

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/03320/MJR** APPLICATION DATE: 23/12/2019

ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council Housing Development Team
LOCATION: FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE,
CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF
PROPOSAL: DEMOLITION OF EXISTING COMMUNITY CENTRE.
PROPOSED OLDER PERSONS INDEPENDENT LIVING
ACCOMMODATION CONSISTING OF 60NO. ONE AND TWO
BED SELF CONTAINED APARTMENTS, ASSOCIATED
COMMUNAL FACILITIES AND OFF-STREET CAR PARKING

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the applicant providing a Unilateral Undertaking as per paragraph 9.1 of this report and the following conditions:

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents submitted with this application, unless otherwise amended by any other condition attached to this condition:
 - AL(90)01 location plan
 - AL(01)27 Proposed Block C elevations
 - AL(01)26 Proposed Block B side elevation
 - AL(01)25 Proposed Block A side elevation
 - AL(01)21 Proposed rear context elevation
 - AL(01)20 Proposed context front elevation
 - AL(01)06 Proposed roof
 - AL(01)05 Proposed 3rd floor
 - AL(01)04 Proposed 2nd floor
 - AL(01)03 Proposed 1st floor
 - AL(01)02 Proposed ground floor
 - AL(01)01 Proposed site plan
 - AL(100)03 Typical 1bed type B
 - AL(100)02 Typical 1bed
 - AL(100)01 Typical 2 bed
 - Drainage Strategy CC1968 CAM 00 00GA C 52 1101 Rev P07
 - DAS
 - Transport Assessment Statement February 2020
 - Bat Survey
 - FCA

- A112688_StMC_100 (G) Landscape Strategy
- Add Job No T19.115 Proposed Location of Zebra Crossing

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

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 shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

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 Local Planning Authority.

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

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 Local Planning Authority.

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

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 (LDP Policy EN13).

7. The development shall be implemented in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan.

Reason: To maintain and improve the amenity and environmental value of the area (LDP Policy KP5).

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

A soft landscaping implementation programme.

Scaled planting plans prepared by a qualified landscape architect.

Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.

Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.

Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.

Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil 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 not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported

by a methodology for storage, handling, amelioration and placement.

Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect 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 (LDP Policy KP5).

9. 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 8.

Reason: To maintain and improve the amenity and environmental value of the area (LDP Policy KP5).

10. Prior to the commencement of this development a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

- 1) locations for the Loading and unloading of plant and materials, storage of all plant and machinery to be used in connection with the construction of the development;
- 2) details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, hoardings including decorative displays and facilities for public viewing, fences and measures (as the case may be);
- 3) provision for the on-going maintenance of any such bunds, fences and other measures;
- 4) the control and removal of spoil and wastes;
- 5) the parking of vehicles of site operatives and visitors;
- 6) storage of plant and materials used in constructing the development;

- 7) the erection and maintenance of wheel washing facilities;
- 8) measures to control the emission of dust and dirt during construction;
- 9) scheme of recycling/disposing of waste resulting from demolition and construction works.

and

The Code of Practice shall indicate:-

- a. the proposed hours of operation of construction activities and deliveries;
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

Reason: In the interests of highway safety and public amenity (LDP policies EN 10, 13 and T5).

11. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, installation of oil and petrol interceptors, installation of trapped gullies, installation of roof drainage, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment (LDP Policy EN 11).

12. Details showing the provision of cycle/scooter parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle/scooter parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles/scooters (LDP policy T1).

13. Details showing the western footway link between the bridge and the north-west corner of the building, shall be submitted to and approved in writing by the Local Planning Authority, to include details of alignment, surfacing material, and position of existing planters/other street furniture. The approved details shall be implemented prior to the development

being put into beneficial use.

Reason: To ensure a safe environment for pedestrians (LDP policy T1).

14. Notwithstanding the submitted plans details of amendments to the access road to the north of the site, and its junction with Crickhowell Road, shall be submitted to and approved in writing by the Local Planning Authority, to include details of new raised zebra crossings, removal of existing traffic calming measures, footway to the south of the parking bays, provision of street lighting. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development ensures appropriate access for pedestrians and cyclists (LDP policy T1).

RECOMMENDATION 2 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 3 : Prior to the commencement of development, the developer shall notify the local planning authority of the date of 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.

