1.8m high means of enclosure and garage from proposed plot 39. The two storey dwelling on plot 39 would be a minimum of 1m distant from the boundary with 25 and 6m from the dwelling itself, and separated by the existing driveway and garage from the dwelling at 25. The 45 degree requirement to address overshadowing/domination in the Residential Amenity SPG is not infringed in this case.

(c) Boundary Hedge

- 8.61 In respect of the hedge at the rear of Witla Court Road a new hedge will be planted along the boundary to strengthen the green corridor adjacent to the site. Most of this length of new planting and existing hedge separates existing rear gardens from proposed rear gardens. It is considered that the existing boundary treatment and additional hedge planting proposed would be an acceptable means of safeguarding existing and future residents. There are some gaps in the hedge during the winter and until further reinforcing planting matures and the 1.8m high fence identified on the landscaping layout plan will address this. Condition 25 is proposed to address immediate security issues and privacy issues during and after construction.

- 8.62 In response to the hedgerow maintenance issue raised in para 7.7 of this report the Housing Officer states:

I believe Education are in the process of arranging the trimming of all the boundary hedges at the moment, as part of the demolition contract. They will be in touch with neighbours.

Once the site is purchased by housing in March 2019, we will then be responsible for maintaining the hedges until the site is developed.

Currently it is proposed that the hedgerows will remain once developed. The levels would make removal very difficult, and they are a nice buffer between the new site and existing residents. Also keeping existing hedgerows is a key part of the Green Infrastructure requirements. Following the consultation event it was clear that some residents want them to remain and some want them to be removed. This will be determined as part of the Planning process.

It is likely that in some cases the hedgerow will be the boundary between new and old owners. Each owner will then have responsibility to maintain the hedgerow. This will be written into their deeds/transfer documents on the new properties.

- 8.63 The proposal complies with the Council's privacy guidelines within the proposed development and in relation to adjoining residential development.
- 8.64 The application was the subject of pre-application discussions in respect of access, general layout and scale of development and a separate meeting was held to discuss possible house types for this site. During the processing of this application and following a dialogue with officers there have been some alterations to the scheme but none that affect the amenities of neighbours. However, the nearest neighbours in Witla Court Road were notified that the apartments had been amended.

Biodiversity

- 8.65 The agent says in respect of ecology that The amenity grassland, buildings, hardstanding and bare ground present within the site are considered to be of negligible value but the hedgerows, scrub, mature treeline and woodland are considered to be of neighbourhood value for nature conservation. The bat survey confirms that "the trees on site were of negligible suitability for roosting bats".
- 8.66 The planting of significantly more trees, the creation of swales and the identified mitigation measures identified in conditions 20-22. Will help enhance biodiversity on this site. The Council's ecologist and NRW have no objections subject to conditions.

Waste

- 8.67 On site bin storage for houses and apartments have been indicated on the amended plans which would address an issue raised by the Waste Officer. Litter bins and refuse bins can be addressed by a Section 106 Agreement. 4 litter bins one sited near the site entrance and one each at the linear park and

pocket park are considered appropriate. If there is insufficient viability to fund the cost of refuse bins future residents would have to fund them.

Energy Efficiency

- 8.68 The development includes fabric efficiency targets which will achieve 17% improvement on the building performance required by Part L of the Building Regulations Wales 2014.
- 8.69 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic in the vicinity of the site or who may occupy the proposed dwellings, other than there will be an increased provision of affordable accommodation for older persons.

Wellbeing

- 8.70 The 7 well-being goals are as follows:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A more equal Wales
 - A Wales of cohesive communities
 - A Wales of vibrant culture and thriving Welsh language
 - A globally responsible Wales
- 8.71 Paragraph 3.2 of the LDP vision is as set out in the 10 year, ‘What Matters’ Strategy (2010-2020) which is that “By 2020...Cardiff will be a world class European capital city with an exceptional quality of life and at the heart of a thriving city-region”.
- 8.72 Paragraph 3.3 states that Partners have agreed seven strategic outcomes that, if achieved would represent ultimate success and the realisation of the vision. The outcomes are that:
- People in Cardiff are healthy;
People in Cardiff have a clean, attractive and sustainable environment;
People in Cardiff are safe and feel safe;
Cardiff has a thriving and prosperous economy;
People in Cardiff achieve their full potential;
Cardiff is a great place to live work and play; and
Cardiff is a fair, just and inclusive society.
- 8.73 Paragraph 3.4 states that It is important to recognise that the LDP cannot deliver all of these outcomes alone as many issues extend beyond land use planning matters and the remit of the document. However, the LDP is a crucial

strategic document that must create the right conditions which both directly and indirectly assist and support the delivery of these outcomes.

- 8.74 The creation of employment during the construction period and providing safe modern energy efficient dwellings that incorporates affordable housing in a sustainable location close to public transport, leisure centre, school, district retail centre and open space whilst safeguarding the amenities of adjoining residents goes towards meeting the afore mentioned policies and strategic outcomes.
- 8.75 Section 3 of the Well-Being of Future Generations Act 2016 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. 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.
- 8.76 Wales and West Utilities, Fire and Rescue, NRW, GGAT, South Wales Police, Tree Officer, Pollution Control, Welsh Water, Transportation Officer, Waste Management Officer, Air Quality Team, Noise Team, have raised no objection to the development. DCfW had no objection to the indicative pre-application scheme which emerged into the detailed scheme that is the subject of this application.
- 8.77 Consultees' advisories have been shared with the applicant during the processing of this application.
- 8.78 Notwithstanding the various objections/concerns raised by residents in the surrounding area and Cadw the proposal is considered to comply with the Council's LDP policies and SPGs. The proposal makes efficient use of land in a safe, well-designed scheme that positively contributes to the provision of affordable housing and increases housing supply and choice within the City in a sustainable location on a brownfield site. The application seeks to enhance the character of the site and has due regard to the Scheduled Ancient Monument to the east of the site whilst seeking to utilise the distant views out across the Bristol Channel.

9. **SECTION 106 REQUIREMENTS**

- 9.1 The application is considered acceptable subject to conditions and the following Section 106 requirements through a Unilateral Agreement:
- A) The over 55 apartment building and units 1-4 (inc), 12-16 (inc), 51-54 (inc), 64-67 9inc) and 162-165 (inc) shall be available for council accommodation
 - B) A financial contribution of £175, 149 for local off-site public open space enhancements, including use at Rumney Rec, ABC Park and Greeway

Road Rec.

