

COMMITTEE DATE: 13/02/2019

APPLICATION No. **18/02594/MJR** APPLICATION DATE: 31/10/2018

ED: **LLANRUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council/Wates Residential

LOCATION: FORMER LLANRUMNEY HIGH SCHOOL, BALL ROAD,
LLANRUMNEY, CARDIFF, CF3 4YW

PROPOSAL: DEVELOPMENT OF 98 RESIDENTIAL DWELLINGS (USE
CLASS C3, INCLUDING AFFORDABLE HOUSING),
VEHICULAR AND PEDESTRIAN ACCESS,
LANDSCAPING, DRAINAGE, RELATED
INFRASTRUCTURE AND ENGINEERING WORKS

RECOMMENDATION 1: That planning permission be **GRANTED** subject to the applicant entering a Unilateral Undertaking under SECTION 106 for 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:

Site Location Plan	2288-100	C
Site Layout	2288/101	M
Context Plan	2288/102	D
4.2.1 Plans	2288-200-01	A
4.2.1 Elevations	2288-200-02	A
4.2.1 Block Elevation Semi Detached	2288-200-03	A
5.3.1 Plans	2288-201-01	A
5.3.1 Elevations	2288-201-02	A
5.3.1 Block Elevations Semi Detached	2288-201-03	B
C Plans	2288-202-01	B
C Elevations	2288-202-02	A
C Block Elevations Semi Detached	202-03	
D Plans	203-01	
D Elevations	203-02	
E Plans	204-01	
E Elevations	204-02	
F Plans	205-01	
F Elevations	205-02	
I Plans	206-01	
I Elevations	206-02	
J Plans	207-01	

J Elevations	207-02	
K Plans	208-01	
K Elevations	208-02	
K Block Elevations Semi Detached	208-03	
K Block Elevation Terrace	208-04	
L Plans	209-01	
L Elevations	209-02	
2B1 Apartment Plans	210-01	
2B1 Apartment Elevations	210-02	
2B1 & L Block Elevations	210-03	
Street Scene Llanrumney	2288-300-01	A
M Block Elevations Terraced	2288-214-04	B
M Block Elevations Semi Detached	2288-214-03	B
M Elevations	2288-214-02	B
M Plans	2288-214-01	B
641 Elevations Semi Detached	2288-213-03	A
641 Elevations	2288-213-02	B
641 Plans	2288-213-01	B
321 Elevations	2288-212-03	B
321 & 111 Elevations	2288-212-02	B
321 & 111 Plans	2288-212-01	B
211 Block Elevations Terrace	2288-211-03	A
211 Elevations	2288-211-02	B
211 Plans	2288-211-01	B
Management Plan	2288/103	
Finished Floor Levels	002	P1
2B1 & M Terrace Elevations	2288-210-05	
2B1 & K & E Block Elevations	2288-210-04	
2B2 Apartment Plans	2288-215-01	
2B2 Apartment Elevations	2288-215-02	
K, 2B2 & E Elevations Terraced	2288-215-03	
Single Garage	2288-220-01	
Double Garage	2288-221-01	

Transport Statement Vectos Oct 2018 -

Design & Access Statement Spring Design 2288-02 I

Tree Survey, Categorisation and Tree Constraints Plan Steve Ambler & Sons Sep 2018 -

Green Infrastructure Statement WYG A108991-1 V3

Air Quality Assessment Wardell Armstrong 001 V0.1

Noise Assessment1 Wardell Armstrong

Preliminary Ecological Appraisal Wardell Armstrong 001 V0.1

Phase 1 Desk Study Wardell Armstrong /3 3

Phase 2 Geo-Environmental and Geotechnical Ground Investigation Report Wardell Armstrong RPT-002 4

Flood Consequence Assessment JBA 19/10/18 V2.0

Drainage Statement CD Gray CDGA-9456-DIS1-P1

Drainage Strategy - CD Gray	001	P2
Landscape Strategy	LH.LA.100	E

Soft Landscape 1 of 7	LH.LA.101	E
Soft Landscape 2 of 7	LH.LA.102	E
Soft Landscape 3 of 7	LH.LA.103	E
Soft Landscape 4 of 7	LH.LA.104	E
Soft Landscape 5 of 7	LH.LA.105	E
Soft Landscape 6 of 7	LH.LA.106	E
Soft Landscape 7 of 7	LH.LA.107	E
Details	LA.108	E
Soft Landscape Specifications	LH.LA.109	E
Soil Volumes for Proposed Trees	LH.LA.110	E
Fire Truck Swept Path Analysis	184021_AT_A02	C
Refuse Vehicle Swept Path Analysis	184021_AT_A01	A

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

- 3 Prior to the commencement of any development works and following completion of the monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required.

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

4. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not prejudiced (LDP policy EN13).

- 5 Prior to the commencement 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) 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 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 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.

6. 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.

7. The remediation scheme approved by condition 5 shall 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 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. No residential building shall be brought into beneficial use until the drainage system for the site has been completed in accordance with the approved details as shown on drawing numbers CDGA-9456-DIS1-P1 and 9456 001 Rev P2. Thereafter no further foul, surface water and/or 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).

13. Prior to the commencement of development a finalised Arboricultural Impact Assessment, Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved by the LPA. No development shall take place that is not in full accordance with the AMS and TPP.

Reason: In the interests of the visual amenities of the area (LDP policy EN8).

14. Prior to the commencement of development a detailed, finalised landscape specification shall be submitted to and approved by the LPA and supported by a finalised planting plan that does not depart significantly from that previously submitted; finalised plant schedule; finalised tree pit details including tree pits in rain garden and swale/ditch features and finalised planting and aftercare methodology. The detailed landscape specification shall be based upon the submitted outline landscape specification but shall also incorporate the following elements: -

- A landscaping implementation strategy (i.e. timetable for landscaping implementation).
- Confirmation that the project soil scientist will oversee soil handling, storage, amelioration and placement to ensure fitness for purpose and that they will report to the LPA on successful completion of each stage.
- Confirmation that the project soil scientist will ensure that planting soils wherever *Acer rubrum* 'Bowhall' is to be planted are of pH 5.0-5.6 on placement with accessible and sufficient quantities of the micronutrient manganese, and that any soils departing from these requirements will be amended to the soil scientists specifications to render them fit for purpose.
- Confirmation that there will be no plant substitutions without first obtaining the written consent of the LPA.
- Confirmation that the landscape design has been drawn up with full regard to all service constraints, including drainage and that no significant changes to the landscape design as submitted prior to finalising services have resulted, including constraints on Root Available Soil Volumes for proposed trees.
- Confirmation that where practicable, mulch circles to trees shall be to 1000mm radius, measured from tree stems.

Reason. In the interests of visual amenity (LDP Policies EN8, EN10, KP15, KP16).

15. 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 Policies EN8, EN10, KP15, KP16).

16. Prior to the commencement of 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 construction phase 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 construction phases.
Reason: To safeguard the amenity of nearby residents in the area and highway safety (LDP policies EN13 and T5).

17. 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 (LDP policy EN9).
18. No development shall commence on the houses or apartments until samples of the external materials for the houses and apartments 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).
19. Construction of the brick boundary walls shall take place 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).
20. The colour of external meter cabinets on any principal elevation of a proposed dwelling shall match the colour of the window of that dwelling.
Reason: In the interests of visual amenities (LDP policy H5).
21. No development or site clearance shall take place until a Green Infrastructure Management Strategy (GIMS) for the delivery, establishment and ongoing management, maintenance and monitoring of green infrastructure for the whole site, for both the establishment phase and long term, has been submitted to and approved in writing by the Local Planning Authority. The GIMS shall broadly accord with the Green Infrastructure Statement (A108991-1 September 2018) and mitigation and enhancement measures set out in the Preliminary Ecological Appraisal (PEA) Report (001 V0.1). The GIMS shall include the following details:
 - a) Proposals for the protection, creation, enhancement and management and maintenance of habitats, including species-rich

wildflower grasslands, hedgerows and trees, SuDs and highway trees/verges. These proposals should include details of seed mixes for wildflower areas.

