

PETITION

COMMITTEE DATE: 20/03/2019

APPLICATION No. 18/01064/MJR

APPLICATION DATE: 17/05/2018

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: Quin & Co Ltd

LOCATION: CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD, CANTON

PROPOSAL: DEMOLITION OF MODERN EXTENSIONS TO SUFFOLK HOUSE AND PART DEMOLITION OF EXISTING WALL AND FELLING OF EXISTING TREES, RESIDENTIAL REDEVELOPMENT OF SUFFOLK HOUSE TO PROVIDE 10 NO. APARTMENTS AND CONSTRUCTION OF 7 NO. TOWNHOUSES, REPLACEMENT WALL, TREE PLANTING, AMENDED ACCESS ARRANGEMENTS, PARKING PROVISION AND OPEN SPACE/LANDSCAPING

BACKGROUND INFORMATION

This application, as originally submitted, was considered by Planning Committee at its meeting of 13th February 2019, where it was resolved to defer a decision in order for Officers to examine potential reasons for refusal of consent, on the grounds that the proposed development would fail to preserve or enhance the character and appearance of the Conway Road Conservation Area.

This report is identical to the original report considered by Committee on 13th February 2019 with the exception of the following paragraphs; as explained below;

- i. Paragraph 7.7 – Includes one further representation received since the previous Committee;
 - ii. Paragraph 8.22 – Officer response to the above representation;
 - iii. Paragraph 11.3 – Following the resolution of the previous Committee, sets out a potential reason for refusal.
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RECOMMENDATION 1: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 10 of this report, planning permission be **GRANTED** subject to the following conditions:

TIME LIMIT

1. C01 Statutory Time Limit

PLANS SPECIFICATION

2. The development shall be carried out in accordance with the following approved Plans and Documents

Plans

- P01 Rev A OS Plan
- P02 Rev A Block Plan
- P03 Rev A Existing Site Plan
- P20 Rev A Demolition Site Plan
- P06 Rev N Proposed Site Plan
- P11 Rev B Proposed Apartment Plans – Ground Floor
- P12 Rev - Proposed Apartment Plans – First Floor
- P13 Rev - Proposed Apartment Plans – Second Floor
- P14 Rev B Proposed Villa Elevations - 1
- P15 Rev B Proposed Villa Elevations - 2
- P16 Rev F Proposed Townhouse Elevations 1
- P17 Rev E Proposed Townhouse Elevations 2
- P21 Rev G Proposed Townhouse Material Palette
- P28 Rev - House Plans Units 1 & 3
- P29 Rev - House Plans Unit 2
- P30 Rev - House Plans Unit 4
- P31 Rev - House Plans Units 5 & 7
- P32 Rev - House Plans Unit 6
- LA.1 Rev H Landscape Strategy (Dated 4th December 2018)
- LA.2 Rev G Planting Details (Dated 30th November 2018)
- LA.3 Rev G Hard landscape (Dated 30th November 2018)
- LA.4 Rev G Trees (Dated 30th November 2018)
- Suffolk House Communal Garden – Prepared by WYG (Dated 24.07.2018)
- P19 Rev B Proposed Plans & Elevations – Cycles and Refuse
- A103096-SK01 Rev E Parking Area Swept Path Analysis Large Car
- A103096-SK02 Rev A Proposed Access Visibility Assessment

Documents

- Building Inspection & Bat Activity Survey - Soltys Brewster Ecology (Dated 12th December 2018)

- Tree Survey, Categorisation & Constraints Report - Soltys Brewster Consulting (Dated 16th February 2014)
- Tree Technical Note - Treecare Consulting, dated 24th April 2018
- Transport Statement A103096 (Dated March 2018)
- Drainage Strategy Report - Ref 7124 – Vale Consultancy (Dated December 2018)
- Design and Access Statement (Dated 5/1/2018)
- Planning Statement (Dated May 2018)

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

3. 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 adopted Cardiff Local Development Plan (2006 - 2026).

IMPORTED SOIL

4. 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 adopted Cardiff Local Development Plan (2006 - 2026).

IMPORTED AGGREGATES

5. 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 adopted Cardiff Local Development Plan (2006 - 2026).

USE OF SITE WON MATERIALS

6. 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 adopted Cardiff Local Development Plan (2006 - 2026).

STONE RE-USE

7. Any stones to be removed from the boundary walls of the application site shall be retained and reused in its reconstruction.

Reason: In order to preserve as much of the historic asset as possible, in accordance with policies KP5, KP17 & EN9 of the adopted Cardiff Local Development Plan (2006 - 2026)

BOUNDARY ENCLOSURES

8. Prior to the commencement of development details of the means of enclosures proposed along the boundaries of the site, including the reuse of existing stone and copings, shall be submitted to and approved in writing by the LPA. The approved details shall be implemented prior

to the beneficial occupation of the development and thereafter maintained and retained.

Reason: In order to preserve the character and appearance of the area in accordance with Policies KP5, KP17 and EN9 of the adopted Cardiff Local Development Plan (2006 - 2026).

BATS

9. The development shall be undertaken in full accordance with the mitigation measures identified in the submitted Building Inspection and Bat Activity Survey report prepared by Soltys Brewster Ecology, dated 12 December 2018, and the Proposed Site Plan prepared by Connections Design, dated 11.12.18. in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

Reason : To ensure protected species are not affected by this development in accordance with conservation of Habitats and Species Regulations 2010 (as amended).

NESTING BIRDS

10. No site clearance/demolition of (*relevant features*) to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no birds nesting in this these features immediately (48 hrs) before their removal.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), in accordance with policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026)

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

11. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site hoardings, site access, contractor parking and wheel washing facilities. The development shall be implemented in accordance with the approved CEMP.

Reason: To manage the impacts of construction in the interests of highway safety and public amenity in accordance with Policies KP5 and T5 of the adopted Cardiff Local Development Plan (2006 - 2026).

LANDSCAPING

12. No development shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A landscaping implementation programme.
- Scaled planting plans.
- Evidence to demonstrate that services including drainage, will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities.
- Scaled tree pit sectional and plan drawings (as appropriate).

- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil is appropriate for the landscaping type proposed and not only meets British Standards, but exceeds them in terms of suitability for the proposed end use. The specification shall be supported by a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology, including full details of how the landscape architect or arboriculturist will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026).

TREE PROTECTION

13. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- An **Arboricultural Method Statement (AMS)** detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

- A **Tree Protection Plan (TPP)** in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026).

LANDSCAPING MAINTENANCE

14. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 11, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006 - 2026)

SURFACE WATER DRAINAGE

15. The drainage system for the site shall be completed in accordance with the approved details. Thereafter no further 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

CAR PARKING

16. The proposed car parking and manoeuvring areas shall be laid out in accordance with the details shown on 'Proposed Site Plan' (Ref: P06, Rev N) before the development is brought into beneficial use and shall thereafter be maintained and retained at all times for the purposes in association with the development.

Reason: to make provision for vehicle parking of vehicles clear of the roads so as to not prejudice the safety, convenience and free flow of traffic in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006 - 2026)

LIGHTING

17. Prior to the commencement of development a scheme of lighting serving the proposed car parking and manoeuvring areas shall be submitted to and approved in writing by the LPA. The approved scheme shall include details demonstrating neighbouring properties would not

be unduly affected by any spill. The approved details shall be implemented prior to the beneficial occupation of the development and shall thereafter be maintained and retained.

Reason: in order to protect the amenities of neighbouring residents in accordance with Policies EN13 and C3 of the adopted Cardiff Local Development Plan (2006 - 2026)

SCHEDULE OF WORKS FOR THE EXTERNAL REPAIR OF THE VILLA

18. Prior to the commencement of development a schedule of works detailing improvements to the original villa shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, but not be limited to, details of any re-rendering required, details of any replacement materials proposed - including railings, details of the making good of any features of the existing building and specific details of the additions proposed – including the projecting window surrounds. The approved details will be implemented prior to the beneficial occupation of the building and thereafter maintained and retained.

Reason: In order to preserve the historic asset, in accordance with policies KP5, KP17 & EN9 of the adopted Cardiff Local Development Plan (2006 - 2026)

MATERIALS SAMPLES

19. No above ground works shall be commenced until details, which may include samples, of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the development in accordance with Policy KP5 of the Cardiff Local Development Plan (2006 - 2026).

RECOMMENDATION 2: 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 and that there should be no bonfires on site during construction activities.

RECOMMENDATION 3: 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 licence. 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 4: 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 5: *A European protected species (EPS) Licence is required for this development.*

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>.

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

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application. We advise the Applicant timing constraints to the works are likely to be in place due to the potential of a maternity roost being present.