- C) A financial contribution of £15,936 for refuse bins to serve the development and £1,680 for 4 litter bins to be sited within the development.
- D) An area 15m long to be reserved for a Nextbike facility within the site close to Newport Road and the potential retail site.
- E) A financial contribution of £817,799 for educational facilities as detailed in paragraph 5.10 of this report

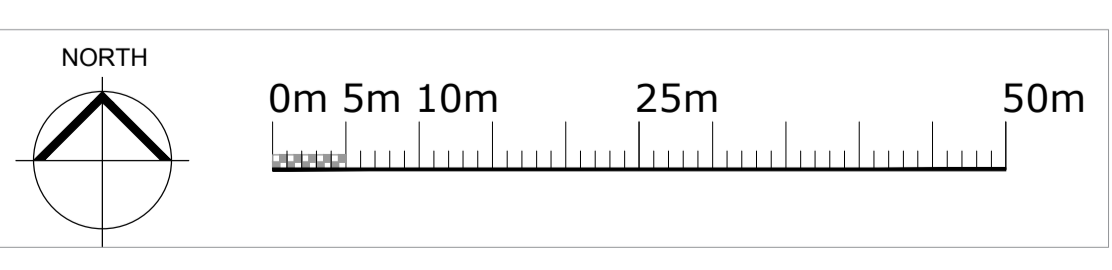
St. Illyd's Catholic High School

Retail Site
Site area 7411 (1.89 Ac.)

to area 64743 (18.28 Ac.)

| Rumney High School Site 23.10.18 | | | | |
|-------------------------------------|-------------------|----------------------|----------------|----------------|
| No. of Units | House Description | beds | House Area | Total net |
| Open Market | | | | |
| 20 | HT-A | 2 | 679 | 13,580 |
| 26 | HT-C1 | 3 | 900 | 23,400 |
| 26 | HT-C2 | 3 | 900 | 23,400 |
| 7 | HT-D | 3 | 1,009 | 7,063 |
| 9 | HT-E | 4 | 1,193 | 10,737 |
| 3 | HT-F | 4 | 1,204 | 3,612 |
| 27 | HT-G | 3 | 1,023 | 27,621 |
| 16 | HT-K | 4 | 1,151 | 18,416 |
| 9 | HT-L | 5 | 1,519 | 13,671 |
| 6 | HT-P | 3 | 1,410 | 8,460 |
| sub total | | | | |
| 149 | 70% | | | 149,960 |
| Affordable | | | | |
| 36 | 1B2P flat over 55 | 1 bed | 570 | 20,520 |
| 8 | 2B3P Flat over 55 | 2 bed | 732 | 5,856 |
| 8 | A1 - 2B4P | 2 bed | 922 | 7,376 |
| 9 | A2 - 3B5P | 3 bed | 1,030 | 9,270 |
| 4 | A3 - 4B6P | 4 bed | 1,200 | 4,800 |
| sub total | | | | |
| 65 | 30% | | | 47,822 |
| SUMMARY TOTAL | | | | |
| TOTAL NUMBER OF UNITS | | | 214 | Units |
| TOTAL COVERAGE | | | 197,782 | sq.ft |
| Net Site Area | APPROX 6.7 | hectares | | |
| Net Developable Area | 16.5 | acres | | |
| Density/cverage | 11,986.79 | Sq ft/acre | | |
| Average Density | 31.94 | units/hectare | | |

- Boundary Treatments**
- Type A - 180mm high facing brick wall
 - Type B - 180mm high Close Boarded fence
 - Type C - Existing site boundary
Refer to dwg RAL 321.01 for treatments
- House Sparrow Terraces
 - Swift Boxes
 - ✕ Double House Martin Cups



This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

Rev: 31/08/2018 - First issue for comment
06/09/2018 - Second issue for comment
12/09/2018 - Third issue for comment
First Issue

A Revised following PAC & client comments
B Minor revisions to indicate swales as per consultants' drawings and bay windows on over 55s
C Paths, patio's, gates, sheds, garden bins & enclosure details added. Roof revisions to House Types A & K and Plots 48, 55 & 63 handed.

Rev: 14.09.18
18.10.18
29.10.18
23.11.18

Rev: Bird boxes added. Footpath build outs, turning area to pumping station and side boundary walls to plots 143 & 153 revised. Over 55s apartment block updated. Updated landscaping added.
Minor amendments following receipt of Air Impact statement. Swale and footpath positions amended where conflicts identified. P.G. 21.12.18

Rev: Minor amendments to over 55s cycle storage. EH 04.01.19
Minor amendments in response to urban design comments including: Plots 17-18 minor amendments to position of house; over 55s apartments footprint reduced slightly to south-west; removal of windows in flanks of plots 4 and 19; carriageway in front of 113-12 made shared surface. PG 14.01.19

Rev: 14.09.18
18.10.18
29.10.18
23.11.18

| | |
|--------------|---|
| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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Contract: Residential Development Former Rumney High
Rumney, Cardiff for CHPP
Title: Proposed Site Plan

Drawing No. 18027 (05) 100
Rev. G

Scale: 1:500 @ A0
Date: 31.08.2018
Drawn: C.L.
Checked: PG

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| Rev: | | Rev: | | Rev: | | Rev: | |
|------|---|------|--|------|--|------|--|
| C | Updated Image of Over 55s Apartment and entrance in accordance with changes to layout. EH | | | | | | |

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| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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| | |
|---|------------------|
| Contract: Residential Development Former Rumney High Rumney, Cardiff for CHPP | Scale: Dec 18 |
| Title: Street Scene 1 - Over 55s Apartments | Checked: Checked |

| | |
|----------------------------|--------|
| Drawing No. 18027 (05) 800 | Rev. C |
|----------------------------|--------|



Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

Rev:

C

Rev:

-

Rev:

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Rev:

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| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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Drawing No. Rev.

18027 (05) 802 C

Contract: Residential Development Former Rumney
High rumney, Cardiff for CHPP
Title: Street Scene 3 -

Scale:
Date: Dec 18
Drawn: Drawn
Checked: Checked



00- Newport Road Elevation (North West)



02- Linear Park Elevation (North East)

03 - Short Courtyard & End Elevation (South West)



04- Courtyard Elevation (South East)



05 - Material Elevation (A/A1)

- Materials Schedule
1. Buff Facing Brickwork
 2. Grey Facing Brickwork
 3. Buff Textured Brickwork
 4. Curtain Walling (Film over Glass to create opacity)
 5. Green Tile Panel (colours vary)
 6. Continuous Clipping Profile
 7. Grey Composite Window System
 8. Decorative Metal Balustrade, Powder Coated. (colours vary across elevation)
 9. Entrance canopy with Sign
 10. PPC aluminum rainwater down pipe and header
 11. PPC Aluminum window

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

| Rev: | Chk'd: | Rev: | Chk'd: | Rev: | Chk'd: | Rev: | Chk'd: |
|------|--------|---|--------|------|--------|------|--------|
| C | | Updated Elevations in relation to new floor plans. EH | | | | | |
| D | | Amended in accordance to planning comments. EH 14/01/19 | | | | | |

| | |
|--------------|---|
| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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Contract: Residential Development Former Rumney High Rumney, Cardiff for CHPP
Title: Over 55s Apartments Elevations

