

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	Ward Councillors aware - scheme on site May 2019
PDSA Bute Street	On site	GF	full planning	13	Ward Councillor aware - scheme on site May 2019
Caldicot Road	Out to tender	HRA	Full planning	16	Ward Councillors aware - scheme out to tender
Land at St. Mellons - Community centre AREA 1	Outline Planning approved.	GF	Outline PP	82	Land already identified for housing development and receipts ring-fenced for HUB development
Land at St. Mellons - Former LTE AREA 2	Outline Planning approved.	GF	Outline PP	15	Land already identified for housing development and receipts ring-fenced for HUB development
Maelfa Phase 2 - IL units	In for Planning	GF		41	Identified on Maelfa regeneration plan for future development
Maelfa Phase 3 - St. Teilos & Family centre site	Pipeline	GF	None	55	Early stages design work undertaken. Schools & Estates involved & meeting has taken place with school governors

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Section 2: Package deals					
Cadwyn package deal at Courtney Road	On site	Private	full planning	30	Covered under separate Cabinet report
Cadwyn Package Deal - Walters Buildings, Butetown	In for Planning	Private	In for planning	49	Covered under separate Cabinet report
YP Hostel - Package Deal	Pipeline	Private	None	10	Ward Councillors aware - currently undertaking site investigation work

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Section 3: Sites being considered					
Channel View High-rise & wider estate	Pipeline	HRA		250	Ward Councillors aware, public consultation undertaken
Michaelston College site	Pipeline	GF		250	Ward Councillors Aware - site previously earmarked for disposal under 21st century schools programme
Iorworth Jones centre, Llanishen	Pipeline	Private		30	Ward Councillors aware - site has been purchased from Cardiff & Vale Health Board
Dumballs Road	Pipeline	Priavte	outline planning	450	Ward Councillor Aware - subject to a separate Cabinet report
Llanrumney Post Office	Pipeline	Post Office		16	Ward Councillors informed as part of the purchase of the site
Land at Paracombe Close & Torrington Road	Pipeline	GF		40	Consultation to take place
Community Centre Moorland Rd	Pipeline	GF		12	Consultation to take place
New Farm Gypsy Traveller site	Pipeline	Private		8	Consultation to take place
Various Garage Sites (5)	Pipeline	HRA	informal planning	25	Consultation to take place

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**Cardiff Living - Sites to be removed (updated April 2019)**

Sites to be removed	Numbers at ISFT	Reason/comments	Ownership
Llanrumney Housing Office,	5	Former housing office demolished. Existing Sewer prevents development	HRA
Highmead Road, Ely	4	Narrow access prevents any large development & would not be able to get access road adopted. Further Planning constraints prevent development	HRA
Rutland Street, Grangetown	2	Development no longer required. Site will remain as adopted highway & parking bays	Adopted Highway
Fishguard Road, Llanishen	8	Site constraints, utilities & new planning rules restrict development. No longer feasible. Shopping parade & garage site GF managed.	Small areas of HRA & shops in GF ownership
Templeton Avenue, Llanishen	4	Small garage site with very narrow access (3.6m) - adopted access will not be possible. Private drive access difficult and needs discussion with Highways Overlooked on all sides – under new planning regs development will be restricted. Unknown adopted drainage crossing the entrance	HRA
Menai Way, Trowbridge	4	Small garage site with very narrow access - 3.4m. Adopted access will be impossible. Private drive access difficult 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, Penttyrch	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. Adjoining property 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 reviewing the use of the site – alternative sites now being considered.	Education land
Letterston Road/Caer Castell Place, Rumney	2	Levels and utilities make this small area of land undevelopable 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
<b>PHASE 1</b>			
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
	<b>486</b>		<b>195</b>
<b>PHASE 2 &amp; 3</b>			
Rumney High School, Rumney	214		65 Planning approved
Llanrumney High, Llanrumney	98		28 Planning approved
Howardian, Penylan	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		14 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
	<b>905</b>		<b>402</b>
<b>Total Numbers</b>	<b>1391</b>		<b>597</b>