RECOMMENDATION 6: In accordance with section 6 of the Environment (Wales) Act 2016, the provision of the following ecological enhancements shall be provided by the applicant

- 2 x Swift nest boxes
- 1 x Double House Martin cup
- 1 x Sparrow terrace
- 1 x Hedgehog box

The model, location and installation of these features should be advised upon by the applicant's ecological consultants. These enhancements measures are separate from any specific mitigation / compensation measures required in respect of species directly affected by the proposed development, such as bats.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 Planning permission is sought in two main parts:

- The demolition of the existing non-original extensions to the side and rear of the Victorian Villa , known as Suffolk House, (formerly office space for Cardiff Council social services section) and replace with a side extension to create 10 flats with associated parking spaces (x10) and amenity space; and
- The erection of 8 x 3 bedroom, gable fronted, townhouses with associated parking space (x8) and landscaping within the remaining curtilage of the villa.

The proposal includes the provision of 18 car parking spaces and a double garage.

The proposal includes the removal of numerous trees from the site with replacement planting proposed in compensation.

Following extensive negotiations between the Local Planning Authority and developer, amended plans have been received and the application description changed to reflect a reduction in the number of townhouse proposed from 8 to 7.

In addition to the change in application description, the following amendments

have been made to the proposed scheme.

- A reduction in the number of townhouses from 8 to 7;
- An increase in the separation distance between the townhouses and villa building in order to increase the prominence and setting of the historic asset;
- The omission of roof lights from the front and rear of the townhouses;
- The omission of accommodation within the third floor of the townhouses and a reduction in their overall height;
- Improvement to the feature gables on the front elevations of the townhouses through an increase in their size and prominence;
- An increase in the amenity space provision serving the apartments;
- The removal of the double garage and provision of a secondary area of shared amenity space for the apartments;
- Amendments to the landscaping scheme proposed.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is located on the corner of and elevated above Romilly Road and Llandaff Road.

The site contains the locally listed Victorian Villa known as Suffolk House. This is a 3 storey building with pitched roof and features including quoins, bay windows (on its prominent elevations) and decorative porch and window surround detailing. The villa has a render finished and slate roof. To the rear of the villa is a, non-original, 2 storey pitched roof extension with a render finish consistent with that of the original villa. Attached to this a single storey, flat roofed, link section connecting the building into a further two storey pitched extension located to the side/rear of the original villa. This, side, extension is of brick construction and has a tiled roof. Given the alternative materials used in its construction and the presence of the single storey flat roofed link between it and the main villa, this extension appears largely independent from the original villa.

Suffolk House is locally listed due to its group value with other buildings of merit situated at this location.

The application site is located within the Conway Road Conservation Area.

The majority of the site, including all of the existing buildings, falls outside of the adjacent C1 flood zone. The flood zone does however extend into the site in two small areas along the eastern, Llandaff Road, boundary. The application site does however sit on marginally higher ground level than that of Llandaff Road and Romilly Road with retaining wall present along each of these boundaries.

The application site is not located within an Air Quality Monitoring Area (AQMA).

The application site is broadly rectangular with the exception of a V shaped

indent along its northern boundary and angled eastern boundary.

To the north of the site are two pairs of 2 storey, semi-detached, properties which front onto Greenfield Avenue. These properties, due to V shape of the rear of the application site, fall between approximately 13.8m and 2.3m from the site boundary.

To the east of the site are two rows of 2.5 storey terraced properties which front onto Llandaff Road.

To the west of the site is a detached, gable fronted, stone property followed by a 2 storey render finished cottage attached to a terrace containing 2 storey, double bay fronted, red brick houses with front gable features. A substation is located just outside the southwest corner of the site, directly adjacent to the neighbouring detached stone dwelling.

To the south of the site is a mix of buildings including 3 storey brick building containing a children's nursery, two pairs of 3 storey, gable fronted, semi-detached buildings linked together to create a short terrace (used as a care home), a 2 storey detached dwelling of brick construction and a pair of 3 storey, stone built, residential properties. The scale of development along the southern side of Romily Road is largely of 3 storey, with gables forming a predominant feature on their frontages and of stone construction.

3. **SITE HISTORY**

- 3.1 18/01065/MJR – Demolition of modern extensions to Suffolk House and part demolition of existing wall – Under Consideration

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 10 (December 2018).

Technical Advice Notes (TANs):

TAN 2	Planning and Affordable Housing
TAN 5	Nature Conservation and Planning
TAN 10	Tree Preservation Orders (Paragraph 13)
TAN 11	Noise
TAN 12	Design
TAN 15	Development and Flood Risk
TAN 18	Transport
TAN 21	Waste

Local Development Plan (January 2006 - 2026):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport

KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H3	Affordable Housing
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN9	Conservation of the Historic Environment
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
EN14	Flood Risk
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
W2	Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)

Planning Obligations (January 2017)

Infill Sites (November 2017)

Residential Design Guide (January 2017)

Green Infrastructure (November 2017)

Managing Transportation Impacts (July 2018)

Flat Conversions SPG (January 2019) – Approved by Cabinet but ratification by Full Council is pending.

5 **INTERNAL CONSULTEES RESPONSES**

The Operational Manager, Transportation: raise no objection subject to a condition requiring the provision of a Construction Management Plan.

- 5.1 The Council's Tree Officer: Raises no objection, making the following comments.

Under the current iteration, a total of x12 new trees will be planted comprising x2 of ultimately spreading form (Ostrya carpinifolia, Tilia tomentosa 'Brabant') x3 of naturally fastigiated form (Acer lobelii), x4 fastigiated cultivars (Liquidambar styraciflua 'Slender Silhouette', Fagus orientalis 'Iskander') and x3 upright trees (Ginkgo biloba 'Magyar', Malus trilobata). Of these, the Fagus, Ostrya, Tilia and Ginkgo are best described as large trees and the Acer, Liquidambar and Malus as medium-large, and taken with the existing retained trees (holm oak, weeping lime and Lawson's cypress), the tree-scape will be diverse in terms of species and form.

In terms of numbers and diversity the proposed planting more than offsets the loss and therefore could reasonably be considered to enhance the character of the Conservation Area. What the planting does not do is preserve the character of the Conservation Area as it is currently defined by the spreading beech and lime on the Romilly Road frontage. However, the style of planting is well-suited to the dwellings proposed, and the combined impact in terms of the trees proposed and the retained trees adds up to the same or greater in terms of overall ultimate canopy cover. A line of fastigiated trees set back from the boundary in sufficient root available soil should thrive without conflicting with the dwellings or boundary wall, and will have been designed at the same time as the dwellings, whereas the current tree-scape seems to have no clear, harmonious relationship with the existing built form, both elements functioning separately rather than as a whole.

- 5.2 The County Ecologist: Provided the planning conditions and informative requested by NRW are applied, there are no further grounds to object to this application based on its impact upon bats.
- 5.3 Pollution Control (Contaminated Land): Raise no objection subject to conditions regarding Contaminated Land measures – Unforeseen Contamination, Imported Soil, Imported Aggregates, Use of Site Won Materials with further Contamination and Unstable Land advice
- 5.4 Pollution Control (Noise & Air): Raise no objection proposal but recommend an advisory regarding site construction hours and noise.
- 5.5 Pollution Control (Air Quality): The planning application has been considered in line with the working principles of Local Air Quality Management, which includes reference to;
- Defra's Local Air Quality Management Technical Guidance 16, February 2018;
 - EPUK and IAQM guidance "Land-Use Planning and Development Control: Planning for Air Quality, January 2017";
 - Welsh Government's Local Air Quality Management Policy Guidance, June 2017;
 - Welsh Government's Policy Planning Wales Document, December 2018; and
 - Local monitored data collated by SRS on behalf of Cardiff Council.

Due to the size and nature of the planning application (18/01064/MJR), in terms of its potential to produce increased pressures to traffic flows, utilising the EPUK and IAQM guidance "Land-Use Planning and Development Control: Planning for Air Quality, January 2017" the application **does not** need to consider in detail the potential to impact existing air quality levels. As depicted by **Table 6.2** in the guidance document the traffic movements generated by the development **do not** qualify for an Air Quality Assessment (AQA).

In terms of existing air quality levels, the closest monitoring sites to the proposed development sites are located approximately 350m north (Site 196;

2 Pencisely Road) and 420m south (Site 115; 21 Llandaff Road). These monitoring sites are part of the non-automated network, recording monthly average figures for nitrogen dioxide (NO₂). Preliminary datasets collated at these sites for 2018 suggest compliance with the national annual average air quality limit value set for NO₂ (40µg/m³). **Site 196 has recorded a preliminary annual average result of 24.4µg/m³ and Site 115 a preliminary annual average result of 29.7µg/m³.**

From the monitored data it is evident that there is somewhat of a positive margin between the monitored NO₂ levels and the set national air quality objectives for NO₂.