Drawing No. 18027(05)131
Rev. D

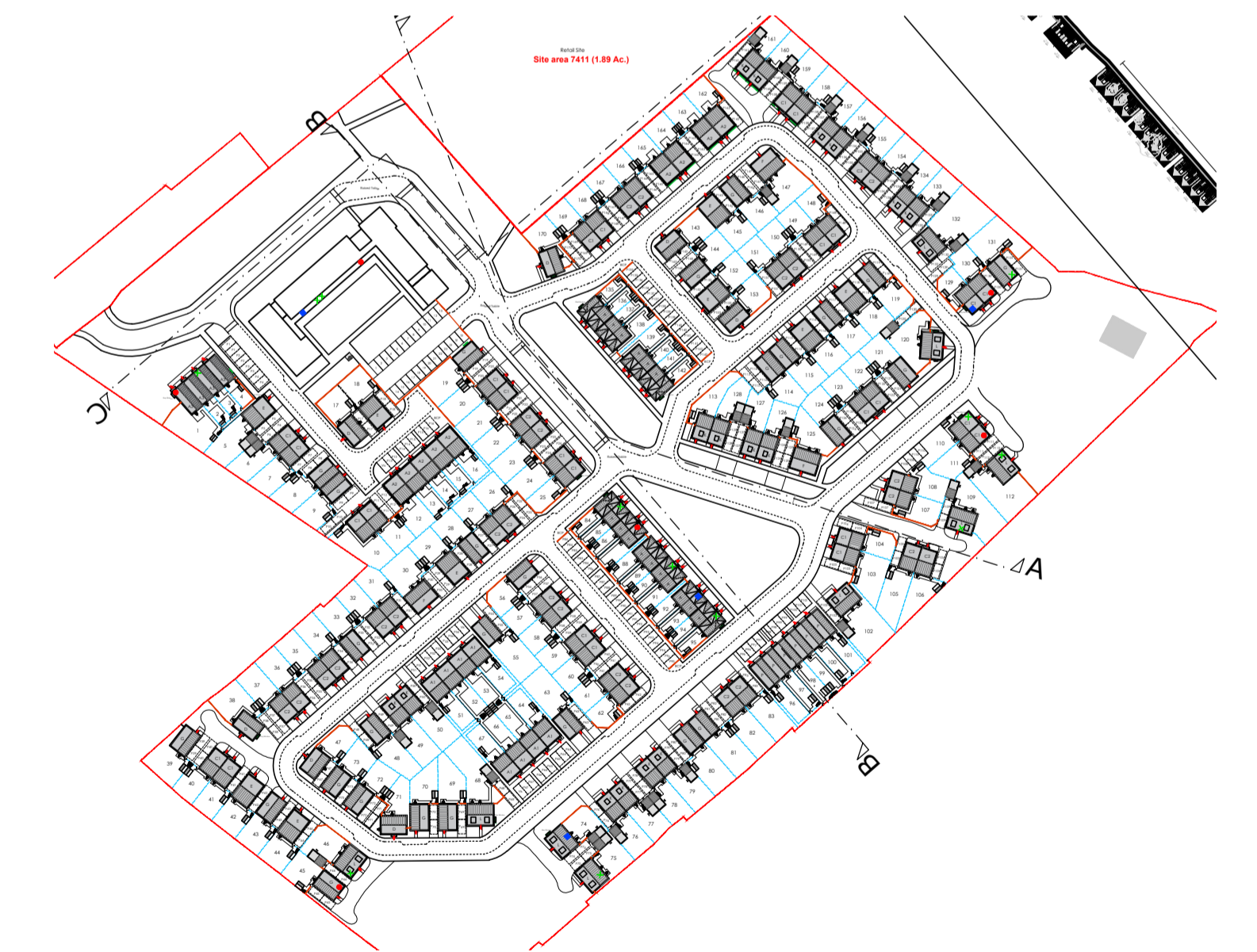
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Date: Dec 18
Drawn: EH
Checked: Checked



SECTION C - C



SECTION C - C CONT.



Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

| Rev: | | Chk'd: | Rev: | Chk'd: |
|------|-----------------------------------|--------|---------------|--------|
| - | First Issue. | | C.L. 14.09.18 | |
| A | Planning Issue. | | E.B. 22.10.18 | |
| B | Amendments following comments. | | E.B. 30.10.18 | |
| C | Amendments following comments. | | MB 07.12.18 | |
| D | Distance between units corrected. | | EH 14.01.19 | |

| Chk'd: | Rev: | Chk'd: | Rev: |
|--------|------|--------|------|
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| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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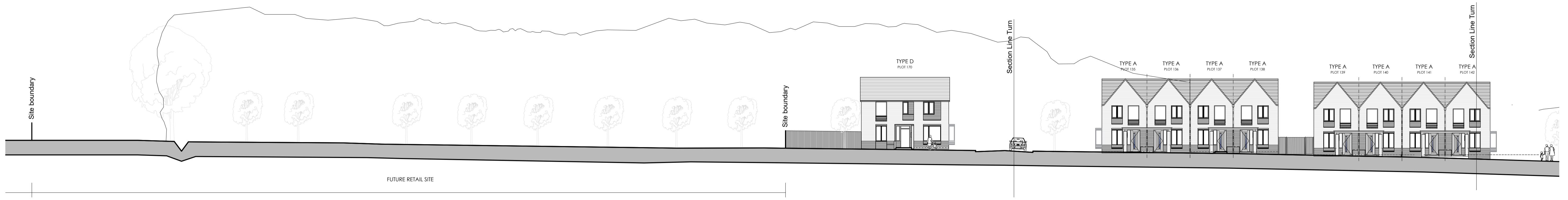
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Contract: Residential Development: Former Rumney High
Rumney, Cardiff for CHPP