- b) Use of SuDS features to ensure that discharge of surface water run-off into the River Rhymney Site of Importance for Nature Conservation (SINC) is of acceptable quality such that significant adverse impact upon the biodiversity of that site is avoided.
- c) A sensitive clearance strategy to avoid harm to reptile species on site, as referred to in section 4.4.16 of the PEA Report.
- d) Measures to avoid harm to nesting birds, during clearance of any trees, bushes or shrubs on the site, as outlined in section 4.4.19 of the PEA Report
- e) Treatment for the eradication of any invasive species found at the site, as referred to in section 7.9 of the PEA Report
- f) A lighting scheme and implementation plan to control light spillage to wildlife corridors and habitats, including the 'Bat House' structure. The scheme shall include, but not be limited to, details of the siting and type of lighting to be used, measures to control light spillage and drawings setting out avoidance of light spillage in key areas for wildlife, including bat roost features incorporated into buildings.
- g) Measures to avoid trapping animals in excavations during construction. Wooden planks should be placed in all excavations which are to remain open overnight. This will provide a means of escape for any badger or other mammal which may enter the excavation. Any temporarily exposed open casing system will be capped in such a way as to prevent badgers, hedgehogs or other mammals from gaining access.
- h) Provision to repeat surveys if greater than two years elapses between the most recent ecological survey, and site clearance. If site clearance in respect of the development approved does not commence within 2 years from the date of the most recent ecological appraisal, 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 habitats and species, 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.
- i) A programme of ecological enhancements including no less than:-
 - 5 x bat boxes for crevice-dwelling bats, and

- 3 x House Sparrow terraces, and
- 5 x Swift Boxes, and
- 3 x double House Martin cups

To be installed in suitable buildings on site. A plan showing the locations of these features should be included in the GIMS. Other enhancements which should also be set out in the GIMS include details of those outlined in Section 5 of the PEA Report, such as provision of insect hotels, wood piles and hibernacula, hedgehog houses and minimum 100mm gap under all fences to allow free movement of hedgehogs.

The approved GIMS, and any subsequent amendments as shall be agreed in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and programme for implementation. Should monitoring and/or surveys indicate a failure of the mitigation measures or a decline in population or distribution, remedial measures shall be agreed in writing with the Local Planning Authority and shall be implemented as agreed.

Reason: To protect and enhance the Green Infrastructure resource of the site (LDP policy EN 7).

22. The development shall proceed in accordance with the mitigation measures in the FCA i.e. the raising of the site levels and construction of the scrape subject to further details of the construction of the scrape being submitted to and approved in writing by the local planning authority and then implemented in accordance with the approved details.

Reason: To ensure that the consequences of flooding are managed to an acceptable level (Policy EN14).

23. Details of secure and covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on those plots. Cycle stores and garages shall be constructed prior to the dwelling they serve being occupied for residential purposes.

Reason: To encourage cycle use (LDP policy T5).

24. Details of motorcycle barriers and their location on the western pedestrian/cycle path shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on that path and then be implemented as approved prior to the path being brought into beneficial use.

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

25. Notwithstanding the approved plans indicated in condition 1 above, the bedroom window in the side of unit 13, and the dining room window of plot 43 shall be fitted with obscure glass which shall then be retained in perpetuity.

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

26. Notwithstanding the approved plans indicated in condition 1 above, Plots 8 and 15 shall be constructed with bay windows to the gable end facing east, which shall then be retained in perpetuity.
Reason. In the interests of residential amenity (LDP policy H5).
27. Notwithstanding the approved plans indicated in condition 1 above, prior to the commencement of development, details of additional pedestrian connections linking private drives at a number of locations within the site to improve connectivity shall be submitted to and approved in writing by the Local Planning Authority. The connections shall be implemented as approved prior to the beneficial occupation of the final dwelling on site.
Reason. To provide for permeability and safe pedestrian/cycle routes (LDP policy T1).
28. Notwithstanding the approved plans listed under condition 1, prior to the occupation of the dwellings facing the square, boundary details to delineate private amenity space shall be submitted to and approved in writing by the LPA. The details shall be implemented as approved.
Reason. In the interests of privacy and residential amenity (LDP policy H5).
29. No development shall take place on the Hartland Road widening scheme until the scheme has been approved in writing by the overseeing highway authority. The scheme shall be implemented to their written satisfaction prior to the occupation of the first residential dwelling.
Reason: To facilitate safe and efficient access to and from the proposed development in the interests of highway and pedestrian safety.

RECOMMENDATION 2 : The contamination assessments and the affects 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 : The developer shall have regard to the consultation responses received during the processing of this application.

RECOMMENDATION 5 : This development falls within a radon affected area and may require basic radon protective measures, as recommended for the purposes of the current Building Regulations.

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: A detailed report on the archaeological work, as required by 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.

1. **DESCRIPTION OF DEVELOPMENT**

- 1.1 The aim of the Cardiff Living programme 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 programme 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 98 dwellings, This comprises:-
8 x two bedroom houses, 6 x three bedroom houses and 2 x four bedroom houses
7 x one bedroom apartments, 5 x two bedroom apartments (affordable).
2 x two bedroom Flats above garages (FOGs), 11 x three bedroom houses, 49x four bedroom houses and 7x five bedroom houses (open market).
- 1.3 14 of the dwellings would be 2 1/2 storey, 10 would be 3 storey and the remainder two storey
- 1.4 The houses would be built as 2x three dwelling terraces, 1x terrace comprising 6 apartments, 1x terrace comprising a pair of dwellings, a FOG and a fourth dwelling and 1x terrace of 3 dwellings with FOG attached. 28 of the dwellings would be semi-detached plus a house and adjoining FOG and 4 of the apartments would be accommodated in what would appear to be a semi detached dwelling. The 2 other apartments would have the appearance of a detached two storey house.
- 1.5 52 garages and 4 spaces under the FOGs are proposed in addition to car parking spaces on driveways and allocated parking bays and 5 spaces behind each of the FOGs. Garages would be finished in materials to match the proposed dwellings.
- 1.6 The roofs would have mixed russet or slate grey roof tiles with walls of red bricks. Windows frames would be grey. Marley Cedral click cladding and natural stained timber would be used on panels on the buildings. Some of the dwellings would have cast stone facing masonry to small front porches.
- 1.7 Approximately 120 trees are to be planted within the site, 5 of which would be planted along the eastern boundary of the site to supplement the existing trees to be retained along this boundary with the public highway along Hartland Road. A hedge is to be planted along the boundary fronting Clovelly Close.

- 1.8 Sheds are proposed for the affordable houses that would provide secure bike storage. Cycle storage buildings are also shown for the apartments.
- 1.9 A new pedestrian/cycle route around the western boundary of the site linking the development and Clovelly Close to the Rhymney Trail is proposed.

2 DESCRIPTION OF SITE

- 2.1 The site is 4.52 Ha in area on land that comprised the former Llanrumney High School and adjoining playing field. The site is irregular in shape. The site is generally level rising towards the eastern boundary of the site.
- 2.2 To the north east, south and south east of the application site is residential, to the north is a riverside walk adjoining the River Rhymney and to the west are playing fields. The north boundary comprise a band of trees. There are some individual trees fronting Clovelly Crescent and Hartland Road.
- 2.3. A small part of the site falls with flood zone B. Most of the site falls within Flood Zone C1.
- 2.4. Currently there are two vehicle access points into the site off Hartland Road and Ball Lane but no road extends into the site..
- 2.5 There is a bus stop some 70m to the north of the proposed vehicular access. The bus stop is on the 50 and 65 bus routes which provide a frequent service.
- 2.6 An extensive linear band of amenity space is located east of the application site that extends from Bluebell Drive in the north to Ridgeway Road in the south.

3 SITE HISTORY

- 3.1 13/01291/DCO Prior approval granted for demolition of school 30/07/2013.

4 POLICY FRAMEWORK

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

KP1, KP5, KP7, KP8, KP14, KP16, H3, H6, EN8, EN13, T1, T5, T6, C1, C3, C5 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 Transport 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 Waste Collection and Storage Facilities
SPG Archaeology and Archaeological Sensitive Sites
SPG Infill Sites

4.3 Planning Policy Wales edition 10 December 2018

5 **INTERNAL CONSULTEE RESPONSES**

5.1 Shared Regulatory Services state:-
The following information has been submitted as part of the application:

Wardell Armstrong, October 2017; Phase 1 Desk Study. Ref: CA11255/3 (Rev. 4/4/18) Wardell Armstrong, November 2017; Phase II Geo-Environmental And Geotechnical Ground Investigation Report Ref: CA11255/3 RPT-002 (Rev. 10/4/18)

The above information includes detailed contamination and ground gas assessments.