It is acceptable that increased traffic flows during commuting peak times may look to cause short term spikes in concentrations, however based on the levels portrayed by the monitored datasets it is likely that the short term objective set for NO₂ **would not** be breached. Detailed in the Local Air Quality Management (LAQM) TG(16), Paragraphs 7.90 & 7.91 focus on predicting exceedances of the NO₂ 1-hour objective (**200µg/m³, not to be exceeded more than 18 times per year**) with the use of NO₂ diffusion tubes. It is stated that **“exceedances of the NO₂ 1-hour mean are unlikely to occur where the annual mean is below 60µg/m³.”** Therefore, based on the annual datasets it can be concluded that the NO₂ 1 hour objective has not breached.

Currently there is no local ambient air quality monitoring undertaken for PM₁₀ in close proximity to the proposed development site. However, using a grid reference of (316392, 177008) which correlates to the Suffolk House site, air quality background concentrations are made available by Defra to download which provide estimated projections for air pollutants, in particular particulate matter (PM₁₀).

These background concentrations/ maps are produced by DEFRA and allow for baseline concentrations of air pollutants to be examined on a 1km x 1km square resolution. The background maps are available to download at <https://uk-air.defra.gov.uk/data/laqm-background-maps> The results produced by Defra are summarised below:

PM₁₀

Site ID	Annual Mean Concentration (µg/m ³)
	2019
Suffolk House (316392, 177008)	14.33

From the data it is evident that there is positive margin between the projected background level at the referenced site and the set national air quality objectives set for particulate matter (PM₁₀). The legal Air Quality Objective for PM₁₀ is set as an **annual average of 40µg/m³.**

Green Infrastructure does have beneficial impacts for air quality; however, it serves better as a barrier and does not exactly eliminate poor air quality.

- 5.6 Drainage Services: Raise no objection to the proposal noting that the water would be discharged into Welsh Water assets via a storage tank and therefore the system can accommodate a 1 in 100 year +30% storm event.
- 5.7 Parks Services: Given the reduction in the number of dwellings proposed from 18 to 17 within the amended plans, an amended financial contribution of £35,795 is sought towards provision or maintenance of public open space provision in the vicinity of the site.
- 5.8 The Housing Development Manager: In line with the adopted LDP, an affordable housing contribution of 20% of the 13 units (20% x 17 being rounded down to 3 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, and this site is suitable for social rented accommodation, built to Welsh Government Development Quality Requirements (DQR) for purchase by a nominated Registered Social Landlord (RSL) partner at a specified price.

Given the proposed design/configuration of the scheme, we would need to understand how any on-site affordable units can meet DQR standards and how any demarcation between the market and the affordable would work in reality. The scheme has to be able to be managed and easily maintained by the Registered Social Landlord.

If it is not possible to deliver the units on site then, as an alternative to on-site provision, we would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. On that basis we would seek a financial contribution of **£295,162** (in lieu of 3 units (20%)) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2017).

- 5.9 Neighbourhood Regeneration: Raise no objection to the proposal and would not require a financial contribution given that the proposal is for less than 25 dwellings.
- 5.10 Waste Management: advise that the refuse storage area shown is acceptable and provide advice in respect of design and demolition waste/recycling.

6. EXTERNAL CONSULTEES RESPONSES

- 6.1 Dwr Cymru Welsh Water: Raise no objection to the proposal subject to the drainage scheme being implemented in accordance with the approved details.

Natural Resources Wales: Raise no objection to the application subject to a condition requiring the works be undertaken in accordance the Building

Inspection and Bat Activity Survey report prepared by Soltys Brewster Ecology, dated 12th December 2018, and the Proposed Site Plan prepared by Connections Design, dated 11th December 2018.

Glamorgan Gwent Archaeological Trust: advise that they have no objection, stating that '*no significant archaeological issues are noted in the application area.*'

South Wales Police: have no objection to the development, but provide recommendations in respect of lighting, site permeability, internal speed limits, access control, open space surveillance, CCTV, landscaping, windows and doors and Secure by Design.

South Wales Fire and Rescue Service: No comments received

7. **REPRESENTATIONS**

- 7.1 The application was advertised by way of site and press notices and via neighbour notification. The amended plans were advertised by way of site notice and neighbour notification. Local Members were consulted on both the original and amended plans.
- 7.2 A petition of 389 signatures has been received in opposition to the proposed development on the basis of the proposed removal of the Copper Beech, Oak and lime trees fronting the site given they filter out pollution, are a habitat for wildlife and provide a heritage asset for future generations.
- 7.3 A total of 43 objections (15 to the original plans and 28 to the amended scheme) have been received in opposition to the application proposal. The objections received are on the following grounds:
- The Council should consider retaining all of the healthy mature trees on the site on account of the benefits they deliver to people and the environment, such as filtering our air, helping with flooding and providing a home to wildlife.
 - The tree proposed for removal still have plenty of life in them and it would take decades to replace them.
 - The trees are impinging on the wall, which does need repairing, but a decent landscape architect could do so without causing undo damage to the trees.
 - The felling of the trees will have a negative impact on the neighbourhood and Conway Road Conservation Area. The trees are a vital local amenity and contribute towards well-being.
 - The removal or maintaining of the boundary wall is not sufficient justification for the proposed felling of the trees.
 - Redevelopment works will create noise and dust and therefore retaining trees will help reduced this impact.
 - The felling of these trees would in no way preserve or enhance the character of the Conway Road Conservation Area.

- No real attempt has been made by the developer to come up with an approach to preserve the historic trees whilst replacing the boundary wall.
- The trees proposed for removal are beautiful old trees and bring beauty to the busy junction. Their removal would therefore reduce the aesthetic splendour of the area.
- The replacement trees proposed are no substitute for those, which would be lost.
- Any lias stone removed from the wall enclosing the site should be retained and reused.
- There are a number of methods by which the wall could be repaired whilst retaining the trees.
- The removal of the trees will result in a huge increase in pollution at the busy junction adjacent to the site.
- A nurseys is located opposite the site and various residential homes nearby. Removing the trees would result in more air pollution in the area, which disproportionately affects children and the elderly.
- The density of the proposed development is excessive
- The proposal forms an over development of the site.
- The townhouses proposed are too dominant in relation to Suffolk House, and should be reduced in scale to better reflect the context of the conservation area.
- The height of the townhouses would result in the adjacent properties along Greenfield Avenue being overlooked and overshadowed.
- The facade of the original building has to stay as it is listed.
- There are an excessive numbers of flats being developed in the area.
- Suffolk House has been registered and the unique nature of this area should be protected.
- The extension proposed to the rear of the villa will reduce the amount of light and out door space feel along Llandaff Road.
- The access and parking arrangement proposed would result in a significant increase in the level of activity to the rear of the site to the detriment of the neighbouring occupiers.
- The development will result in an increase in the level of traffic in the area given the change of use proposed and the change in vehicular movement patterns to and from the site.
- The access proposed would be unsafe given the limited visibility and flow of traffic along Llandaff Road.
- The level of car parking provision proposed is insufficient and should be increased in order to avoid future residents parking in the surrounding streets.
- Visitor parking should be provided on site.
- By way of S106 agreement, parking on Greenfield Avenue should be upgraded to 3/4 'Residents Only' as a result of the development and trees in pavement pop-outs should be added along the street to calm traffic.
- Vehicles often park on double yellow lines, on footway and across uncontrolled pedestrian crossings on Llandaff Road, Greenfield Avenue

and Cea Syr Dafydd. This will worsen with the number of units proposed as part of the application.

- There is a lack of pedestrian facilities heading north along Llandaff Road. The footway width is approximately 600mm and therefore below Manual for Streets standards and the Welsh Governments Travel Act.
- Visibility to and from the proposed access junction is less than stated in the submitted Transport Statement.
- It is not clear whether the cycle store will be locked or open for anyone to use.
- The number 61 bus referred to in the Transport Strategy is already overcrowded at peak times and the proposal will worsen this further.
- Visitors and any residents with more than one car will have to park on surrounding streets, which are already overcrowded.
- Future residents of the development might use the access lane linking Greenfield Avenue and Romily Road instead of turning right out of the site when traffic is queuing. The lane is not lit and is poorly surfaced and would become more dangerous for pedestrians with any increase in vehicular use.
- Parking along Greenfield Avenue is problematic for residents.
- Llandaff Road is already busy, especially close to the Romily Road junction, so adding the entrance to 17 new dwellings close to this junction would increase congestion in the area and be dangerous.
- The development should priorities active travel.
- Car parking spaces are proposed within 4 feet of the rear extension of No. 8 Greenfield Avenue, with no screening proposed. This may cause noise and pollution issues and any vibrations from vehicles entering or leaving the spaces may negatively affect the foundations of No. 8.
- Traffic in the area is appalling and the loss of a historic, publically owned building and the trees would be terrible.
- A full review should be undertaken of the traffic congestion, safety and parking issues in the local area.
- The proposal will result in a decrease in the value of numerous local properties.
- The proposed development would impact upon the quality of life in Canton.
- The plans being used are out of date and don't show the surrounding buildings correctly.
- The Design Commission for Wales should be consulted on the proposed development.
- The sewerage system in the area is old and may not be able to cope with the additional pressure place on it through the proposed development.
- The proposal does not consider the health and wellbeing of the local residents by maintaining tree cover and greenery, adding biodiversity and sustainability.
- The development would be contrary to The Wellbeing of Future Generations Act in terms of sustainability.