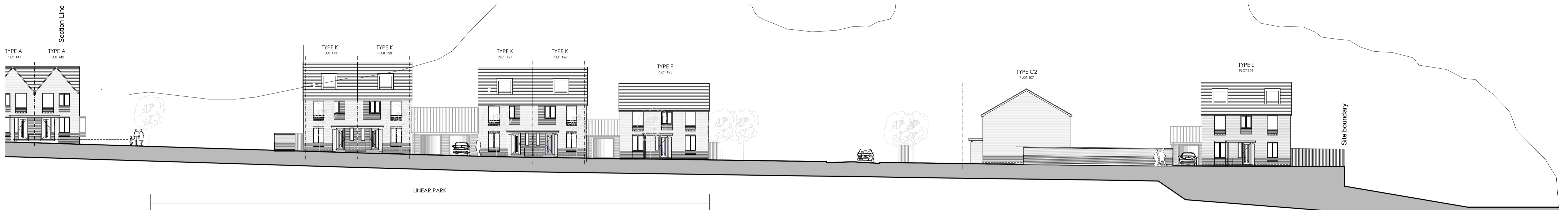
Title: Street Elevations C - C

Drawing No. 18027 (05) 201
Rev. D

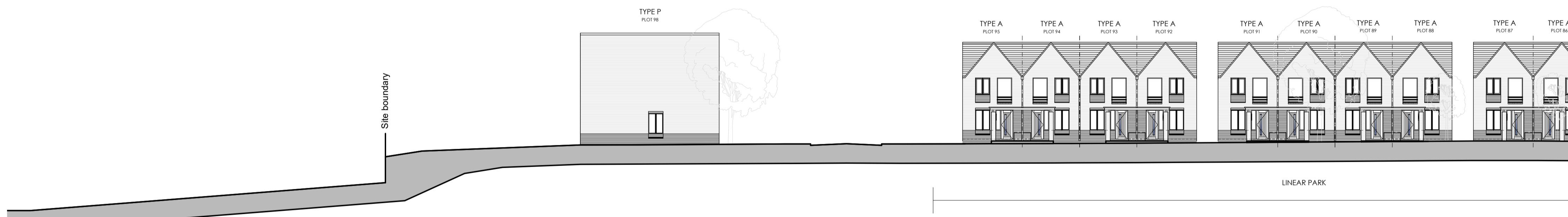
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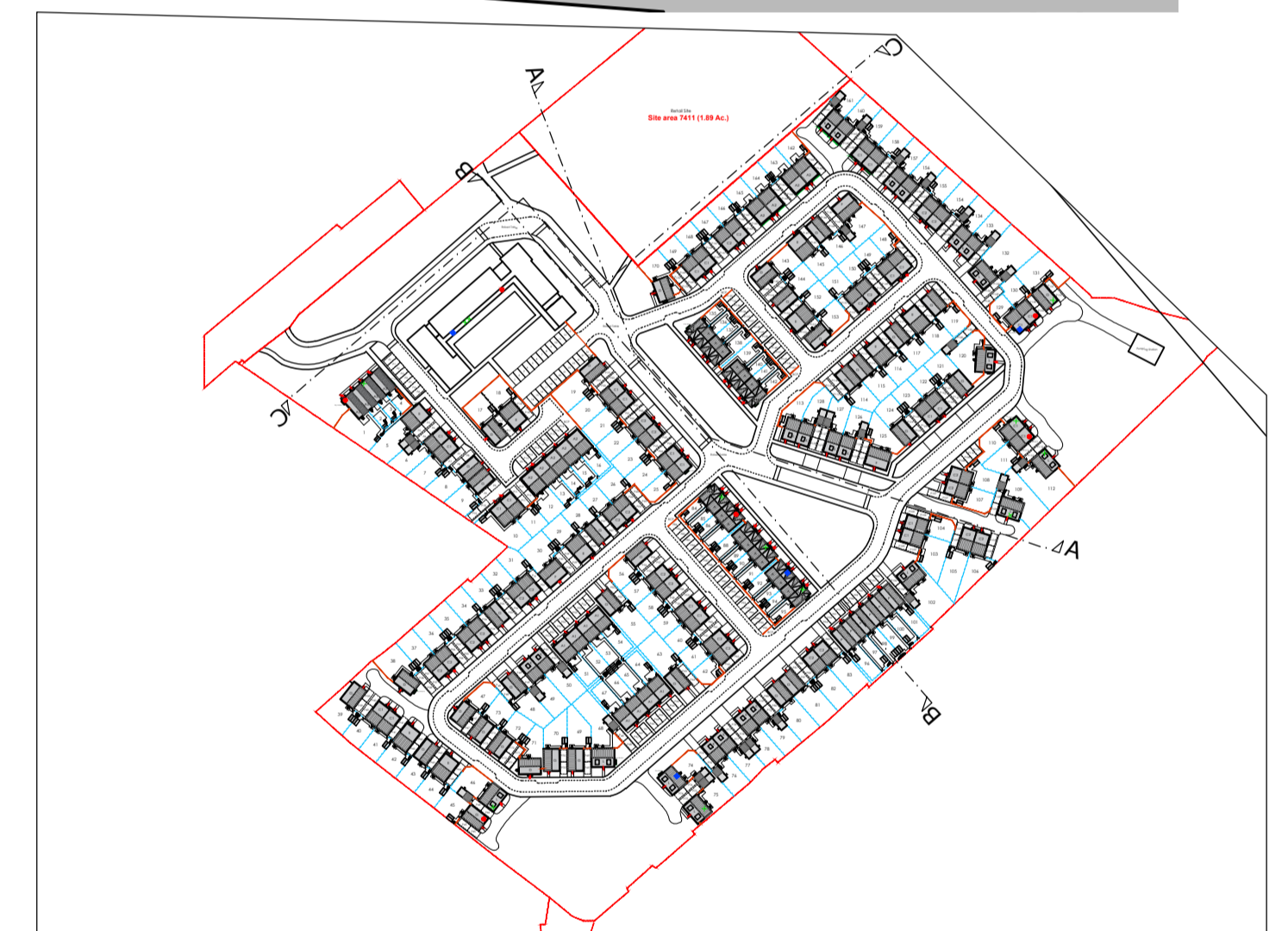
SECTION A - A



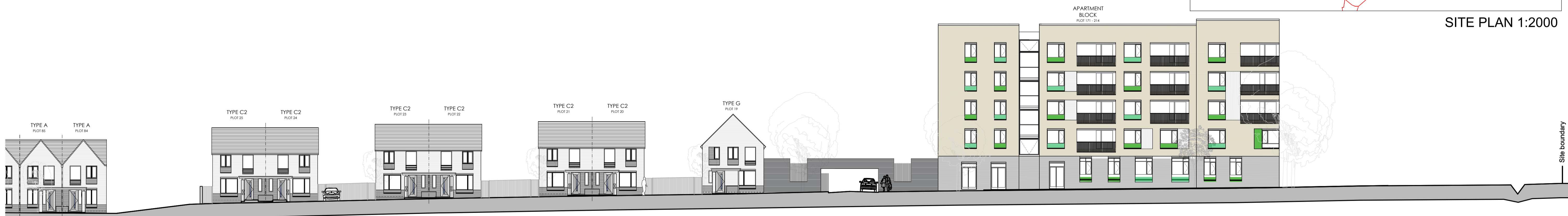
SECTION A - A CONT.



SECTION B - B



SITE PLAN 1:2000



SECTION B - B CONT.

Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

| Rev: | Chk'd: | Rev: |
|------|--------|---------------|
| - | | C.L. 14.09.18 |
| A | | E.B. 22.10.18 |
| B | | E.B. 30.10.18 |
| C | | MB 07.12.18 |

| Chk'd: | Rev: | Chk'd: | Rev: |
|--------|------|--------|------|
| | | | |

| Chk'd: | Rev: |
|--------|------|
| | |

| | |
|--------------|---|
| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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| Drawing No. | Rev. |
|----------------|------|
| 18027 (05) 200 | C |