In relation to potential contamination, elevated concentrations of benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene and dibenzo(ah)anthracene within three samples of made ground. Supplementary sampling and contamination assessment is required to confirm and delineate any potential risk to human health and the environment.

Amended contamination conditions are recommended to address this. In relation to ground gas assessment, this was ongoing at the time of the above report. The completed assessment will need to be submitted, along with details and validation of any protection measures required.

An amended ground gas condition is recommended to address this. 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 statements 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

Prior to the commencement of any development works and following completion of the monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required then no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

Reason: To ensure that the safety of future occupiers is not prejudiced.

Prior to the commencement 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.

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 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

This development falls within a radon affected area and may require basic radon protective measures, as recommended for the purposes of the current Building Regulations.

The contamination assessments and the affects 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:

Subject to an approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, unacceptable harm will not result to trees of amenity value. You will note that I am recommending the removal of x3 existing 'C' (low quality) category trees as they are not considered viable in the context of the development, and in removing tree 5, the better quality tree 6 will have more room to develop properly. What we don't have is full detail concerning services including drainage, so any Impact Assessment, Method Statement and Protection Plan will need to have regard to these elements to ensure they do not conflict with retained 'A' and 'B' category trees.

I concur with sections 8.49 and 8.50 of the submitted geotechnical report, where it recommends the production of a Soil Resource Survey (SRS) and Plan (SRP) respectively. The submitted 'Details' plan reference LA.108 annotates the tree pit section to refer to imported soils only, but there is no evidence to confirm that site won soil would not be fit for purpose for the proposed landscape functions.

Aside from recommending the removal of x3 'C' category trees I am suggesting changes to some of the proposed trees to ensure fitness for purpose in the proposed context. Importantly this includes the two linear swale plantings and the planting in the 'square'. The swale plantings need to incorporate trees tolerant of alternately very dry and very wet soils, so I have reverted to advice as per the TDAG guide to tree species selection for green infrastructure, and case experience with the proposed trees (*Hippophae salicifolia* 'Streetwise' and *Acer platanoides* 'Crimson King'). I have suggested alternative tree species (*Acer rubrum* 'Bowhall', *Alnus x spaethii* & *Gleditsia triacanthos* 'Draves Street Keeper') at reduced density. It is likely to be appropriate for the swale soils to be designed specifically to tolerate alternate inundation and drying without significant loss of functionality. The SRS/SRP should pay particular attention to the likely functionality of site won soils in this regard, and if they will not be fit for purpose, specify alternative soils accordingly as part of a full topsoil and subsoil specification.

Landscaping details do need to be finalised with regard not only to the residential and highways layout, but also services (including drainage), lighting

and CCTV. There needs to be comfort that there will not be conflict between these different elements of development.

In due course I would expect finalised landscaping details to include scaled planting plans, plant schedule, topsoil and subsoil specification, tree pit section and plan view (to include different situations – i.e. swales, soft landscape), planting methodology, aftercare methodology and implementation programme.

- 5.3 Neighbourhood Services Officer in respect of noise recommends an advisory 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.

- 5.4 The Waste Management Officer states

Layout

Vehicle tracking for our largest collection vehicle (OLYMPUS-19N 6x2RS) will need to be provided. The main concern is the shared service road which will require adequate turning space to allow the refuse vehicle to exit the roads in a forward gear. It is not clear without tracking to see if the proposed hammer heads/turning circles will be suitable for the refuse collection vehicles.

The developer should also be aware that as we do not service private roads all properties on these roads will be required to present their waste kerbside which must be no further than 25m from the dwelling. The vehicles are unable to travel down the private drives and therefore collection points will need to be identified within 25 metres from the dwellings and not further than 30 metres from the collection vehicle. Please resubmit plans showing suitable collection points.

Bin provisions

Each house will be required to have the following for waste and recycling 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)

The storage of which must be sensitively integrated into the design and preferably stored in the rear gardens.

Apartments

The proposed waste storage areas are acceptable.

For the proposed block of 6 flats (plots 56-61) we would recommend communal bins.

- 1 x 660 litre bin for general waste
- 1 x 660 litre bin for recycling
- 1 x 240 litre bin for food waste

Please ensure the proposed store is large enough to accommodate this recommended amount of bins.

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.

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

For the smaller blocks of apartments we would recommend individual bins which could be stored in the proposed bin storage areas.

Each apartment would need.

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

It is strongly advised that the kitchen units are designed to allow the segregation of waste into 3 waste streams (food, recycling and general) in order to encourage the correct disposal of waste.

Refuse storage, once implemented, must be retained for future use.

Financial Contribution

The following financial contributions will be required through a S106 unilateral undertaking:

Cost of Bins are as follows:			
Type of dwelling	Qty	contribution	Total contribution
No of houses	84	60	£ 5,040.00
Flats			
Bins	Qty	Unit price	Total contribuion
1100 bins @ £468	0	468	£ -
660 bins @ £360	2	360	£ 720.00
240 bins @ £30	9	30	£ 270.00
		Total for flats	£ 990.00
		Total Contribution	£ 6,030.00

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

5.5 The Ecologist states:

I have considered the Preliminary Ecological Appraisal, which identifies the likely presence of ecological receptors within or near the site that could be subject to adverse effects arising from the proposed development. This report also seeks to identify any requirement for further specialist survey where the initial assessment cannot be relied upon to adequately determine presence or reliably infer absence of protected species/taxa. As acknowledged in the PEA, an indicative assessment of potential adverse effects is provided, although this is not a substitute for full Ecological Impact Assessment (EclA). Therefore we do not as yet have a full assessment of the ecological impacts of the proposed development.

However, I accept that the site in its current condition is of low ecological value, so do not advocate any further ecological surveys at this stage, but all measures of mitigation, compensation and enhancement should be drawn together in a Green Infrastructure Management Strategy (GIMS), to be secured by planning condition. A suggested text is provided below.

River Rhymney SINC

The most significant ecological receptor nearby is likely to be the River Rhymney Site of Importance for Nature Conservation (SINC), which is designated for its aquatic habitats as well as for its bankside vegetation. Surface water discharge during construction and occupation of the proposed development have the potential to affect the water quality of this river, with subsequent impacts upon biodiversity. Therefore, in consultation with our colleagues in the Drainage and Flood Risk Management Team we should seek to ensure no significant reduction in water quality of the River Rhymney as a result of this proposed development. In this context I note that site specific flood modelling undertaken by JBA Consulting (reference FCA v2.0, October 2018), has identified this section of the River Rhymney to be under tidal influence. On this basis, there is no requirement to attenuate flows to a restricted off-site discharge rate. The inclusion of SUDs features (swales and rain garden / bioretention systems) is therefore proposed as a means of improving water quality, amenity and bio-diversity rather than means of controlling run-off rates. Therefore these SuDS features, which should be secured by condition if they meet with the approval of the Drainage and Flood Risk Management Team, should ensure that surface water discharge into the River Rhymney is of suitable quality.

Bats

I note that the Just Mammals ecological report, which is appended to the PEA, reports that the bespoke bat house has been vandalised and is in disrepair. If this is the case, then landowner should ensure that this is repaired, as the bat house has been provided in compensation for the loss of roost when the original school building was destroyed.

Dormice

On the assumption that the line of trees to the north of the site along the edge of the river are not to be impacted by these proposals, I would not say that a dormouse survey is necessary at this site at this time.

Reptiles

The PEA for this site advocates a reptile survey, however this could not take place until March/April next year at the earliest. The rough grassland and developing scrub on the site could support widespread reptile species such as Slow-worm and Grass Snake, and this will increasingly be the case as the habitat naturally develops, if unmanaged. However the previous use of the site as a school and then a demolition site would not have been conducive to supporting these species, so the potential for colonisation from surrounding habitats also must be considered. This being the case, most of the surrounding habitat consists of housing development with immature gardens, sports pitches and mown amenity grassland. Therefore I would say that the prospects of colonisation by reptiles are relatively poor, so I would not ask for a reptile survey prior to determination.