7.4 An objection has been received from Cardiff Civic Society, to the original and

amended plans. They object to the proposed development on the following basis.

- The proposal represents an over development of the site, with too many townhouses crammed into the available space.
- The development proposal will have a negative impact on Suffolk House and the surrounding Conservation Area.
- Building townhouses within the grounds will destroy the landmark context this property currently enjoys, crowding the grounds with too many houses.
- The design of townhouses bear no relation to the surrounding area.
- The proposal will exacerbate traffic and parking problems in an already congested area.
- The proposal to fell the collection of mature, highly visual 'amenity' trees within the property's boundary is an act of wanton environmental vandalism.
- Suffolk House and its grounds deserve protection - this property is a distinctive building that reflects the city's history and heritage, and needs to be conserved for future generations to enjoy.
- The applicant's intention of felling trees directly contravenes the council's own environmental goals, as set out on the web site. Such 'amenity' trees are an important part of the neighbourhood, adding to its character and visual appeal. As air pollution is a serious issue, large, mature trees such as these need to be retained to improve the air quality for everyone.
- Replacing mature trees with new ones is spurious – it takes generations for a tree to reach maturity.
- The plans for Suffolk House, as they stand, are to the detriment of the local area, both visually, and from the perspective of the local community.
- The Suffolk House interior has magnificent plasterwork – what safeguards are in place to preserve this?

7.5 Two letters of support have been received in support of the application proposal for the following reasons;

- As it currently stands, the site is an eyesore and may become prone to vandalism.
- The retention of the original villa is welcomed.
- The replacement of the damaged parts of the boundary wall would aid in improving the site.
- The design of the new accommodation is supported.
- The townhouses will sit well in the street and would not jar with the existing architecture and overall character in the area.
- The provision of onsite parking is welcomed.
- I broadly support the application but when the buildings are complete, who will be responsible for the amenity area next to the wall and therefore any maintenance issues with the wall.

7.6 Following the Planning Committee meeting of 13th February 2019, one further

letter of representation has been received in opposition to the proposed development from Nerys Lloyd Pierce, Chair of Cardiff Civic Society; stating;

I call upon the local authority planning department to safeguard the mature trees in the grounds of Suffolk House, Pontcanna.

In ecological terms, our environment is already at a crisis point and trees are essential for the provision of clean air, as a carbon sink, and for the prevention of flooding. Furthermore, these large, mature trees provide a visual asset, an amenity, for the entire community.

It is spurious to suggest that the new planting at Suffolk House will make up the deficit. It will take decades for the newly planted trees to reach maturity, and provide the benefit of the current mature specimens.

To remove the trees is to simply comply with the wishes of developers, and their craving for financial rewards. However, the local authority should be looking beyond the venal requirements of those who demand short-term gain, and should address the health and well-being of the community – in line with the legislation outlined in the Well-being of Future Generations Act.

It is essential that more than lip service is paid to environmental concerns, and to the wellbeing of those who will succeed us.

8 **ANALYSIS**

8.1 The application was deferred by Planning Committee on 13th February 2019 for officers to consider reasons for refusal based on the proposed development's impact upon the character or appearance of the Conway Road Conservation Area.

8.2 The Key issues for consideration are:

- i. The acceptability of the proposal in land use policy terms
- ii. The impact of the proposal on the character and appearance of the conservation area
 - The loss of trees
- iii. The design and layout of the proposal
- iv. Impact upon neighbouring properties
- v. The impact on air quality, noise, light pollution and contaminated land
- vi. Whether the proposal would make satisfactory provision for access, parking and circulation.
- vii. Water Resources, Drainage and Flood Risk
- viii. Ecology Considerations
- ix. Other Matters not considered above

i. The acceptability of the proposal in land use policy terms

- 8.3 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 existing vacant B1 office use is therefore afforded no protection under Policy EC1: Existing Employment Land.

Policy H6: Change of Use or Redevelopment to Residential Use permits the change of use of redundant premises 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.

The existing office is vacant and has become surplus to requirements. The application site is located within an established residential area, in a highly sustainable location and the development of the site for housing will not impact unacceptably on the operating conditions of existing businesses.

Assessed against this policy framework, the application raises no land use policy objection.

- ii. *The impact of the proposal on the character and appearance of the conservation area*

- 8.4 S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a legal duty on the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This duty is imposed through LDP policies KP17 and EN9.

The existing extension to the side of the villa is not considered to make a positive contribution to the building or wider conservation area and therefore its demolition would represent an enhancement. The annexe to the rear of the villa is non-original and whilst its scale form and finish are consistent with the frontage villa, its removal would not be resisted providing the replacement extension proposed is appropriate.

The extension proposed to the rear of the villa is considered to be of an appropriate scale form and finish relative to the frontage villa. The extension would have a lower ridge and eaves height than the frontage building, which, coupled with its positioning to its rear, would ensure that it would form and read as a subservient addition to it. The proposed extension is of a consistent finish with to the original villa and includes an appropriate level of detailing.

The proposed development would bring Suffolk House, a locally listed villa, located in a prominent location with the Conway Road Conservation Area, back into beneficial residential use. The extension proposed at the rear of the building is considered to be of an appropriate scale and form such that it would remain subservient to the historic asset, whilst the proposed finish is considered sympathetic to it.

The removal of the existing fire escape and making good of the building would represent welcome enhancements to the villa. In order to ensure these, and any other, works to the building are appropriate, a condition has been imposed requiring a schedule of works to be submitted to the LPA for approval.

The height of the townhouses would be lower than that of the locally listed Villa, which coupled with the separation distance proposed would ensure that the scale of the houses would not have a dominating impact upon the villa or detract from its setting.

Consideration of the layout and design of the proposed extension and townhouses has been considered under paragraphs 8.3 – 8.6 of this report and are considered appropriate within the conservation area setting.

The loss of trees

8.5 A number of trees would be removed from the site as part of the proposed development. These include the following;

- 4 x category B trees (3 x Common Limes and 1 x Copper Beech),
- 2 x category C trees (1 x Sycamore and 1 x Hazel),
- 2 x category U trees (2 x sycamores)
- 2 category C groups
- (15 x Lawson Cypress)
- (Sycamore, privet, snowberry, holly and evergreen ornamental shrubs)

A category B Common Lime, category C Lawson's cypress and category C Holm Oak would be retained as part of the proposed development and would be supplemented by the following trees and shrubs;

- 3 x Maples
- 1 x Copper Beech
- 3 x Small Gum Trees
- 1 x Crab Apple
- 1 x Euro Hop Hornbeam
- 1 x Silver Lime
- 1 x Maidenhair
- 1 x Dawn Redwood
- 698 shrubs or 16 differing varieties.

The trees located within the application site are not subject of individual or a group Tree Preservation Order. However, as the site is located within the Conway Road Conservation Area, notice must be served on the Local Planning Authority (LPA) before any works can be taken to them. The submission of this planning application represents this formal notice.

The 'Tree Technical Note' submitted as part of the application agrees with the categorisation within the earlier tree survey for trees 4, 5 and 6, these being category B trees. It also acknowledges that these trees are conspicuous trees on the Romilly Road boundary. However, the Technical Note identifies that the pressure generated by the trees roots and the displacement of the surrounding soil structure is forcing the boundary wall enclosing the site to subside. The diminishing condition of the wall therefore represents a risk to public safety, should it collapse into the adjacent footpath, which includes a bus stop. Furthermore, the Technical Note suggests that should the wall fail, the properties on the opposite side of Romilly Road could also be at risk from falling trees.