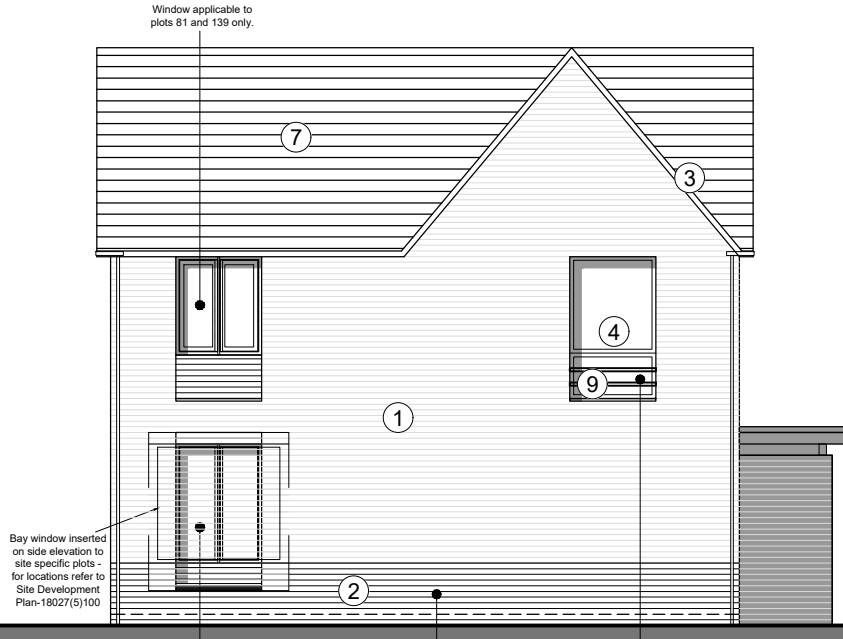
Contract: Residential Development: Former Rumney High
Rumney, Cardiff for CHPP
Title: Street Elevations A - A & B - B
Scale: 1:200 @ A1
Date: 11/09/18
Drawn: EB
Checked:

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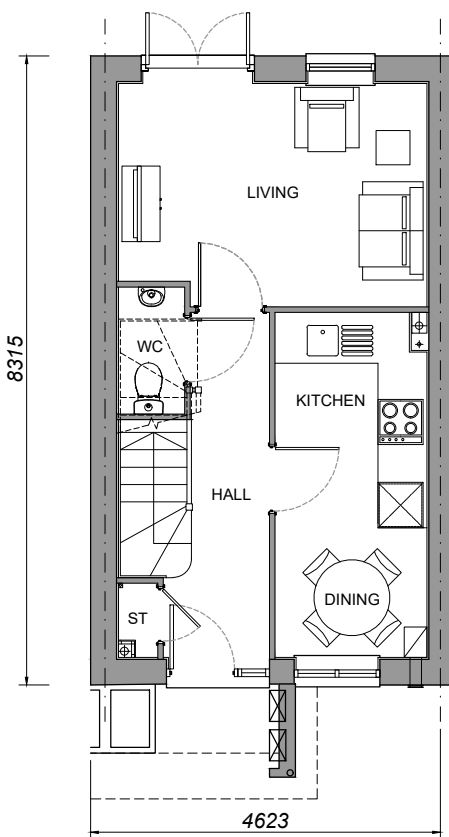
FRONT ELEVATION



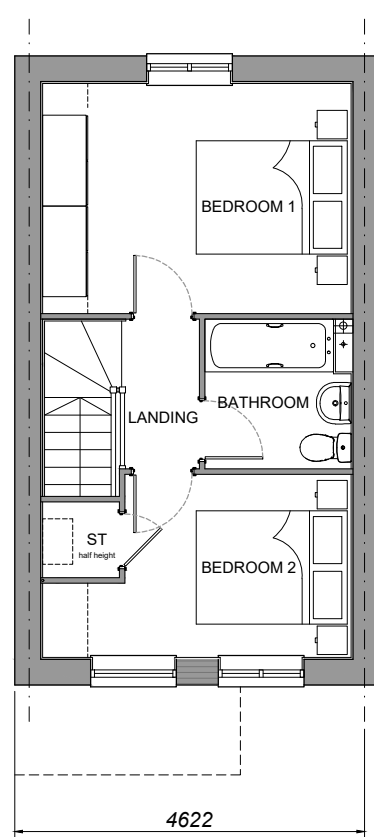
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

Materials Schedule

1. Main Wall Facing Brickwork
2. Contrasting Facing Brickwork
3. Dry Verge Continuous Profile
4. Grey Upvc/Composite Window System
5. Coloured Upvc/Composite Front Door System with Sidelight / Fanlight (colours vary per plot)
6. Planting trough construction, red-facing brickwork to match no.2.
7. Large Format Concrete Tile. Colour: brown or grey (colour varies per plot).
8. Timber post canopy/trellis/seat to side of entrance door
9. PPC metal straps to form space for planting trough on sill (troughs not provided)

Front Elevation showing Materials



scale 1:100



This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

| | | | | |
|------|--|---|------|--|
| Rev: | | C.L. 14.09.18 | Rev: | |
| - | First Issue. | E.B 22.10.18 | | |
| A | Planning Issue | Roof arrangement, front door and canopy revised and materials schedule updated. | | |
| B | Front Elevation showing materials revised. | C.L. / MB 06.12.2018. | | |

| | | | |
|------|--|------|--|
| Rev: | | Rev: | |
| | | | |
| | | | |

| | |
|--------------|---|
| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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Drawing No. Rev.
18027 (05) 110 B

Contract: Residential Development: Former Rumney High
Rumney, Cardiff for CHPP
Title: House Type A - Plans & Elevations

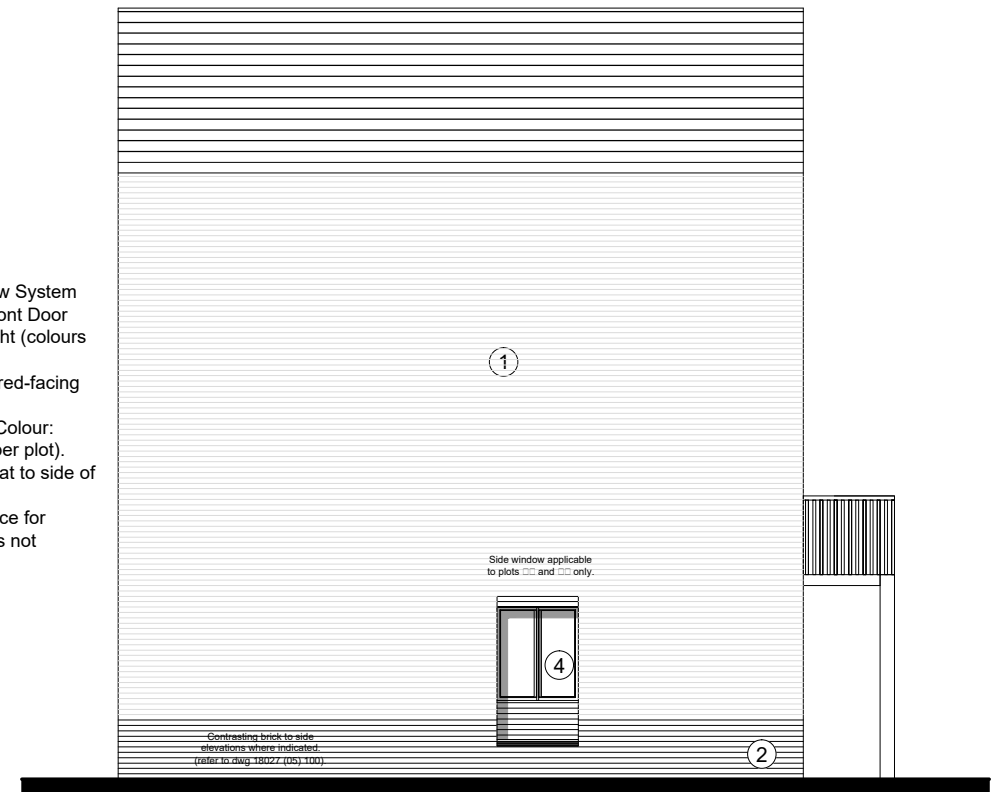
Scale: 1:100 @ A3
Date: Sept 2018
Drawn: C.L.
Checked: -