Clearance of the site for construction should however make all reasonable effort to avoid harm to any reptiles which may have made it to this site. We should in this case require the applicant to provide and implement a sensitive clearance strategy in respect of reptiles as part of a Green Infrastructure Management Strategy for the site. This should include, but not be limited to, such measures as:

- Prior identification of receptor sites, which may be adjacent areas for Grass Snakes if the persuasion technique is used, or suitable habitat nearby if capture and translocation of Slow-worms is required.
- Surveys / trapping using refugia of appropriate size, number and materials
- Two stage clearance, wherein vegetation should initially be cut to a height of about 200mm, starting furthest away from the adjacent habitats and working towards them, so as to drive any reptiles which may be present towards the receptor habitats. All cutting must be done by hand (e.g. by strimmer or brush-cutter), rather than by tractor-drawn mowers, so as to minimise the risk of causing reptile casualties. All arisings should be removed immediately from the site following cutting. After a maximum of two days, the vegetation of the site should be cut again in a similar pattern to a height of about 50mm.
- Any rubble piles, drystone walls, tree roots, buried rubble and timber piles etc. should be dismantled by hand to prevent reptiles from using them for shelter
- Destructive clearance under supervision of an ecologist when it is likely that most reptiles have left or been removed from the site.

Nesting Birds

In order to avoid harm to nesting birds, we should ensure no clearance of trees, bushes or shrubs takes place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This can be secured through a GIMS, with suggested wording as below.

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 have suggested an appropriate level of enhancement provision in the text of a GIMS condition as below.

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, or habitats may evolve over time. Surveys should be repeated if works which may affect the habitats or species concerned haven't taken place within two years of the date of the most recent survey, and this should be secured by the Green Infrastructure Management Strategy.

Green Infrastructure

I welcome the submission of the Green Infrastructure Statement which summarises the vegetation resource and the impacts upon it. Further details of the management of green infrastructure should be provided in a Green Infrastructure Management Strategy, secured by planning condition. Suggested text for a GIMS is as follows:-

GREEN INFRASTRUCTURE MANAGEMENT STRATEGY

No development and site clearance shall take place except for demolition until a Green Infrastructure Management Strategy (GIMS) for the delivery, establishment and ongoing management, maintenance and monitoring of green infrastructure for the whole site, for both the establishment phase and long term, has been submitted to and approved in writing by the Local Planning Authority. The GIMS shall broadly accord with the Green Infrastructure Statement (A108991-1 September 2018) and mitigation and enhancement measures set out in the Preliminary Ecological Appraisal (PEA) Report. The GIMS shall include the following details:

- a) Proposals for the protection, creation, enhancement and management and maintenance of habitats, including species-rich wildflower grasslands, hedgerows and trees, SuDs and highway trees/verges. These proposals should include details of seed mixes for wildflower areas.
- b) Use of SuDS features to ensure that discharge of surface water run-off into the River Rhymney Site of Importance for Nature Conservation (SINC) is of acceptable quality such that significant adverse impact upon the biodiversity of that site is avoided.
- c) A sensitive clearance strategy to avoid harm to reptile species on site, as referred to in section 4.4.16 of the PEA Report.

- d) Measures to avoid harm to nesting birds, during clearance of any trees, bushes or shrubs on the site, as outlined in section 4.4.19 of the PEA Report
- e) Treatment for the eradication of any invasive species found at the site, as referred to in section 7.9 of the PEA Report
- f) A lighting scheme and implementation plan to control light spillage to wildlife corridors and habitats, including the 'Bat House' structure. The scheme shall include, but not be limited to, details of the siting and type of lighting to be used, measures to control light spillage and drawings setting out avoidance of light spillage in key areas for wildlife, including bat roost features incorporated into buildings.
- g) Measures to avoid trapping animals in excavations during construction. Wooden planks should be placed in all excavations which are to remain open overnight. This will provide a means of escape for any badger or other mammal which may enter the excavation. Any temporarily exposed open casing system will be capped in such a way as to prevent badgers, hedgehogs or other mammals from gaining access.
- h) Provision to repeat surveys if greater than two years elapses between the most recent ecological survey, and site clearance. If site clearance in respect of the development approved does not commence within 2 years from the date of the most recent ecological appraisal, 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 habitats and species, 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.
- i) A programme of ecological enhancements including no less than:-

- 5 x bat boxes for crevice-dwelling bats, and
- 3 x House Sparrow terraces, and
- 5 x Swift Boxes, and
- 3 x double House Martin cups

To be installed in suitable buildings on site. A plan showing the locations of these features should be included in the GIMS. Other enhancements which should also be set out in the GIMS include details of those outlined in Section 5 of the PEA Report, such as provision of insect hotels, wood piles and hibernacula, hedgehog houses and minimum 100mm gap under all fences to allow free movement of hedgehogs.

The approved GIMS, and any subsequent amendments as shall be agreed in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and programme for implementation. Should

monitoring and/or surveys indicate a failure of the mitigation measures or a decline in population or distribution, remedial measures shall be agreed in writing with the Local Planning Authority and shall be implemented as agreed.
Reason: To protect and enhance the Green Infrastructure resource of the site.

- 5.6 The Regeneration Team originally requested a contribution for community facilities but this has been superseded by the Housing Development Manager's comments at paragraph 5.9 of this report.
- 5.7 The Transportation Officer said in respect of the submission prior to amendment that:

Referring back to my comments on previous iterations (copies for June & August attached for reference) my concerns were;

1. Parking – appears to correspond to the 2018 SPG.
2. Internal links – these appear still not to exist throughout the site. There are numerous dead ends for vehicles, peds & cycles. This issue also came up at the last design meeting (August) with housing and the designers. I will not list again
3. Block paving. Looks OK now.
4. Internal connectivity issues. Some covered by amended layout(s), but basically still a problem as outlined above.
5. External connectivity with surrounding area. Still a problem despite layout change and comments during the last design meeting I attended.
6. Footways. These appear to be provided in accordance with the “safe area” requirements.
7. Links to adjacent area. One possibly three links to the surrounding area for peds / cycles only. Two links stop before reaching the neighbouring area. Another 3m shared ped/cycle way is removed from the site and excluded by hedging.

Additional comments-

At the access to the site could the road and associated footways be made clear. From the plan illustrated the proposed carriageway appears to be narrow and no footways provided to the south & east (whereas previous access road includes footways).

The new “square” needs some sort of re-think to make clear what it is trying to achieve and how it would achieve these aims. There appears to be a lack of clarity for users walking, cycling & driving. The tracking details indicated on the plan have not been provided. A road safety audit would need to be provided to ensure that this space can function in a safe way. Some indication of the “ownership” of the different areas of carriageway. i.e. is it meant for through traffic, pedestrians, access to private parking, etc. Perhaps a different surfacing style ?

Cycle parking. The cycle parking provision – at one cycle per bedroom (min) for all dwellings does not appear to have been taken into account. Every dwelling must have a secure & covered facility to park the bikes. Those with garages can use the garage, but the internal size of the garage must adhere to

the SPG guidelines. Internal dimensions not shown in house type plans. The SPG is available on the council website.

e.g house type J would need 4 cycle spaces & L would need 5 spaces. Type 2B2 appears to have integral cycle parking.

Where an area of cycle storage is shown – it appears to be the garden. Not secure nor covered.

Access to bins. Is it possible to access the bins from these properties. Are Waste colleagues happy with the latest layout ?

Tracking for Refuse vehicle needs to be seen.

5.8 Air Quality Team state:

I have reviewed the Air Quality Assessment (AQA) submitted in accordance with the referenced planning application 18/02594/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 both the construction and operational air quality impacts generated by the proposed development, and confirms a negligible impact to air quality levels at all selected sensitive receptor locations for the proposed year of opening (2020).

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

5.9 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.

5.10 Parks Officer states:

Design Comments

I have no significant issues with the housing layout plan and welcome some of the changes made from the earlier design, with increased green buffers on all sides. Very little information is given on the treatment of the adjacent space. A wider masterplanning approach is needed to include SuDS / potential uses within an open space area, any future housing development outside the flood zone, and surrounding land uses in order to achieve a joined up scheme. This is particularly important in view of the proposed new access and other development proposals around the Park and Ride. I accept that this masterplanning lies outside the scope of this planning application but a more

joined up vision of how the new development and adjacent open space will work is required.