The Technical Note suggests that, left alone, the wall would be at risk of collapse and that it should be dismantled and reconstructed in order to prevent this. Options for the retention of the trees have been considered in the Technical Note however it concludes that in removing and replacing the wall, including its footings, would necessitate the trees above balancing above unsupported machines removing structural roots from the trees which would not be safe, viable or appropriate. Options such as pruning and guying have been considered are not deemed practical, realistic or to be of long term benefit. The report concludes that it is essential that the wall along Romilly Road be made safe on public safety grounds and that such works would, regrettably, render the trees unsuitable for retention. The replacement planting proposed would be to the betterment of the site compared to the other trees proposed for removal given their location and/or categorisation.

Whilst the loss of the trees from the site would be regrettable, the replacement planting provision proposed has been considered by the Council's Tree Officer who contends as follows;

'In terms of numbers and diversity the proposed planting more than offsets the loss and therefore could reasonably be considered to enhance the character of the Conservation Area. What the planting does not do is preserve the character of the Conservation Area as it is currently defined by the spreading beech and lime on the Romilly Road frontage. However, the style of planting is well-suited to the dwellings proposed, and the combined impact in terms of the trees proposed and the retained trees adds up to the same or greater in terms of overall ultimate canopy cover.'

Whilst the trees proposed for removal as part of the application are mature specimens, aid in reducing air pollution and add to the character of the area, their proposed removal, through being considered as part of this planning application, provides the LPA the opportunity to seek appropriate replacement

planning. This would not be the case had notice been served on the LPA outside of the application process. Given the health and safety concerns arising from the trees and wall, it is unlikely that the LPA would have sought to have protected the trees had this approach been taken.

Taking the above into consideration and when considering that the proposal seeks to bring a vacant locally listed villa, which is in a poor state or repair, back into beneficial use, the removal of the trees, is on balance, considered acceptable, subject to the replacement landscaping provisions proposed.

Part of the stone wall enclosing the application site along Romilly Road would be removed and rebuilt part of the proposed development, particularly in those areas where trees are proposed for removal. Stone walls have been identified in the Conway Road Conservation Area Appraisal as being of high quality and townscape benefit. As such, it is considered reasonable to condition the boundary enclosures to the Romilly Road and Llandaff Road frontages of the site to ensure that and repairs or sections to be replaced are in keeping and are of an appropriate materials and finish. A further condition, requiring any existing stone being removed to be retained and reused has also been applied.

iii. The design and layout of the proposal

8.6 Planning policy Wales (PPW) and Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026) require good design and Placemaking to be at the heart of any development. Further detailed guidance is set out in the Council's approved Infill Sites SPG.

The Layout / Siting

The proposed townhouses would sit approximately 0.8m back from the building line of the adjacent properties along the northern side of Romilly Road. The guidance contained in the Council's Infill Sites SPG states that *'Development should seek to respond to the prevailing building line that is created by the main frontages of houses, taking into account how the buildings are set back from the street and any rhythms or patterns of existing development or protrusions.'* (Para 3.16)

Notwithstanding the above, the siting of the proposed townhouses is considered acceptable in this instance on the following basis;

- The setback would allow for the provision of less fastigiated, and therefore more appropriate, compensatory tree planting / landscaping provision along the street frontage for those trees proposed for removal.
- The townhouses would be positioned approximately 7.5m away from the nearest property to the west and with an electrical sub-station located in-between. As such, the proposed small set back proposed would not be prominent within the streetscene.
- The setback would afford the original villa greater prominence.

The reduction in the number of townhouses proposed within the amended plans, from 8 to 7, means that a greater separation distance would be created between the townhouses and villa thereby giving more prominence and setting to this historic asset. This increased spacing also allows for greater amenity space provision for the residents within the apartments.

The townhouse would be located such that they would provide appropriate closure to Romilly Road whilst meeting the minimum separation distances from the properties to the rear along Greenfield Avenue.

8.7 Scale, form and Massing

Whilst it is acknowledged that the properties along the northern side of the adjacent stretch of Romilly Road are 2-storeys in height, the buildings on the southern side of Romilly Road, directly opposite the site are predominantly 2.5/3 storeys. As a result, the proposed 3-storeys the scale of the proposed townhouses are considered acceptable within the context of the surrounding built form.

8.8 Finishing Materials

The finishing materials proposed for the extension to the villa would comprise of render, slate roof tiles, aluminium doors and windows, stone string course, stone coping/head/cill/surrounds, aluminium window surrounds and UPVC rainwater goods. The principal finishing materials proposed would therefore be consistent with that of the original villa, whilst detailing elements would provide an acceptable contrast to it. It is noted that the existing windows and doors in the building are UPVC and therefore their replacement with aluminium would represent an enhancement.

The finishing materials proposed for the townhouses would comprise of red and grey facing brickwork, slate roof tiles, standing seam cladding and canopy roofs, aluminium windows and doors, stone windows surrounds and bay windows, stone coping detailing and UPVC rainwater goods. The finishing material for the townhouses are considered appropriate within the context of the surrounding where there is an evident variety of finishing materials.

Notwithstanding the above, a condition is considered necessary to ensure that the finishing materials proposed are of sufficiently quality for the conservation area setting of the site.

8.9 Architectural Approach

The form, arrangement and detailing of the proposed townhouses is considered acceptable within the context of the surrounding area. The proposed dwellings include feature gables, bay windows of stone construction, stone window surrounds and steep pitched roofs, which have been influenced, in part, by other buildings in the area,.

The majority of the finishing materials proposed are consistent with those found on other buildings in the area, whilst other materials and detailing proposed would give the dwellings a contemporary feel. Subject to the use of

appropriate finishing materials, the design of the proposed townhouses is therefore considered acceptable.

The extension proposed to the rear of the villa would be of a consistent architectural style as that of the original villa but with a subservient form. The architectural approach to it is therefore considered acceptable.

8.10 Density

At 63 dwellings per hectare (dph) the density of the proposed development broadly consistent with that of the surrounding area. Both the townhouses and apartments benefit from acceptable internal sizes (the apartments being in excess of the requirements set out in the draft flat conversions SPG), access to appropriate amenity space provision, would not overlook, overshadow, overbear or block light from neighbouring properties and have a policy compliant level of car parking provision. It is therefore considered that the site can comfortably accommodate the number of units proposed. Taking this into consideration, the density of the proposed development is considered to accord with the guidance set out in the Council's Infill Sites SPG and therefore meet Policy KP5 of the adopted LDP.

8.11 Amenity Space

Proposed Townhouses

Paragraph 4.5 of the Infill Sites SPG states that *'houses and ground floor flats that will serve family accommodation should include enclosed and secure private amenity areas. Such amenity areas should measure at least 10.5m in depth or 50m² overall but generally reflect that which is characteristic of the surrounding area.'* The gardens associated with 6 of the 7 townhouses proposed would measure 40m², with the other measuring 35m². This is however broadly characteristic of the surrounding area.

It is also noted that the application site is located within 100m of Thompson's Park and 350m of Llandaff Fields and that the townhouse also benefit from small front gardens, albeit these would not be private. Taking this into consideration it is, on balance, considered that the amenity space provision for the townhouses is acceptable.

Proposed Apartments

Two areas of shared amenity space provision are proposed serving the 10 apartments. The first would be located directly to the west of the villa would measure approximately 160 m². This second would be located towards the western end of the site and would measure approximately 100m². Whilst this secondary amenity space would be located approximately 40m away from the apartment building, it would represent a more private area though being enclosed. Taking the level of amenity space provision into consideration and given the proximity of the site to two public open spaces, the amenity space provision serving the apartments would accord with the requirements of the draft Flat Conversion SPG (para 4.4).

iv. Impact upon neighbouring properties

Proposed Townhouses
Overlooking & Overbearing

- 8.12 The proposed townhouses would be positioned approximately 26m from the rear elevations of the dwellings within Greenfield Avenue and approximately 23m from those properties on the opposite side of Romilly Road. As such, the proposal would accord with the minimum separation distances set out in the Council's Infill Site SPG and would not be considered to have an overlooking nor overbearing impact.

Overshadowing

- 8.13 It is acknowledged that the proposed townhouses would be located directly to the south of No's. 8, 10, 11 & 12 Greenfield Avenue but given the 26m separation distance proposed between them, it is not considered that the townhouses would have an unacceptable overshadowing impact upon neighbouring properties to justify the refusal of this application. In forming this view, consideration has been given to the height of the sun throughout the year.

Light Provision

- 8.14 The submitted 'Site Section' diagram clearly indicates that the 25 degree rule, set out in the Infill Sites SPG for assessing sunlight provision, would not be broken by the townhouse for the neighbouring properties along Greenfield Avenue to the rear or Romilly Road to the front.