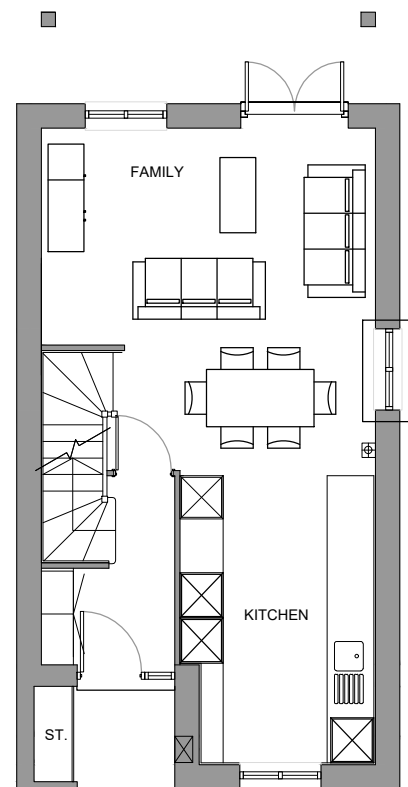
FRONT ELEVATION

Materials Schedule

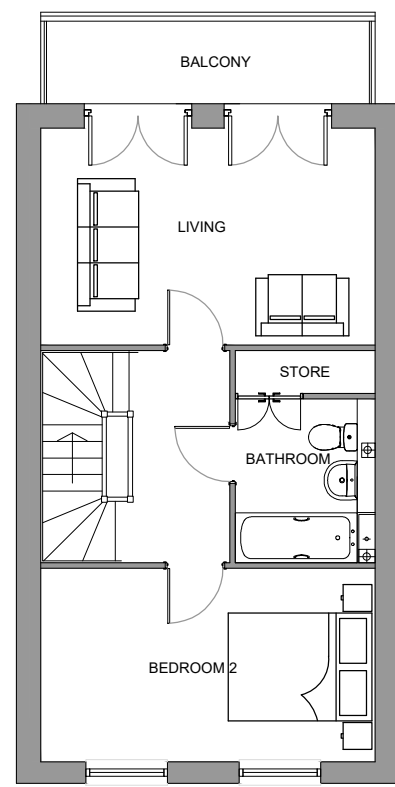
1. Main Wall Facing Brickwork
2. Contrasting Facing Brickwork
3. Dry Verge Continuous Profile
4. Grey Upvc/Composite Window System
5. Coloured Upvc/Composite Front Door System with Sidelight / Fanlight (colours vary per plot)
6. Planting trough construction, red-facing brickwork to match no.2.
7. Large Format Concrete Tile. Colour: brown or grey (colour varies per plot).
8. Timber post canopy/trellis/seat to side of entrance door
9. PPC metal straps to form space for planting trough on sill (troughs not provided)



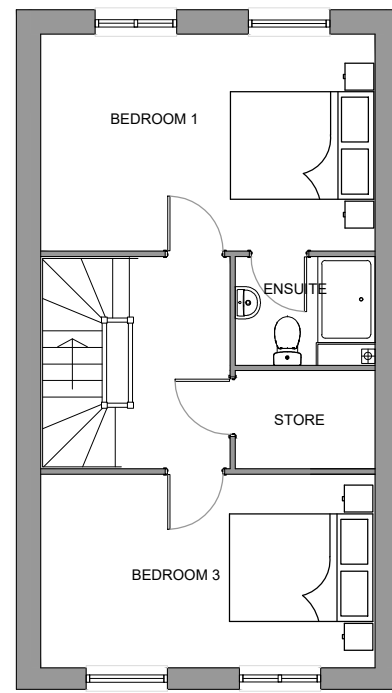
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PART BLOCK REAR ELEVATION

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

| Rev: | | |
|------|---|---------------------|
| - | First Issue. | C.L. 14.09.18 |
| A | Planning Issue. | E.B. 22.10.18 |
| B | Amended following comments | E.B. 29.10.18 |
| C | Front door revised and materials schedule updated. Kitchen Window sill level revised. | C.L / MB 06.12.2018 |
| D | Amended following comments | E.B. 21.12.18 |

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| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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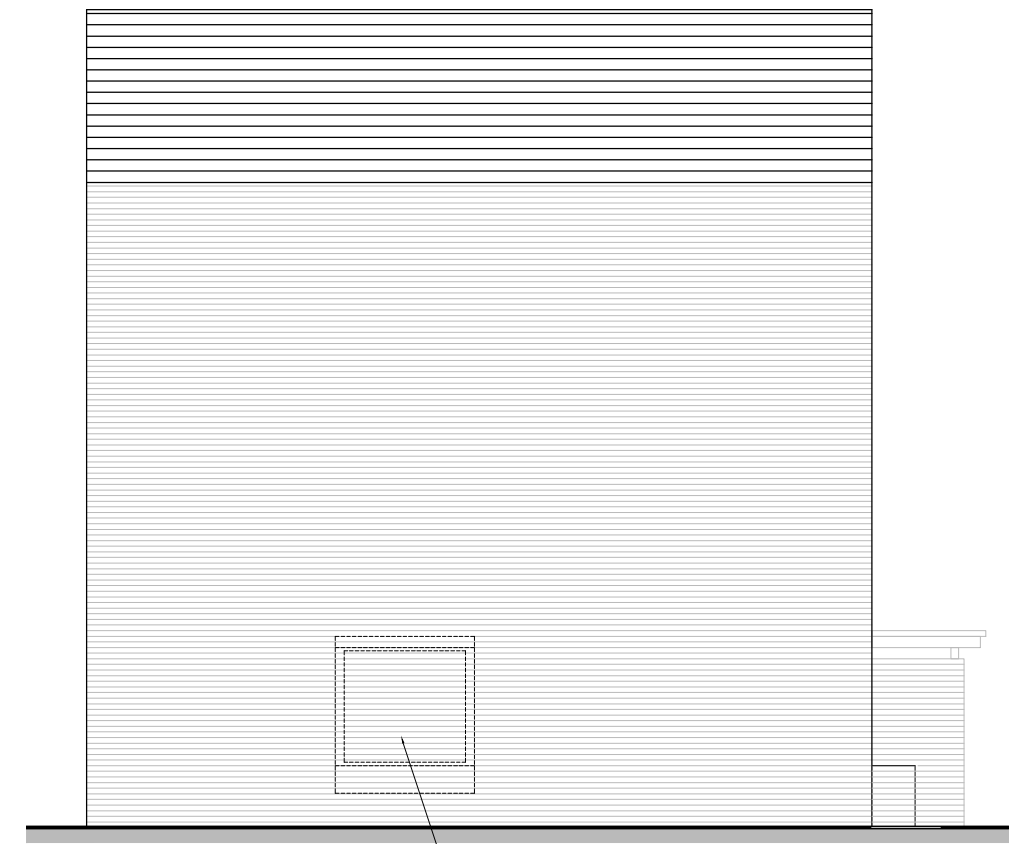
Contract: Residential Development: Former Rumney High
Rumney, Cardiff for CHPP
Title: House Type P - Plans & Elevations

Drawing No. 18027 (05) 119 D
Rev. D

Scale: 1:100 @ A3
Date: Sept 2018
Drawn: C.L.
Checked: .