Llanrumney contains significant areas of informal open space and corridors, along with pitches, some of which experience drainage and anti-social behaviour problems, so design of any open space would need to consider existing uses of open space within the vicinity. Following discussions with colleagues we believe that locating formal playing pitches on this area would duplicate facilities already present in Llanrumney, particularly Riverside Playing Fields, and also require changing rooms, although junior pitches or informal kickabout areas might be more appropriate. Equally locating a play area in this location might have issues due to potential flooding and lack of good access from other areas of Llanrumney. Discussions need to take place with Parks and Sport on this and include wider proposals for University grounds and other open spaces.

I welcome the orientation of the houses on the western boundary to overlook the new cyclepath and any future open space, giving improved informal supervision which may help to discourage anti-social behaviour.

Some of the trees on northern boundary are within Parks land (Rhymney trail). I welcome that the design now incorporates a buffer zone between these and the houses which is an improvement on the earlier design and should overcome issues of large trees over-shading houses and gardens. A management plan will be required showing responsibility for management of areas within the new housing development and the adjacent open space.

The figures given for off-site POS contributions are based on the housing being provided. I have made allowance for the strip of open space between the housing and new cycleway to the west as public open space as this adjoins the larger grass area (plan attached). Again it will be useful to know what the future proposals are for the southern area of open space in terms of development.

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 264.5. This generates an open space requirement of 0.643 ha of on-site open

space based on the criteria set for Housing accommodation. I have calculated an on-site area of functional open space of 0.225 ha (see attached plan), leaving an off-site contribution of £178,362. I enclose a copy of the calculation

It's unclear at present whether the area adjacent to the proposed development will be available for informal or formal recreation. Any financial contribution would be used towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development. This would include improvements to play facilities eg at Rumney Rec, Fishponds Wood (or an alternative site), and or Riverside Playing Fields.

The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.

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.

5.11 The Education Officer states:-

The calculation is based on the housing mix indicated in the attached (as uploaded to the portal on 31 October) – if this has been superseded, please let me know and we can recalculate quickly.

- The catchment English-medium Primary School is Bryn Hafod Primary School. Based on there being a sufficiency of places throughout the 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:

Proportionate contributions per year	
Year	Total
Number of dwellings:	97
English-medium nursery	£0
English-medium primary	£0
English-medium secondary	£255,093
English-medium sixth form	£85,262
Welsh-medium nursery	£5,921
Welsh-medium primary	£50,420
Welsh-medium secondary	£63,773
Welsh-medium sixth form	£21,316
Statemented SEN	£47,128
Totals	£528,913

Amended Plans/Additional Information

- 5.12 The Waste Management Officer advises that the bin collection points and storage areas are acceptable.
- 5.13 The Ecologist has no further comments in respect of the amended/additional information.
- 5.14 The Transportation Officer has no adverse comment in respect of the amended/additional information. However a condition is recommended in respect of the submission of further details of the access junction arrangement (condition 31 above).
- 5.15 The Parks Officer has advised that the proposed Management Plan submitted is acceptable.
- 5.16 The Trees Officer has reviewed the amended landscaping details and has no objection, subject to conditions (13, 14 and 15 above).

6. EXTERNAL CONSULTEE RESPONSES

6.1 South Wales Police state:

South Wales Police have no objection to the above application and welcome the fact that all main pedestrian and vehicle routes are well overlooked along with the commitment by developers to build to Secured by Design standards.

To ensure community safety issues are adequately addressed South Wales Police would however make the following recommendations,

- 1 A scheme of work is submitted to the authority for approval in respect of a lighting plan for the site reason to prevent crime and enhance personal safety.
- 2 All main external doors for premises are PAS24:2016 compliant reason to prevent burglary.
- 3 All ground floor windows in houses and flats are PAS24:2016 compliant reason to prevent burglary.
- 4 All rear gardens are secure with minimum of 1.8m walling/fencing/gating reason to prevent burglary and theft.
- 5 All service meters are externally accessible towards front elevations of dwellings reason to prevent distraction type crime.
- 6 All side parking areas are over-looked by adjacent window in side elevation reason to prevent car crime.
- 7 Any shared access doors which serve 4 or more dwellings will need audio-visual access control features fitted reason to prevent crime and anti-social behaviour.

If all above features are incorporated into the current development design then development will meet Secured By Design standards which have been shown to reduce crime risk by up to 75% and create a more long term sustainable Development. Further details on Secured by Design can be found on www.securedbydesign.com . South Wales Police are happy to work with developers to achieve this and are happy for above comments to be shared with them.

6.2 The Fire Safety Officer states inter alia that:-

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 Design Statement Ref CDGA-9456-DIS1-P1 and Proposed Drainage Strategy drawing number 9456 001 Rev P2. We have previously assessed the proposed residential development and confirmed that 98 dwellings only can be accommodated in the existing infrastructure.

We note that the intention is to drain foul water to the mains sewer and surface water to the nearby river and we have no objection to this proposal in principle and therefore, if you are minded to grant planning permission we request that the following Conditions and Advisory Notes are included within any subsequent consent.

Conditions

No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details as shown on drawing numbers CDGA-9456-DIS1-P1 and 9456 001 Rev P2. Thereafter no further foul, surface water and/or 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.

The proposed development is crossed by a distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

6.4 NRW states

The submitted Pre-Application Consultation (PAC) Report prepared by Lichfields, dated 31 October 2018, identifies we were consulted on the proposal during statutory pre-application consultation. We provided comments in our letter reference CAS-68769-N6Y0, dated 12 October 2018. Amended information has been submitted as part of this application.

We recommend you should only grant planning permission if you attach a condition regarding flood risk management. This condition would address significant concerns we have identified, and we would not object provided you attach it to the planning permission.

Flood Risk

The majority of the application site lies within Zone C1, as defined by the Development Advice Map (DAM) referred to in TAN15. Our Flood Map information, which is updated on a quarterly basis, confirms the majority of the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines and the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability tidal flood outlines. Our maps also show the application site previously flooded during the December 1979 flood event.

The submitted FCA prepared by JBA Consulting, dated October 2018, identifies the current site level ranges from 9.4m AOD to 10m AOD. It is proposed the north east boundary of the site is to be raised to 10.1m AOD and the remainder of the site is to be raised to 10m AOD. A 25m buffer, referred to as a scrape, is proposed between the northern site boundary and the River Rhymney flood defences, within which the ground level is proposed to be lowered by 0.5m to channel flood water around the development. Based on the proposed site levels and the scrape, the FCA shows:

- The proposed development site is predicted to be flood free during the 1% (1 in 100 year) plus 25% for climate change fluvial flood event and the 0.5% (1 in 200 year) plus climate change tidal flood event. This is compliant with A1.14 of TAN15;
- The proposed development site is predicted to be flood free during the 0.1% (1 in 1000 year) fluvial flood event and the 0.1% (1 in 1000 year) plus climate change tidal flood event. This is compliant with A1.15 of TAN15;
- As a result of the inclusion of the scrape along the northern boundary of the site, it is predicted the scrape will flood during the 1% (1 in 100 year) plus 25% for climate change fluvial flood event. This land was not previously predicted to flood during the 1% (1 in 100 year) plus 25% for climate change fluvial flood event. In addition, it is predicted there will be increased flood risk to the scrape and land to the immediate north east of the site during the 0.1% (1 in 1000 year) fluvial flood event. This increase in flood risk elsewhere is not compliant with A1.12 of TAN15. However, the FCA identifies this flooding is contained entirely within public / Council land. Therefore, it is a matter for your Authority to decide whether this increased risk is acceptable. We advise that specific flood depths have not been provided but the FCA identifies this flooding in a 1% plus 25% for climate change event will be shallow in nature. The FCA also identifies that in a 0.1% event, water levels closer to the existing residential properties to the north east of the site will be lowered.

In consideration of the above, in our opinion, the proposed development will be acceptable provided a suitably worded condition is attached to any permission your Authority is minded to grant to ensure the development proceeds in accordance with the mitigation measures in the FCA i.e. the raising of the site levels and construction of the scrape. Please note, construction of the scrape is identified in the FCA as being subject to further landscape design and testing. This will ensure the risks and consequences of flooding are managed to an acceptable level.