Proposed Apartments

- 8.15 Whilst the extension proposed to the rear of the villa is larger than that of the existing rear annexe, it is not considered that the additional scale and massing of the proposed extension would result in unacceptable overbearing, overshadowing or light reducing impact upon any neighbouring properties beyond that of the existing building given the separation distances involved.

The windows in the villa would be located a minimum distance of 18m away from the nearest residential properties along Llandaff Road and would not therefore be considered to unacceptably overlook them.

Bedroom windows proposed in flat 4 (first floor) and 6 (second floor) would be located in the side (western) elevation of the rear extension to the villa and would be located approximately 8m from the garden area of the nearest townhouse. Whilst this distance is below the 10.5m separation distance requirement set out in the Council's Infill Sites SPG, paragraph 4.9 of the document states that *'it may be possible to achieve privacy with a combination of separation distance; appropriate position and aspect of habitable rooms; screening; building orientation; window positioning; size and style of window and placement of gardens.'* In this instance, views from the two windows would be restricted given the relative orientation of the buildings and therefore angles involved. Additionally, projecting directional view window surrounds are proposed on these windows to further reduce any overlooking opportunities. It is not therefore considered that the building would unacceptably overlook the amenity space associated with the adjacent

townhouse and meets the requirements of Policy KP5(x) of the LDP and the Infill Sites SPG.

Car park layout

- 8.16 The layout and access arrangement for the site has been considered by the Council's Transportation Manager who raises no objection.

The positioning of the proposed car park at rear of the site would be broadly consistent with that existing, albeit larger. It would therefore be difficult to sustain an argument that it would result in an unacceptable increase in noise or general disturbance beyond that generated by the former use of the site.

It is acknowledged that a number of the car parking spaces proposed would be located within approximately 3-6m of the rear extension to No.12 Greenfield Avenue. It is however noted that the boundary enclosure here comprises a stone wall measuring approximately 2m in height. Given the limited number of vehicular movement to and from the site, the presence of the stone wall and taking into consideration that vehicles park an equal distance away from the front of this dwelling, this proximity is not considered to be unreasonable.

Given the location of the proposed car parking spaces to the rear of the site away from the apartment building, it is considered necessary for a scheme of lighting to be provided in order to ensure that vehicles can be safely and conveniently accessed. A condition requiring the provision of a lighting scheme has subsequently been applied. Given the proximity of the parking to No's. 8 -12 Greenfield Avenue, it is important that any lighting scheme is appropriate for the development whilst not allowing light to onto these neighbouring properties. This would be controlled by way of the condition.

Taking the above into consideration, it is considered that the proposed development would accord with Policy KP5 (x) of the adopted Cardiff Local Development Plan.

v. The impact on air quality, noise, light pollution and contaminated land

- 8.17 Policy EN13 of the LDP requires that development not create or result in unacceptable harm as a result of noise, air, light pollution or land contamination and builds upon the requirements of Policy KP18.

The supporting text to Policy KP18 of the LDP, under paragraph 4.188, states that;

'Poor air quality can affect people's health, quality of life and amenity and can impact upon nature conservation and built heritage interests. Development has the potential to cause air pollution, or sensitive developments can be affected by existing air quality problems in an area. In Cardiff, transport emissions are one of the main contributors to poor air quality. Development will not be permitted if it would cause or result in unacceptable harm due to air pollution. Implementation of this

Policy will also help counteract any increase in atmospheric pollution as a result of the Plan, thereby helping to avoid the likelihood that this LDP will have a significant effect upon internationally designated sites.'

In terms of the general air quality considerations, the Council's Air Quality Officer has confirmed that the development is not located in a designated Air Quality Management Area nor is it of sufficient scale that it would generate sufficient traffic movements to qualify for an Air Quality Assessment (AQA). Furthermore, he advises that based on the air quality data available in the surrounding area, the proposed development would not result in an unacceptable change to air quality levels in the vicinity.

The Air Quality Officer acknowledges that green infrastructure does have beneficial impacts for air quality, however indicates that it serves better as a barrier and does not exactly eliminate poor air quality. Whilst the removal of mature trees from the application site may impact upon air quality in the vicinity, given that replacement planting is proposed and taking into consideration the scale of the proposed development and the traffic it would generate, the application is considered is not considered to have an unacceptable impact in terms of air quality. The development is therefore considered to comply with policies KP18 and EN13 of the adopted Cardiff Local Development Plan (2006 - 2026) in this regard.

vi. Whether the proposal would make satisfactory provision for access, parking and circulation

- 8.18 The site enjoys a sustainable location being within a short walking distance of bus stops, within 600m of the Cowbridge Road East District Centre and close to the city centre employment and leisure uses. The proposal includes a secure and covered cycle store and on-site parking provision is in line with the requirements of the Council's Managing Transportation Impacts SPG.

The application and the accompanying Transport Statement have been considered by the Council's Transportation Officer who raises no objection on highway safety ground, whilst the proposed parking provision for the scheme is in compliance with the requirements of the Managing Transportation Impacts SPG. (July 2018).

The Transportation Officer advises that the proposed access is acceptable and would allow adequate visibility, whilst the internal road and parking layout is satisfactory.

The Transportation Officer does not consider that traffic flows along Llandaff Road are sufficient to justify the provision of a box outside the access to the site and that the provision of one could adversely affect the passage of vehicles through the Romilly Road, Llandaff Road and Romilly Crescent junction.

Public comments received regarding existing parking pressures in the area and the need for more residential parking permits, particularly along

Greenfield Avenue, are noted. However, it is not for the application proposal to resolve existing problems in the area and it would be difficult to sustain that the proposed introduction of 17 units within the application would exacerbate this to an unacceptable extent. Furthermore, it would be unreasonable to request a financial contribution towards improvements in parking in the locality when the proposal is policy compliant in terms of its parking provision. Any financial, or other, contribution sought by way of S106 agreement would also have to meet the tests of a valid planning contribution. In the case of the application under consideration, requesting improvements to parking in the local area would be considered unreasonable and unnecessary.

Public comments that the proposed development would lead to an increase in traffic in the area are noted. However, when considering traffic levels which the proposed development (17 residential units) would likely generate against that of the existing B1 (Office) use, it is not considered that the proposal would unacceptably increase traffic provision within the area to an unacceptable extent, or beyond that of the local highway capacity. Furthermore, the submitted Transport Statement indicates that:

'The site under its extant B1 operation, would have operated as a trip attractor in the AM peak period and as a generator in the PM peak period. Redevelopment of the site would reverse this operation, with the site operating as a trip attractor in the PM peak period and as a generator in the AM peak period'

and that;

'generally, residential sites generate a lower volume of trips when compared to B1 land uses, so the development represents a betterment to the operation of the local highway network by generating fewer trips.'

As such, the proposal may result in a net reduction in traffic when compared to the existing use of the site, accepting that it has been vacant for some time.

Public comments that the development would result in an increase in traffic using the lane at the end of Greenfield Avenue as a rat run are noted. It is not for the application proposal to resolve an existing problem within the area. Additionally, given the scale of the proposed development (17 residential units), it would be unreasonable to suggest that it would result in an unacceptable increase in the number of vehicles using the lane, or certainly increase its use beyond that of the existing use of the site.

A CEMP condition is proposed to ensure that the impacts of construction works on the surrounding area are managed. (See condition 11)

Taking the above into consideration and given that the Transportation Officer has raised no objection to the application proposal, the development is considered comply with policies KP8, T5 and T6 of the adopted Cardiff Local Development Plan (2006 -2026).

vii. Water Resources, Drainage and Flood Risk

- 8.19 The majority of the site, including all of the existing buildings, falls outside of the adjacent C1 flood zone. Whilst the flood zone does extend into the site in two small areas along the eastern boundary, the application site is raised up from street level, with retaining wall present along the boundary. Taking this into consideration and that Natural Resources Wales have no objection to the proposal on the basis of flood risk, the proposal is considered to meet the requirements of TAN 15.

The submitted drainage scheme for the site has been considered by Drainage Services and Welsh Water, neither of which raise no objection to the proposed development.

viii. Ecology Considerations

- 8.20 Bats are a European Protected Species under Conservation of Habitats and Species Regulations 2010 (as amended). Cardiff Council has a duty to have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of their functions. The requirements in this case being the strict protection afforded to bats. The advice of both the County Ecologist and Natural Resources Wales is that a bat licence will be required. In line with guidance, an advisory has therefore been included, which details the requirements for a licence to be obtained before any works commence on site. A condition has also been included requiring the development to be undertaken in accordance with the requirements and recommendations of the Building Inspection and Bat Activity Survey report.

As nesting birds are likely to be affected by the removal of trees, shrubs, bushes etc., as well as the demolition of buildings, a condition has been imposed to ensure that any site clearance and demolition works are undertaken outside of the nesting bird season.

i. Other matters not considered above

- 8.21 There is no evidence to suggest that the proposed development would impact upon the quality of life in Canton.