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Materials Schedule

1. Main Wall Facing Brickwork
2. Contrasting Facing Brickwork
3. Dry Verge Continuous Profile
4. Grey Upvc/Composite Window System
5. Coloured Upvc/Composite Front Door System with Sidelight / Fanlight (colours vary per plot)
6. Planting trough construction, red-facing brickwork to match no.2.
7. Large Format Concrete Tile. Colour: brown or grey (colour varies per plot).
8. Timber post canopy/trellis/seat to side of entrance door
9. PPC metal straps to form space for planting trough on sill (troughs not provided)

Front Elevation showing Materials



This drawing is to be read in conjunction with dwg no 18027(05)122 - House Type A3 - Plans.

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

Rev: - DWG 18027(05)122 SPLIT INTO - 122-HOUSE TYPE - PLANS & 125 - HOUSE TYPE - ELEVATIONS. Previous Revisions A & B on dwg no 18027(05)122. Front door and canopy revised and materials schedule updated. Kitchen Cill level amended. C.L./ M.B. 06.12.2018

Rev: -

Rev: -

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|--------------|---|
| PRELIMINARY | |
| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

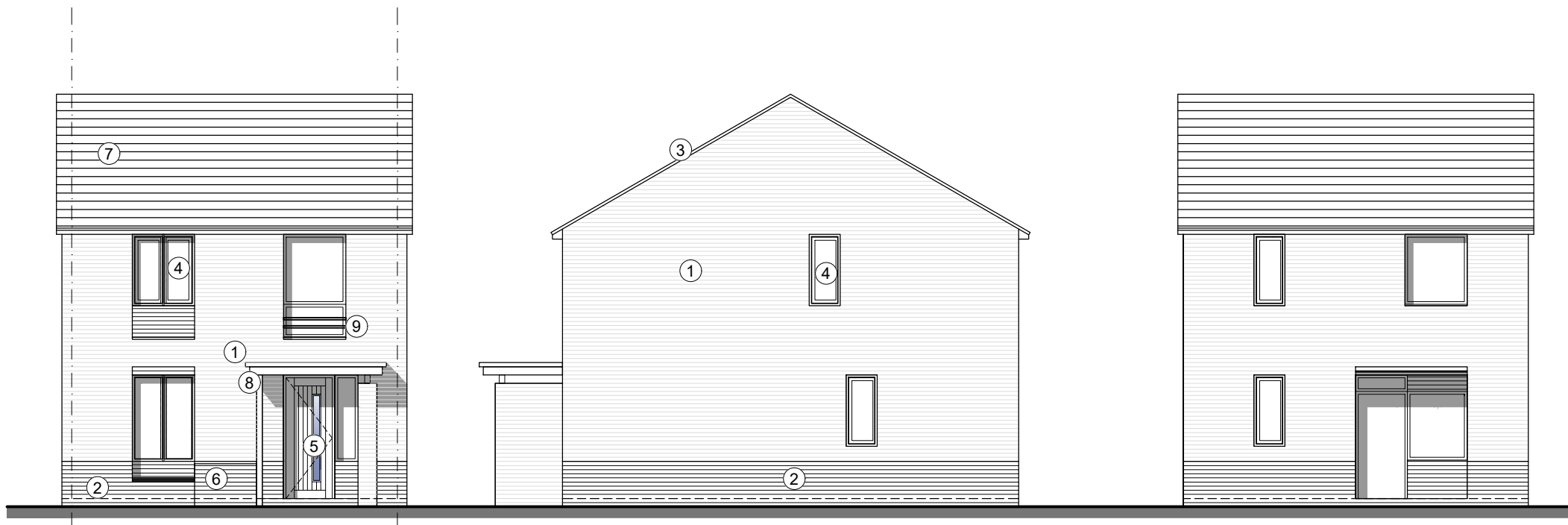
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Contract: Residential Development: Former Rumney High
Rumney, Cardiff for CHPP
Title: House Type A3 - Elevations

Drawing No. 18027 (05) 125 - Rev. -

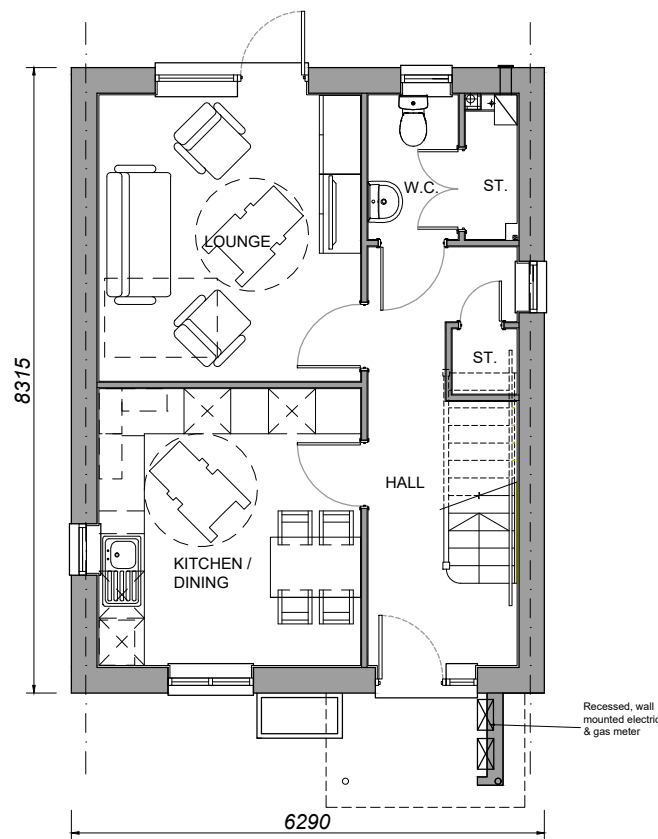
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Date: Dec 2018
Drawn: C.L.
Checked: -