Flood Risk Activity Permit

For any works within 8m of, over, under or near a main river or flood defence (including a sea defence), or within a flood plain, you will need to apply for Flood Risk Activity Permit. Further advice and guidance is on our website. Please contact Flood Risk Officer Carl Llewellyn, 03000 653 092, to discuss.

European Protected Species

We note the submitted Preliminary Ecological Appraisal prepared by Wardell Armstrong, dated October 2018. We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of any European protected species' (EPS) being present within the application site. If so, EPS surveys may be required. Any surveys should be carried out in accordance with best practice guidelines. Please re-consult us if any survey undertaken finds EPS are present at the site and you require further advice from us.

Surface Water Drainage

We note the application is proposing SUDS infiltration to ground. We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by us. The developer should particularly be aware of the advice under Position Statement G13 (Sustainable drainage systems) which applies to this development.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our website for further details.

6.5 GGAT states:

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and can confirm that the proposal has an archaeological restraint.

You may recall our letter dated 25th June 2018 (Our ref: CAR0620/JBHD) in response to the pre-application for development at the above site (Pl.App.No.: PA/18/00063) in which we recommended a condition, requiring the applicant to submit a programme of archaeological works in accordance with a written scheme of investigation, to be attached to any planning consent granted. We have reviewed the application's supporting documents and our understanding of the archaeological resource is the same and consequently, our recommendation remains unchanged from our previous letter which is reiterated below.

The Historic Environment Record notes that the application site is located on the eastern side of the River Rhymney. The HER shows that a find of a Bronze Age palstave was made at the river "near the school". Activity in the Bronze Age was often related to water and there is the potential for further finds as this may not be representative of isolated activity. In addition, historic mapping dating from the 1830s shows a mill race running from the mill on the river to the north of the school, back to the river near Cae Castell to the south. This crosses the development area and there is the potential that remains of this may be encountered during the development work. Although the area has been partly disturbed by landscaping and drainage, the potential for archaeological material to exist remains and 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, which will also ensure that a programme of work can be facilitated, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features that are located are properly excavated and analysed, and it should 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 the 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 Sports Council for Wales states:

Sport Wales is the statutory consultee on developments affecting playing fields and discussed the proposal with the applicant as part of a pre-application consultation.

Sport Wales was concerned about the apparent loss of the artificial pitch but the applicant pointed out that its removal had already been permitted under a separate application which unfortunately Sport Wales was not consulted. Sport Wales would therefore like to take this opportunity to remind the authority of the requirement to consult on all applications affecting playing fields including artificial pitches irrespective of ownership.

Our only outstanding concern relating to this proposal would be the impact of the new residential development on the quality and therefore use of the adjacent pitches through an increased likelihood of flooding. The supporting planning statement states that it is likely that the drainage of the fields will be improved as a result of the application. Sport Wales would be grateful to know how this will be achieved.

7. **REPRESENTATIONS**

7.1 Local Members have been notified.

7.2 The application has been advertised on site and in the press

7.3 Adjoining occupiers have been notified. Four letters of objections and concern have been received from

7.4 A resident of 11 Clovelly Crescent says I understand a traffic survey was carried out to assess impact traffic but no survey was carried out to assess

impact of entering and leaving the LLanrumney estate . Unfortunately the estate has only 2 entrances and exits and can be problematic especially during the winter months. With all the new proposed developments this is going to have a huge impact on keeping traffic flowing. I understand there maybe a proposal for a road to the A48 but surely this infrastructure should be in place first. Traffic monitoring was not carried out on the weekends mainly Saturday which is when we have the vast majority of traffic for the various activities e.g football training, games and tournaments at the university playing fields .

Access on Hartland and Clovelly crescent is poor. Clovelly crescent is too narrow and doesn't allow 2 cars to pass due to its width.

The allocation of car parking for the football pitches is too small currently and according to the plans this will be smaller than the current car park. The overflow of cars park in the street with little access for emergency services. This car park is constantly flooded when it rains. .

The drainage is very poor with persistent run off from the site during heavy rain fall The run off of water from ball road hill during heavy rainfall naturally runs down hartland road and the drains become overwhelmed. I have lived here 23 years and experienced road flooding at times.

I have been notified throughout the years when I renew my house insurance that I live in a flood risk area and this increases my premiums. NRW notified us many years ago we live in a flood risk area and are notified by NRW via messaging when there is risk to flooding. According to your survey I live in zone 2 and 3 which if true is still very concerning that you are prepared to build within 250m of a flood plain and feel this is an unacceptable risk. I know that it was the site of a former school but we are now living in continually challenging environmental conditions with wetter winters and increased flooding and find this risk not acceptable. We never seem to learn from our past mistakes of building on unsuitable land.

Reading all the surveys carried out ground water was encountered every time due to the nature of the soil with a medium risk of settlement .Due to the unseasonably hot summer this year the shrinking of the clay soil was very noticeable with large cracks appearing .Foundation excavation is going to prove very costly, challenging and problematic during this development .

7.5 A resident of Ball Road objects for the following reasons:-

- Llanrumney is overdeveloped and green space needs protection,
- Increase flooding
- Increase in amount of traffic

7.6 A resident of 7 Northam Avenue has concerns that Hartland Road is too narrow to take the extra traffic and is well used as access to existing houses, playing fields, day nursery and walkers. If the development goes ahead anyone wanting to attend tournaments on the playing fields would park around the estate causing even more parking and traffic problems.

- 7.7 A resident of 43 Clovelly Crescent says I have serious concerns into the research work carried out in respect of the flooding situation, Road access, traffic in and out of the estate, and access for the emergency services. I was alarmed to hear at the exhibition at the Eastern Leisure Centre, that the company who carried out research on the flooding in the area, had no knowledge what's so ever, that we have had water flowing down Clovelly Crescent, on two occasions in the last 35 years since I have lived here, all this since the defences have been built up.

8. **ANALYSIS**

Policy

- 8.1 The application site falls within the settlement boundary on unallocated white land as defined by the Adopted LDP proposals map and has no specific land use allocation or designation. The school is now demolished.
- 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 should therefore be assessed against this policy framework. The site is bounded by housing to the east and to the south by the residential development along Clovelly Crescent. The application site is owned by the Council and was formerly occupied by Llanrumney High School. The previous building has been demolished and the site cleared and the site is no longer required for education purposes. There are no nearby businesses that would be affected by this development. The site is a brownfield site within the settlement boundary of Cardiff. Issues of amenity and contamination will be more fully considered later in this report. The principle of the development of this site for residential purposes raises no land use policy considerations.
- 8.4 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 98 dwellings proposed in this application forms a small part of that 12%.

8.5 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.

8.6 In respect of the issues associated with this application, including those covered by the LDP policies and SPGs, and the objections/concerns raised I would make the following comments:-

Density

8.7 Policy KP5 (ix) of the LDP promotes the efficient use of land developing at highest practicable densities.

8.8 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.”

8.9 In terms of density the proposal is approximately 22 dwellings per hectare. The quantity of housing that can be developed on this site is limited by the capacity of existing sewers serving the wider area. If not for this 130 + dwellings would have been likely to have complied with the density figures identified in the Residential Design SPG.

Amenity space for future occupants

8.10 The Residential Design Guide SPG identifies amenity space areas for houses and apartments. In this case there are good sized gardens for all the proposed houses and generous amenity area for apartments which exceeds the Council's guidelines.

Transport

- 8.11 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;
- 8.12 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.
- 8.13 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
- 8.14 LDP Policy T5 also seeks to reduce reliance on the private car in line with national planning policies and strategic transport objectives. This proposal also provides one cycle space per apartment and there is space within the curtilage of each house for secure cycle storage.
- 8.15 The proposal accords with the Council's planning policies. In this case bus services, leisure facilities, schools and shops are all within reasonable walking distances. As the site is not in a peripheral location, where reliance on private cars may be greater, and the minimum parking standards are exceeded it is considered that a refusal on grounds of inadequate or excessive parking could not be sustained. The Transport Officer has no objection to the level of vehicle movements to and from the site.
- 8.16 The Transport Statement estimates, by reference to the TRICS database, that there will be 49+/47+ two way vehicle movements a day. This would not result in a significant increase in traffic movements along the local road network. It should be noted that there was a substantial amount of traffic movements associated with the previous use of the site around school start and end.