The impact of the proposed development on localised property values, is not a material consideration in the determination of this planning application. Additionally, there is no evidence to suggest that the development would affect property prices in the area, positively or negatively.

With regard to the potential creation of noise, traffic and disruption during demolition and construction activities. It is inevitable that a certain amount of disruption would be generated as a result of the proposed development. It is not considered that the proposal would result in an unacceptable level of disruption no neighbouring residents or wider area, however a CEMP condition has been included to ensure that construction activities can be

managed appropriately. An advisory has also been included regarding the control of dust and noise during demolition works and working hours.

There is no requirement for the application proposal to be considered by the Design Commission for Wales.

The original part of the locally listed villa would be retained and enhanced as part of the proposed development.

Every planning application is judged on its individual merits having regard to both local and national planning policy. It is not for the Local Planning Authority to dictate what a developer might apply for.

The proposed development would deliver a mix of houses and flats and would therefore add variety to the housing mix in the locale area.

Comments regarding, traffic, highway safety and vehicle parking are noted. The application has been considered by the Councils Highways and Transportation Department who raise no objection to the proposed scheme.

It would be considered unreasonable for the proposed development, which comprises of 17 units on a site formally used as offices, to undertake a full review of the traffic congestion, safety and parking issues in the local area.

The application proposal provides a policy compliant level of car parking provision. Furthermore, it is not for the application proposal to resolve existing parking issues in the local area. Vehicles parking double yellow lines or on pavements in the surrounding area is not a material consideration in the determination of this planning application.

The cycle store would be reserved for use by the residents of the development. The cycle store has been considered by the Operational Manager, Transportation: who raises no objection.

The ownership and maintenance requirements of the shared boundaries to the application site are not material considerations in the determination of this planning application.

Planning Policy Wales (Edition 10) has been amended in accordance with the requirements of The Wellbeing of Future Generations Act. The proposed development has been assessed against Planning Policy Wales and is considered compliant with it and consequently The Wellbeing of Future Generations Act.

Whilst Suffolk House is locally listed and located within the Conway Road Conservation Area, it is not statutorily listed. As such, the Local Planning have no control over any works proposed internally within the building.

- 8.22 With regard to the comments received from Cardiff Civic Society following the Planning Committee meeting of 13th February 2019, matters relating to the

loss of trees from the site and the consequent impact on air quality have been considered in paragraphs 8.5 and 8.17 of this report.

9 **OTHER CONSIDERATIONS**

- 9.1 *Crime and Disorder Act 1998* – 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. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 9.2 *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
- 9.3 *Well-Being of Future Generations Act 2016* – Section 3 of this Act 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 (Section 5). 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.

10 **SECTION 106 AGREEMENT**

- 10.1 National Policy and CIL regulations outline the legal requirements for a valid planning obligation. The Councils approved Planning Obligations SPG provides further guidance.
- 10.2 The total planning obligations requested amount to **£330,957**, broken down as follows and calculated in accordance with policy and guidance.
- £295,162 towards affordable housing
 - £35,795 towards Public Open Space
- 10.3 The Applicant has provided a ‘Financial Viability Assessment’, prepared by Cushman & Wakefield and dated 16th November 2018, which concluded that the S106 contribution towards affordable housing would make the development unviable, accepting the full POS contribution. (£35,795.)
- 10.4 In accordance with established practice of obtaining an independent assessment of viability appraisals presented in support of planning applications, the Council commissioned the District Valuer (DV) to prepare an

assessment of the viability appraisal. The assessment confirmed that the scheme viability could not support the full affordable housing contribution and that a maximum contribution of £49,095 could be sustained, with the scheme remaining viable.

- 10.5 A financial contribution of £49,095 towards affordable housing and public open space provision is subsequently sought.
- 10.6 Having regard to policy and legal requirements outline above, it is considered that the requests meet the necessary tests. The agent has confirmed that their client is willing to enter into an agreement to secure these contributions.
- 10.7 On a proportional basis, the contribution would be split as follows.
- £43,695 towards affordable housing
 - £5,400 towards Public Open Space
- 10.8 This has been agreed by the Housing Development Manager and Parks Services.

11. **CONCLUSIONS**

- 11.1 The amended proposal is considered to provide a high quality scheme delivering 17 new dwellings in a highly sustainable location. The proposed use, location, design, access and parking provision are all considered acceptable, along with amenity considerations for future occupiers and neighbouring residents. Overall, the proposed development would bring a locally listed villa, in a poor state of repair, back into beneficial use, forming an enhancement to it and the wider Conway Road Conservation Area. Whilst mature trees would be lost as a result of the proposed scheme, taking the above into consideration along with the replacement planting proposed, it is considered that, on balance, the proposed development would be acceptable.
- 11.2 It is recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement.
- 11.3 Should members be minded to refuse planning permission, in accordance with the resolution of the 13th February 2019, the following is offered as a possible reason for refusal;
1. The application proposal would fail to preserve or enhance the character or appearance of the Conway Road Conservation area, contrary to policies KP17 and EN9 of the adopted Cardiff Local Development Plan (2006 - 2026)



- LEGEND**
1. Existing Building Footprint
 2. Existing Locally Listed Building
 3. Proposed Extension
 4. Proposed Townhouses
 5. Parking
 6. Existing Access Modified
 7. Private Gardens
 8. Amenity Space
 9. Cycle Store
 10. Refuse
 11. Proposed new wall to match existing
 12. 20mm gap around building between wall and soffit to allow bat access - see sketch in ecology report.
 13. 3x 1FF. Schwegler bat boxes to be installed on two or more retained trees along southern boundary. Installation to be supervised by an ecologist.

Note: Planting indicative only - see WYG drawing for full details

Legend pt.12 specified	11.12.18	N
Bat mitigation amendment	06.12.18	M
Bat mitigation measures	27.11.18	L
parking spaces 1, 11 amended	22.11.18	K
minor amendments	14.11.18	J
minor amendments	13.11.18	I
Dimensions added	31.10.18	H
1 townhouse omitted	23.10.18	G
existing building line added	26.07.18	F
minor amendments	25.07.18	E
minor amendments	25.07.18	D
amenity amended	25.07.18	C
layout amended	18.07.18	B
legend amended	13.03.18	A
Scale	Job No.	Dwg No.
1:250 @ A3	J17/04	P06
		Rev
		N

CONNECTIONS DESIGN
ARCHITECTURE & INTERIORS

Project
Suffolk House

Drawing Title
Proposed Site Plan



Landscape implementation programme

A qualified landscape architect shall be appointed to inspect implementation of the landscape scheme at key stages/milestones, such as during the import and spreading of soils and planting of trees and shrubs, to ensure that the soft landscape areas are in accordance with the landscape scheme and that the landscape architect shall report back to the PA and provide photographs as necessary.

Tree protection fencing to be erected as required by the Building Regulations Part 110. The fencing to be maintained for the duration of the works.

Hard landscape works shall commence as soon as the building work is complete.

Import of soils shall be provided as necessary to make up any deficiency of topsoil on site and to complete the work.

Tree clearance shall be undertaken prior to any topsoil stripping.

Stripping topsoil shall be undertaken before the beginning of general excavations or filling. Strip topsoil to be stored in a secure area, away from buildings, pavings/roads and other areas shown on the drawings.

Grass seeding for amenity grass to be undertaken as soon as practicable after the building works, hard landscaping and shrub planting have been completed, and as soon as practicable after construction of the buildings and hard landscape areas.

Grass seeding for amenity grass to be undertaken as soon as practicable after the building works, hard landscaping and shrub planting have been completed, and as soon as practicable after construction of the buildings and hard landscape areas.

Seeding of species rich grass areas to be sown either in April, or in October, and in accordance with manufacturer's recommendations.

Maintenance operations

Soft landscape areas to be maintained in accordance with BS 7370 Pt 4, 11.091 and Part 4.10.3. The maintenance of the grass should be in accordance with BS 6854:2014 and BS 6854:2014. Maintenance operations to successfully establish plants shall be carried out for the first 5 years after planting.

Maintenance operations for successful plant establishment shall include watering, weed control, mulching, and pruning. Watering for trees should follow an irrigation plan in accordance with BS 6854:2014 and must be in anticipation of drought.

Tree pruning should be in the winter months or summer (July-August). Cherries must be pruned only in the summer months after flowering.