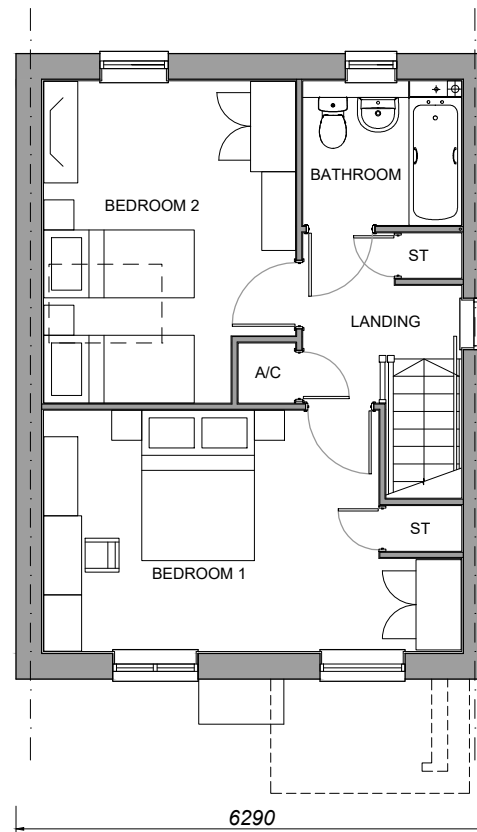
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials Schedule

1. Main Wall Facing Brickwork
2. Contrasting Facing Brickwork
3. Dry Verge Continuous Profile
4. Grey Upvc/Composite Window System
5. Coloured Upvc/Composite Front Door System with Sidelight / Fanlight (colours vary per plot)
6. Planting trough construction, red-facing brickwork to match no.2.
7. Large Format Concrete Tile. Colour: brown or grey (colour varies per plot).
8. Timber post canopy/trellis/seat to side of entrance door
9. PPC metal straps to form space for planting trough on sill (troughs not provided)

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

| Rev: | | | |
|------|---|-----------------|------|
| - | First Issue. | C.L. 14.09.18 | Rev: |
| A | Planning Issue | E.B. 22.10.18 | |
| B | Front door and canopy revised and materials schedule updated. | C.L./ MB T.B.C. | |

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| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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| Drawing No. | Rev. |
|----------------|------|
| 18027 (05) 120 | B |

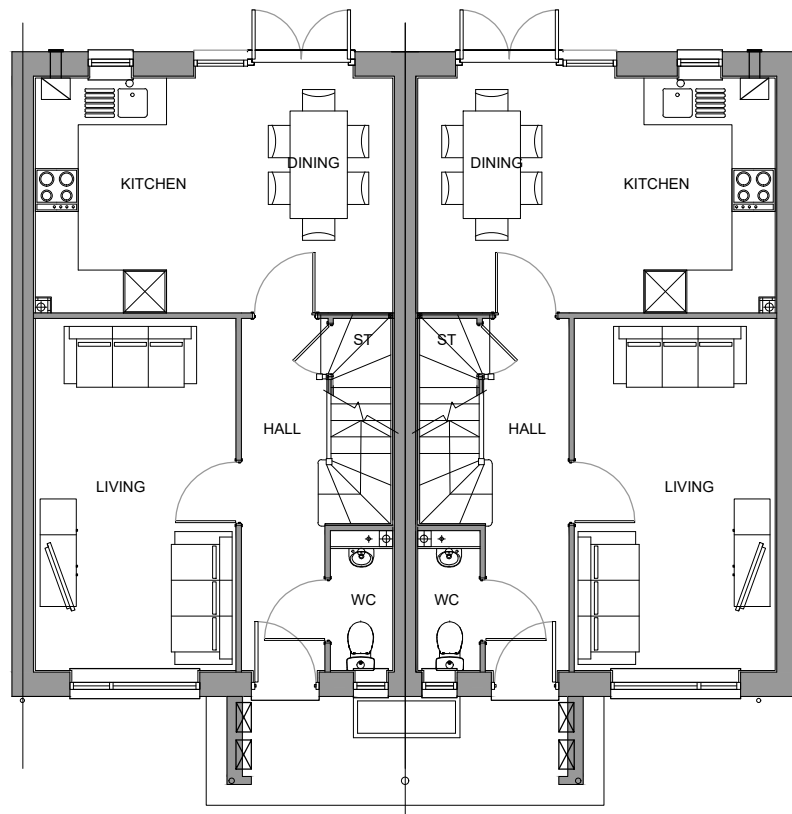
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| Contract: | Residential Development: Former Rumney High | Scale: | 1:100 @ A3 |
| | Rumney, Cardiff for CHPP | Date: | Sept 2018 |
| Title: | House Type A1 - Plans & Elevations | Drawn: | C.L. |
| | | Checked: | . |



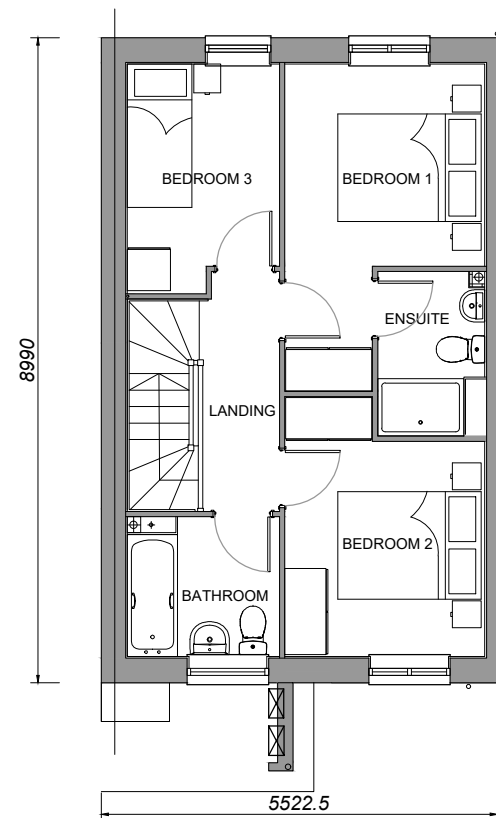
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

Materials Schedule

1. Main Wall Facing Brickwork
2. Contrasting Facing Brickwork
3. Dry Verge Continuous Profile
4. Grey Upvc/Composite Window System
5. Coloured Upvc/Composite Front Door System with Sidelight / Fanlight (colours vary per plot)
6. Planting trough construction, red-facing brickwork to match no.2.
7. Large Format Concrete Tile. Colour: brown or grey (colour varies per plot).
8. Timber post canopy/trellis/seat to side of entrance door
9. PPC metal straps to form space for planting trough on sill (troughs not provided)

This drawing must not be scaled.
Figured dimensions and levels to be used.
Any inaccuracies must be notified to the architect.
Detail drawings and large scale drawings take precedence over smaller drawings.

| Rev: | Description | Date |
|------|--|------------------|
| - | First Issue. | C.L. 14.09.18 |
| A | Planning Issue. | E.B. 22.10.18 |
| B | Front door and canopy revised and materials schedule updated. C.I.L level of ground floor WC and kitchen window revised. | C.L. / MB T.B.C. |

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| PLANNING | ✓ |
| DESIGN | |
| TENDER | |
| CONSTRUCTION | |

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Contract: Residential Development: Former Rumney High
Rumney, Cardiff for CHPP
Title: House Type C2 - Plans & Elevations

Drawing No. 18027 (05) 112 B
Rev. B

Scale: 1:100 @ A3
Date: Sept 2018
Drawn: C.L.
Checked: .