8. 17 The Institute of Highways and Transportation issued guidelines for “Providing for Journeys on Foot” and identifies in table 3.2 suggested acceptable walking distances of desirable 400m, acceptable 800m and preferred maximum 1200m. Recreational facilities and public transport services are all within the desirable or acceptable guidelines, schools and shops are all within the preferred maximum range. Bryn Hafod Primary school is 250m distant, the nearest children’s play area is 270m distant, playing fields adjoin, the nearest District shopping centre is 900m distant, Eastern leisure centre is 700m distant and St Illtyd Catholic Secondary school is 1.25 kilometres distant.
- 8.18 There are bus stops some 50 – 75 m from the proposed vehicular access to the development. There is a regular bus service along Ball Road.
- 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.

Flooding/Drainage

- 8.20 Three local residents in Section 7 have all raised concerns about flooding and NRW refer to the December 1979 flood event.
- 8.21 The developer commissioned a Flood Consequence Assessment, Drainage Statement, and Drainage Strategy so is aware of these issues. Most of the site lies within Flood Zone C1 and government advice in Tan 15 Flooding defines this as areas of floodplain which are developed and served by significant infrastructure, including flood defences. It further states that C1 is used to indicate that development can take place subject to application of justification test, including acceptability of consequences.
- 8.22 NRW has considered the issue of flooding and considers the development to be compliant with Tan 15 and the scheme is acceptable having regard to the mitigation measures in the FCA and subject to a condition 20.
- 8.23 The applicant has advised the Sports Council for Wales that The Planning Statement for the PAC included a reference to potential improvement of the playing field’s drainage. This was removed for the Planning Statement for the application as the drainage strategy of discharging surface water to the river became more clear. The proposed development does not include provision to improve the current playing fields so they will continue to function as they do now. Surface water run-off from the proposed development will be intercepted and positively conveyed to the watercourse by an independent drainage network so there will be no impact on the performance of the drainage of the existing playing fields as a result of the development.

In terms of flooding, there will be no increase in the frequency of flooding as a result of the development. In an extreme flood event there is an ever so slightly increase to the depth of flooding, but not the duration or extent so the impact to the pitches will be unchanged.

- 8.24 Welsh Water's water main map shows a 4 inch water main along part of the front of the site and a non-operational main within part of the site. The applicant says that the watermain referred to is non-operational and will be removed prior to commencement of development. Discussions will take place with Welsh Water to facilitate this.

Design

- 8.25 The applicant appears to have generally taken on board pre-application advice in the formulation of this application. Notwithstanding this advice there have been further discussions with officers during the processing of this application to improve the layout of the dwellings around the proposed square and along the eastern boundary of the site. Amended layout plans were received on 14/01/2019.
- 8.26 The design of the proposed houses are the same or similar to those considered in planning application 18/02500/MJR (Howardian) as they were prepared by the same architect for the same applicant.
- 8.27 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.
- 8.28 The proposal does not infringe the Council's privacy or overshadowing standards within the development or in relation to the nearest existing residential development, which is separated by a road.

Affordable housing

- 8.29 The overall provision of affordable housing on Cardiff Living (HPP) sites exceeds that required under the 20% specified for on brownfield sites specified in the Council's planning policies. In this case the 20% requirement is exceeded as the development will provide almost 30% affordable housing.
- 8.30 The proposal is part of a larger partnership scheme to provide more affordable housing across the City to help towards addressing a pressing social need. The Council's partner is a house builder that operates under normal commercial principles. Each planning application has to be judged on its own planning merits as a residential development. In this case the major element of the scheme is for open market housing.

Archaeology

- 8.31 GGAT raises no objection subject to a condition which is included in the Recommendation (proposed condition 15)

Contamination

- 8.32 The Contamination Officer has no objection subject to conditions included within the Recommendation (proposed conditions 3-10 (inc)).

Biodiversity

- 8.33 The Council's ecologist has no objection subject to a very detailed condition (proposed condition 19).

Energy Efficiency

- 8.34 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.

Waste

- 8.35 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. Refuse bin provision can be addressed by a Section 106 Agreement.

Landscaping

- 8.36 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. Four low category trees are to be removed and one B tree. The trees on site are afforded no special protection and can be removed without the approval of the Local Planning Authority.
- 8.37 Substantial planting is proposed that includes 5 Semi mature, 81 Extra Heavy Standards, 19 Heavy standards, 12 standards are proposed to be planted, plus hedging and shrubs. This will make a positive contribution to the appearance of the development, as the landscaping matures, and to biodiversity. The Tree Officer has carefully assessed the loss of trees and has no objection to the landscaping proposed. Proposed conditions 12-13 are considered necessary to secure successful landscaping arrangements.

Crime and Disorder

- 8.38 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..
- 8.39 Lighting and traffic calming measures will have to meet the Transport Officer's requirements. Trees and shrub planting will need to address landscaping and amenity issues and some planting in front gardens is proposed. The wall and fencing proposed 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. Motorbike barriers would be required along the western cycleway/pedestrian route in the interests of highway safety and to restrict any anti-social behaviour (proposed condition 22).

Wellbeing

8.40 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

8.41 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".

8.42 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.

8.43 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.

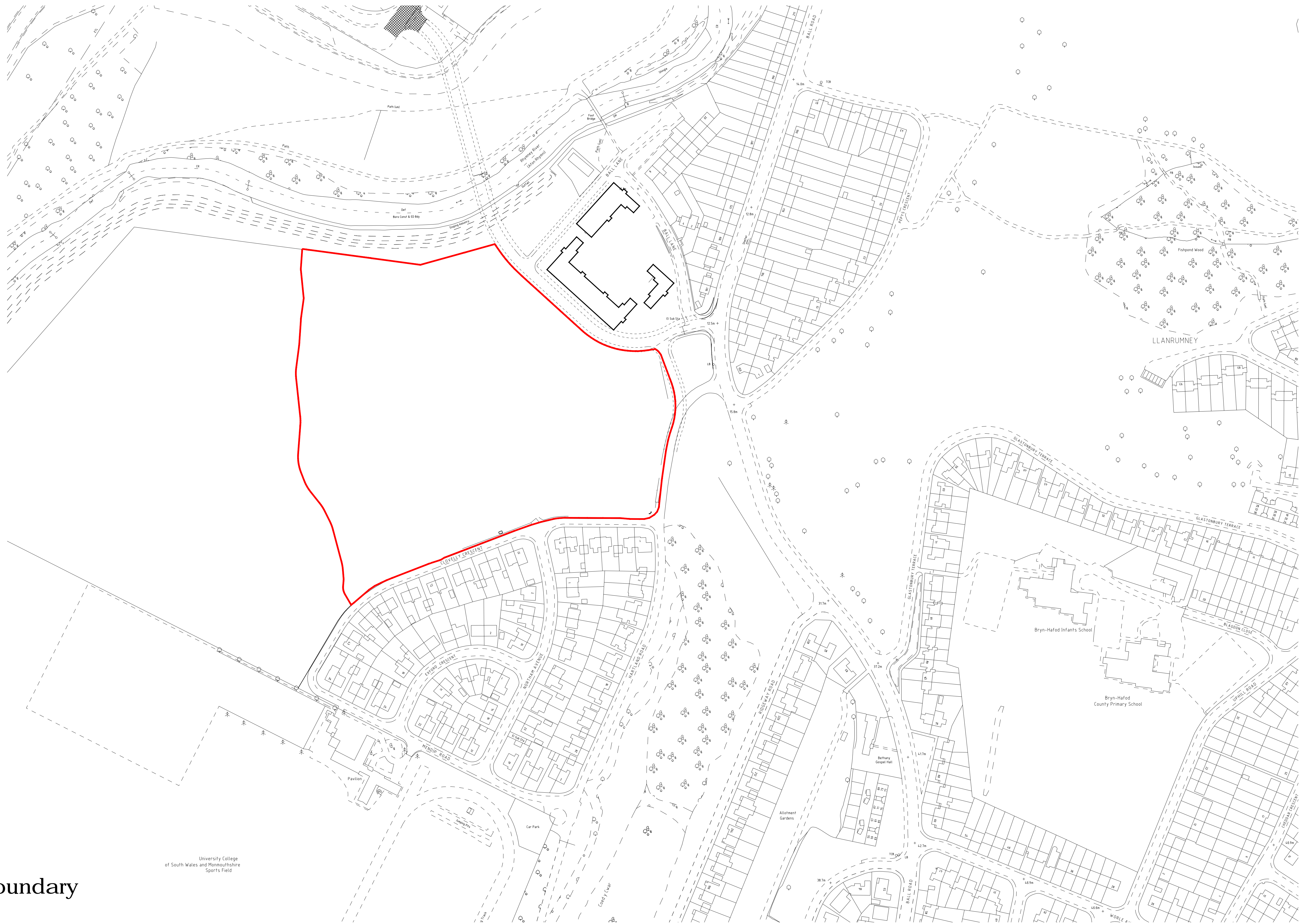
8.44 The creation of employment during the construction period and providing safe modern energy efficient dwellings that incorporates affordable housing in a sustainable location close to public transport, and green amenity areas whilst safeguarding the amenities of adjoining residents all goes towards meeting the afore mentioned policies and strategic outcomes.