The replacement of failed trees should occur once reasons for failure have been identified and amendments to the specification are made. Shrubs which die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority, for all new landscape areas, the following maintenance programme shall be undertaken:

- Inspections:** January - December. Replace dead plants when necessary. When necessary in accordance with an irrigation plan.
- Watering:** January - December
- Pest and disease control:** January - December
- Litter removal:** January - May; July and September.
- Weed control:** March - October.
- Pruning:** Winter months or summer.
- Grass and trim edges:** April.
- Apply fertiliser:** September.
- Lightly fork over planting beds:** September.
- Rake / scarify grass:** Mid to late spring.

Watering: Water trees in accordance with an irrigation plan as per BS 6854:2014. Watering shrubs shall be carried out to maintain vigorous plant growth. Water shall soak into the ground; it is not sufficient to dampen the surface. Water must be applied slowly to avoid damage to plants.

Weed control: Hand weed to remove all weeds and their roots using a hoe, trowel or fork. Apply a herbicide to kill re-growth when required.

Fertiliser: Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application. Inspect once a month and after very heavy winds. Adjust ties if necessary to conform to stem growth or to prevent chafing.

Pruning: At the appropriate season for the species, pruning to be carried out to remove dead wood, to improve plant structure and to maintain balanced and in good shape. For trees, pruning shall be in accordance with BS 3986:2010.

Pest and disease control: To be carried out if necessary and in accordance with best practice.

Litter removal: Collect and remove all extraneous rubbish.

Fork over planting beds: Pick up trampled or compacted soil surfaces to aerate the soil and to damage the plants.

Watering: Watering to be carried out annually as a minimum, with the frequency of watering to be determined at the end of the maintenance period, unless otherwise stated. Ensure that the soil is thoroughly moistened prior to re-mulching, applying water where necessary. Planting beds and trees: re-mulch to a minimum depth of 50 mm.

Mowing: Amenity grass areas shall be managed to a height of 40mm. Species rich grass areas to be mowed as advised by the supplier.

Raking/Scarifying: Relieve thatched conditions and remove dead grass in the autumn over all grassed areas.

Spiking (Aeration): Aerate to increase water, nutrient and oxygen movement into the soil.

General: If grass surface is disturbed by over use, restore by firming or lifting with a fork.

Any newly planted trees, plants or hedgerows, which within a period of 5 years from the date of planting, die or become seriously damaged, whether or not reported, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season.

Plant schedule

Trees	No.	Abbreviation	Species Name	Height	Pot Size	Specification
3	No.	ACELO	Acer lobeli	min. 4500m	250L	30-35cm Semi-Mature - C
1	No.	FAORISK	Fagus orientalis 'Islander'	425-600cm	14-16cm	Extra Heavy Standard :5 brks :2x :RB
3	No.	LIQSSS	Liquidambar styraciflua 'Slender Silhouette'	2.5-3.0m	28L	Standard :C
1	No.	MALTRI	Malus troyana	350-420cm	12-14cm	Heavy Standard :5 brks :2x :B
1	No.	OSTLA	Ostrya carpinifolia	250-300cm	8-10cm	Standard :3 brks :2x :B
1	No.	TILBRAA	Tilia tomentosa 'Brabant'	500-550cm	20-25cm	Semi-Mature :3x/4x :RB
Total :10 No.						

Conifers	No.	Abbreviation	Species Name	Height	Pot Size	Specification
2	No.	GINMdg	Ginkgo biloba 'Maygar'	40L	8-10cm	C
Total :2 No.						

Note: Tree root barrier to be provided as necessary adjacent to walls and buildings.

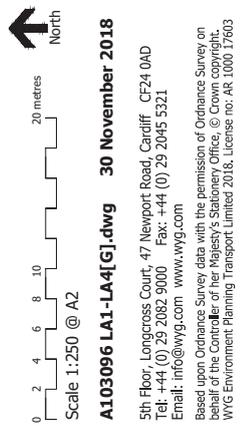
Key

Shrubs	No.	Abbreviation	Species Name	Height	Pot Size	Specification	Density
32	No.	CAP	Chamaecyparis 'Aetzel Pearl'	30-60cm	3L	Bushy :5 brks :C	0.7Cr
37	No.	Cc	Cistus corbariensis	40-60cm	5.7.5L	Bushy :6 brks :C	0.6Cr
31	No.	ESCRE	Escallonia 'Red Elf'	40-60cm	3L	Bushy :4 brks :C	0.7Cr
8	No.	EJOA	Eucalyptus japonicus 'Ovalis Aureus'	30-40cm	3L	Branched :3 brks :C	0.7Cr
32	No.	Hebr	Hebe rakaiensis	30-40cm	5.7.5L	Bushy :7 brks :C	0.5Cr
23	No.	HHR	Hypericum 'Hilcote'	30-40cm	5.7.5L	Bushy :7 brks :C	0.7Cr
161	No.	LAVAn	Lavandula angustifolia	30-40cm	5.7.5L	Bushy :5 brks :C	0.5Cr
3	No.	PHOTE	Phytolacca tenax	60-80cm	15L	Triple crown :C	Counted
11	No.	PRRU	Prunella terex	30-40cm	3L	Double crown :C	Counted
46	No.	PRRA	Prunella fraseri 'Red Robin'	30-40cm	3L	Branched :6 brks	0.7Cr
30	No.	ROSSOFMJD	Potentilla fruticosa 'Abbotswood'	30-40cm	3L	Bushy :5 brks :C	0.6Cr
59	No.	SRR	Rosmarinus off. 'Miss Jessop's Upright'	30-40cm	3L	Bushy :4 brks :C	0.5Cr
28	No.	SIC	Skimmia japonica 'Rubella'	30-40cm	3L	Bushy :3 brks :C	0.5Cr
56	No.	Vd	Stephanandra incisa 'Crigoa'	20-30cm	3L	Branched :5 brks :C	0.5Cr
111	No.	VINM	Viburnum davidii	20-30cm	3L	Bushy :3 brks :C	0.7Cr
			Vinca minor	1.5-2L	C		0.4Cr
Total :856 No.							

Existing trees retained

- Existing trees retained
- Amenity grass
- Amenity tree planting
- Low level shrub planting
- Specimen plants

For hard landscape information, refer to drawings A103096 LA1 and LA3. Refer to drawing A103096 LA1 for the soft landscape implementation specification.



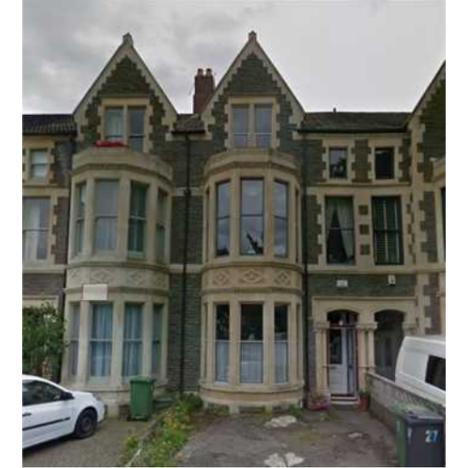
A103096 LA1-LA4[G].dwg 30 November 2018

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LEGEND

1. Slate roof tiles
2. Conservation Rooflight
3. Facing brickwork - Red
4. Facing brickwork - Grey
5. Standing seam cladding
6. Aluminium windows / doors
7. Standing seam canopy
8. Lead roof / canopy
9. Glazed balustrade
10. Stonework
11. Stone coping
12. Brett Martin UPVC "cast iron style" rainwater goods



Unit 1 & 7 handed Unit 2 & 6 handed Unit 3 Unit 4 Unit 5

FRONT ELEVATION - Romily Road

linework amended	14.11.18	G
units amended	13.11.18	F
1 townhouse omitted	23.10.18	E
minor amendments	25.07.18	D
ridge height reduced	18.07.18	C
Gables amended	18.07.18	B
exemplar added	13.03.18	A
Scale	Job No.	Dwg No.
1:100 @ A3	J17/04	P21
		Rev
		G

CONNECTIONS DESIGN
ARCHITECTURE & INTERIORS

Project
Suffolk House

Drawing Title
PROPOSED TOWNHOUSE MATERIAL PALETTE

LEGEND

1. Slate roof tiles
2. Render
3. Aluminium doors & windows
4. Stone coping / head / cill / surround
5. Stone string course
6. PPC aluminium projecting window surround
7. PPC aluminium projecting directional view window surround
8. Brett Martin UPVC "cast iron style" rainwater goods



FRONT ELEVATION - Romily Road



FRONT ELEVATION - Llandaff Road

LEGEND

1. Slate roof tiles
2. Render
3. Aluminium doors & windows
4. Stone coping / head / cill
5. Stone string course
6. PPC aluminium projecting window surround
7. PPC aluminium projecting directional view window surround
8. Brett Martin UPVC "cast iron style" rainwater goods



REAR ELEVATION



SIDE ELEVATION