

HRA ADDITIONAL BUILD PROGRAMME

Apr-19

Site Address	Status	Current ownership	Planning	Number of properties	Comments
Section 1: Confirmed sites					
Greenfarm Hostel Shipping containers	On Site (units being built)	HRA	Full planning & on site	8	
PDSA Bute Street	On site	GF	full planning	13	
Caldicot Road	Out to tender	HRA	Full planning	16	
Land at St. Mellons - Community centre AREA 1	Outline Planning approved.	GF	Outline PP	82	
Land at St. Mellons - Former LTE AREA 2	Outline Planning approved.	GF	Outline PP	15	
Maelfa Phase 2 - IL units	In for Planning	GF		41	
Maelfa Phase 3 - St. Teilos & Family centre site	Pipeline	GF	None	55	

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Section 2: Package deals					
Cadwyn package deal at Courtney Road	On site	Private	full planning	30	
Cadwyn Package Deal - Walters Buildings, Butetown	In for Planning	Private	in for planning	49	
Citadel YP Hostel - Package Deal	Pipeline	Private	None	10	

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Section 3: Sites being considered					
Channel View High-rise & wider estate	Pipeline	HRA		250	
Michaelston College site	Pipeline	GF		250	
Iorworth Jones centre, Llanishen	Pipeline	Private		30	
Dumballs Road	Pipeline	Priavte	outline planning	450	
Llanrumney Post Office	Pipeline	Post Office		16	
Land at Paracombe Close & Torrington Road	Pipeline	GF		40	
Community Centre Moorland Rd	Pipeline	GF		12	
New Farm Gypsy Traveller site	Pipeline	Private		8	
Various Garage Sites (5)	Pipeline	HRA	informal planning	25	

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Sites to be removed	Numbers at ISFT	Reason/comments	Ownership
Llanrumney Housing Office,	5	Former housing office demolished – site is just open space at the moment. Existing Sewer prevents development	HRA
Highmead Road, Ely	4	Narrow access prevents any large development & would not be able to get access road adopted & also Planning constraints	HRA
Rutland Street, Grangetown	2	Development no longer required. Remains as adopted highways so no maintenance issues for HRA.	Adopted Highway
Fishguard Road, Llanishen	8	Site constraints, utilities & new planning rules restrict development. No longer feasible. Shopping parade & garage site GF managed. No known issues to date	Small areas of HRA & shops in GF ownership
Templeton Avenue, Llanishen	4	Small garage site with very narrow access (3.6m) - adopted access will be impossible. Private drive access difficult and needs discussion with Highways Overlooked on all sides – under new planning regs. Unknown adopted drainage crossing the entrance A wider development could be possible if the 3 blocks of flats behind the garage site are included in the scheme.	HRA
Menai Way, Trowbridge	4	Small garage site with very narrow access - 3.4m. Adopted access will be impossible. Private drive access difficult and needs discussion with Highways Overlooked on all sides. Awkward L-shaped site	HRA
Land adjoining 178 – Trowbridge Green	3	A small green area of open space. Unviable for development	HRA
Tarwick Drive, Trowbridge	10	Former flats demolished and area left as open space. Changes in planning law make development of this site very difficult.	HRA
Penally Road, Caerau	5	Small garage site with very narrow access (3.15m) - adopted access will be impossible. Private drive access difficult and needs discussion with Highways New school under construction with access immediately opposite Overlooked on all sides.	HRA
Heol Danyrodyn garage site, Pentyrch	4	Small garage site with very narrow and steep access - adopted access will not be approved Private drive access difficult and needs discussion with Highways Overlooked on two sides. No 14 next door has been extended increasing the problem Drainage could be a major issue as site is quite a bit lower than the road.	HRA
Crumlin Drive, St Mellons	45	Actually 2 sites either side of Crumlin Drive Site is likely to be undevelopable due to being crossed by major drainage infrastructure. There is a sewage works immediately to the North of the site and there are 2Nr 450 dia sewers running the length of the site towards the works, plus the main outfall from the sewage works (1350mm dia!) running down the middle of the site. We have been advised this is likely to be 10 to 15m deep, meaning the easement would wipe out most of the site. Grass area currently maintained by Parks under SLA.	HRA
Mynachdy Centre, Gabalfa	59	Education are now keeping this site – alternative sites being considered.	Education land
Letterston Road/Caer Castell Place, Rumney	2	Levels and utilities make this un-developable and this is no longer part of the Rumney Development	HRA

Cardiff Living – Sites to be included

Site to be included	Total Units	Reason/Comments	Ownership
Michaelston College, Caerau	70	To replace Mynachdy and to make up numbers lost above	Education
Plasmawr Road, Fairwater	9	Additional site – modular site	HRA
Thornhill Road, Lisvane	8	Additional site – modular site and to make up numbers lost above and to make up numbers lost above	HRA
Willowbrook 6 & 7 St Mellons	110	Additional site to make up numbers lost above	HRA

Cardiff Living – Updated List of sites

Site	Total units	Numbers	Status
PHASE 1			
Ty To Maen, Old St Mellons	8		2 Completed
Llanrumney Depot	31		31 On site
Braunton /Clevedon	106		40 On site
Willowbrook West, St Mellons	192		58 On site
Walker House, Llanishen	16		4 On site
Snowdon and Wilson Road, Ely	20		20 On site
Ty Newydd, Caerau	16		16 On site
Briardene, Gabalfa	39		9 Planning approved
Highfields, Heath	42		10 Planning approved
Llandudno, Rumney	16		5 Planning approved
	486		195
PHASE 2 & 3			
Rumney High School, Rumney	214		65 Planning approved
Llanrumney High, Llanrumney	98		28 Planning approved
Howardian, Penyan	43		9 Planning approved
Caldicot Road, Caerau	75		23 Feasibility stage
Cherrydale Road, Ely	8		8 Feasibility stage
Ely Housing Office	8		8 Feasibility stage
Croft Street, Roath	9		9 Pre Planning
Star Centre, Splott	50		50 Feasibility stage
Cae Glas, Rumney	24		5 Feasibility stage
Brookfield, St Mellons	28		28 Feasibility Stage
Trowbridge Childrens Centre	14		14 Feasibility stage
Ty Glas Avenue, Llanishen	8		8 Feasibility stage
Ty Mawr, Penylan	4		0 Feasibility stage
Frank Road, Ely	4		4 Feasibility stage
Gorse Place, Fairwater	6		6 Feasibility stage
Michealston College, Ely	70		50 Feasibility stage
Willowbrook 6/7	110		22 Feasibility stage
Plasmawr Rd (Fairwater RFC)	9		9 Feasibility stage
Thornhill Rd	8		8 Feasibility stage
Area 11, Trowbridge	115		43 Feasibility Stage
	905		397
Total Numbers	1391		592