8.45 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.

- 8.46 *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.
- 8.47 Consultees have raised no objection to the development and their comments, including advisories, have been shared with the applicant and this is recognised in Recommendation 4.
- 8.48 Notwithstanding the representations made by four local residents in the surrounding area the proposal complies with the Council’s LDP policies and SPGs. The proposal is for 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. Subject to conditions and a Section 106 Agreement it is considered that there is no good reason for refusing this application.

9. **SECTION 106 REQUIREMENTS**

- 9.1 The application is considered acceptable subject to conditions and the following Section 106 requirements:
- A) The houses on plots 20-23(inc), 36-39 (inc), 45, 46, 69-72(inc), 87 and 88 shall be available for council accommodation
 - B) A financial contribution of £178,362 for local off-site public open space enhancements.
 - C) A financial contribution of £6,030 for refuse bins to serve the development.
 - D) A financial contribution of £ 528,913 for education purposes to serve the development



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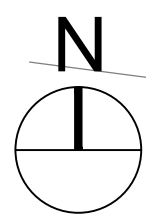
Drawn: CC
Checked: BJ
Date: 12/09/18
Scale: 1:1250 @ A1

Ref: 2288/100



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design

Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
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OPEN SPACE

EXTENT OF FLOOD ZONE

BAT HOUSE TO BE RELOCATED

Potential future highway

El Sub Sta

H 31.10.18 Trees removed and schedule updated
J 12.12.18 Layout amended in response to LPA comments
K 04.01.19 Layout amended in response to LPA comments
L 31.01.19 Layout revised to accommodate tracking
M 31.01.19 Build out adjacent to plot 51 omitted

cmb
JM
CC
CC

Site Key

Site Boundary

Trees to be removed

Trees to be retained

Proposed Swale (to engineers details)

Denotes affordable units

1.8m High Gate

Bin storage location

Bin store collection point

200 litre water butt

Compost bin

Timber Shed

Rotary line

Boundary Treatments Key

2.1m High brick screen wall to engineers specification.

1.8m High timber closeboard fence

Adoptable highway pavers to be Tobermore Tegula "Slate" paving

Shared drives to be Tobermore Tegula "Bracken" paving

Traffic calming measures incorporating tree grid in road build-out and granite rumble strip

Accommodation Schedule

Ref	Description	No.
Affordable		
111	One Bed Accessible apartment	1
211	One Bed apartment	6
321	Two Bed apartment	5
421	Two Bed House	8
531	Three Bed House	6
641	Four Bed House	2

Total Affordable 28

Private		
2B2	Two Bed FOG	3
HTC	Three Bed House	6
HTD	Three Bed House	5
HTE	Four Bed House	9
HTF	Four Bed House	11
HTI	Four Bed House	6
HTK	Four Bed House(2 & Half Storey)	7
HTL	Five Bed House (2 & Half Storey)	7
HTJ	Four Bed House	6
HTM	Four Bed House (Three Storey)	10

Total Private 70

Total Units 98

Status: PLANNING

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rev	date	description	by
A	12.09.18	amended housetype mix	cc
B	13.09.18	Trees moved	cc
C	20.09.18	Accommodation Schedule amended	cc
D	09.10.18	House type m ix amended	cc
E	10.10.18	Plots 23-24 substituted from HTA1 to HTA2.	cc
F	25.10.18	Apartment bin & cycles stores amended.	cc
G	29.10.18	Site replan	cc
		Minor handing amendments	cmb
See top of sheet for further revisions			

Drawn: CC
Checked: JM
Date: 12/09/18
Scale: 1:500 @ A1 & 1:1000 @ A3

Client: Wates Residential Limited
Project: Llanrumney High school
Title: Site Layout
Ref: 2288/101
Rev: M



Unit 2 Chapel Barns | Merthyr Mawr
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Street Scene 01



Street Scene 02



Street Scene 03

Project: Llanrumney High School, Cardiff

Title: Street Scenes

Date: 31/10/18

Scale: 1:200 @ A2

Drawing No: 2288-300-01

Revision: A

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CARDIFF
LIVING

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MATERIALS SCHEDULE

- 1 mixed russet "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 natural timber stained cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

Project: Llanrumney High School

Date: 30/10/18

Drawing No: 2288-202-03

Title: House Type C Block Elevations Semi Detached

Scale: 1:100 @ A3

Revision: B

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FRONT ELEVATION

SIDE ELEVATION

MATERIALS SCHEDULE

- 1 slate grey "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 slate grey stained timber cladding
- 5 reconstituted stone sill
- 6 blue engineering brick



REAR ELEVATION

SIDE ELEVATION

Project: Llanrumney High School

Date: 30/10/18

Drawing No: 2288-207-02

Title: House Type J Elevations

Scale: 1:100 @ A3

Revision: A

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MATERIALS SCHEDULE

- 1 mixed russett "Forticrete Gemini" roof tile
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 natural timber cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry

NOTE

applies to plots 27, 28 & 29

Bay Window applies to plot 29 only



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Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-208-04

Title: House Type K Block Elevation Terrace

Scale: 1:100 @ A3

Revision: A

NOTE

Applies to plots 30, 31, 32 & 33



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

MATERIALS SCHEDULE

- | | |
|--|-----------------------------|
| 1 slate grey "Forticrete Gemini" roof tile or equivalent | 5 reconstituted stone sill |
| 2 red clay multi facing brick | 6 blue engineering brick |
| 3 grey UPVC window | 7 cast stone facing masonry |
| 4 slate grey stained timber cladding | |

Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-210-04

Title: House Type K, 2B1 & E Block Elevations

Scale: 1:100 @ A3

Revision: -



MATERIALS SCHEDULE

- 1 mixed russet "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 natural timber cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry

NOTE

applies to plots 48, 49, 50, 51, 52 & 53



MATERIALS SCHEDULE

- 1 slate grey "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 "Dark Grey/C15 Marley Cedral Click" cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

NOTE

Applies to plots 56 - 61

Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-211-03

Title: House Type 2.1.1 Apartment Block Elevations Terrace

Scale: 1:100 @ A3

Revision: A

Wates  





NOTE
Applies to plots 47, 48, 49 & 50

2B1 FOG

FRONT ELEVATION

HT M Terrace

SIDE ELEVATION



NOTE
Applies to plots 47, 48, 49 & 50

REAR ELEVATION

MATERIALS SCHEDULE

- | | |
|--|-----------------------------|
| 1 mixed russet "Forticrete Gemini" roof tile or equivalent | 5 reconstituted stone sill |
| 2 red clay multi facing brick | 6 blue engineering brick |
| 3 grey UPVC window | 7 cast stone facing masonry |
| 4 slate grey stained timber cladding | |

SIDE ELEVATION

Project: Llanrumney High School, Cardiff

Date: 04/01/19

Drawing No: 2288-210-05

Title: House Type 2B1 & HT M Terrace Elevations

Scale: 1:100 @ A3

Revision: -



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

MATERIALS SCHEDULE

- 1 slate grey "Forticrete Gemini" roof tile or equivalent
- 2 red clay multi facing brick
- 3 grey UPVC window
- 4 dark grey/C15 "Marley Cedral Click" cladding
- 5 reconstituted stone sill
- 6 blue engineering brick
- 7 cast stone facing masonry

Project: Llanrumney High School, Cardiff

Date: 30/10/18

Drawing No: 2288-212-03

Title: House Type 3.2.1 Apartment Elevations
Applicable to plots 86-87

Scale: 1:100 @ A3

Revision: B

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