1. **DESCRIPTION OF PROPOSAL**

- 1.1 The proposal is to provide 60 no. one and two bed self-contained older persons independent living apartments, set in three linked blocks, with on-site communal facilities including electric scooter charging, bicycle storage, activity rooms, residents' lounges, health suite and landscaped communal gardens.
- 1.2 The development is a mix of single, 3 and 4 storey buildings, with living accommodation primarily orientated towards the communal landscaped courtyard gardens. Communal facilities will be located throughout the single storey element linking all three residential blocks. Walls would be finished in buff brick with panels in sawtooth pattern brickwork and some smaller panels of matt black brick
- 1.3 Accommodation for the ground floor of the 3 blocks provides accommodation for 15no one bedroom flats and 3 no two bedroom flats. The other floors would each accommodate 9 no one bedroom and 3 no two bedroom apartments, each having dedicated balcony space.
- 1.4 Third floor accommodation on the two end blocks will comprise a further 10 no x 1 bed apartments and 2 no x 2 bed apartment.
- 1.5 The ground floor layout provides a large welcoming lobby area, all staff and communal facilities, comprising electric scooter charging store, activity rooms, residents' lounges, informal interaction spaces and health suite. Externally there would be landscaped communal gardens.
- 1.6 Vertical circulation is by staircases and lifts in each block.
- 1.7 All residential accommodation will be wheelchair accessible incorporating power assisted entrance doors to the circulation space and a power assisted main entrance door
- 1.8 A total of 16 on site car parking spaces and a drop off zone are to be provided for residents and visitors.
- 1.9 The scheme will have sustainable rainwater drainage strategy designed to reduce the impact of development on surface water drainage by working with natural processes to drain away surface water run-off.
- 1.10 Refuse storage facilities for the development are to be provided at ground floor level, accessible from outside and within the building. Refuse bins can be wheeled from within the building for collection from the highway.
- 1.11 The key features of the landscaping scheme include:
 - Green roof between the respective apartment blocks,
 - Care ready - future dementia friendly courtyards,
 - Species rich and aquatic planted watercourse frontage,
 - Soft landscaping to external areas,

- 1.12 A new pedestrian link from close to the centre of the development would directly connect with the adjoining hub to the south of the site.

2. **DESCRIPTION OF SITE**

- 2.1 The site is located on an open corner site fronting Crickhowell Road and forms part of the St Mellons District Centre. The site is within walking distance of local shopping facilities and the new St Mellons Library & Hub.
- 2.2 The St Mellons Community Centre that occupied the site has been demolished leaving the site vacant.
- 2.3 The site is approximately 0.5 hectare in area.
- 2.4 Access to the site is via an existing shared access road with the adjacent Tesco superstore and the owners of the retail units along Crickhowell Road.
- 2.5 The Oak, Thorn, Willow, Alder and Ash hedgerow to the south and east of the proposed building are protected by a TPO. There is no other special designation covering this site or in the vicinity of the site.
- 2.6 The site is bounded by retail development and the former St Mellons Police Station to the north, the new St Mellons Library & Hub and skatepark to the south, Willowbrook House Nursing Home and Residential properties to the east and recreational area and woodland to the west. The community multi use hub is 22m south of the nearest part of the proposed building and is 9m high, which with retained trees partly screens the development from the south.
- 2.7 The surrounding area is a mix of retail and commercial uses and extensive residential estates.
- 2.8 Regular bus routes run along Crickhowell Road and nearby Willowbrook Drive to and from the City Centre and across the City.

3. **PLANNING HISTORY**

- 3.1 16/01680/MJR OUTLINE APPLICATION TO DEMOLISH THE EXISTING BUILDING AND ERECT 9 DWELLINGS (2 STOREY) AND 18 FLATS (3 STOREY) ON THE SITE. ST MELLONS COMMUNITY HALL, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF approved 28/09/2016 subject to a Unilateral Undertaking
- 3.2 18/02545/MNR. DEMOLITION OF YOUTH AND COMMUNITY CENTRE, ST MELLONS YOUTH AND COMMUNITY CENTRE, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF approved 07/12/2018

4. **PLANNING POLICIES**

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

KP3 (B) Within the Settlement Boundary
KP5 Good Quality and Sustainable Design;
KP6 New infrastructure
KP7 Planning Obligations
KP8 Sustainable Transport
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
H3 Affordable Housing
EN8 Trees, Woodlands and Hedgerows
EN10 Water Sensitive Design
EN11 Protection of Water Resources
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
R4 District Centres
T1 Walking and Cycling
T5 Managing Transport Impacts
C3 Community Safety/Creating Safe Environments;
C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6 Health
W2 Provision for Waste Management Facilities in Development.

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

Managing Transportation Impacts (incorporating parking standards)
Green Infrastructure
Ecology and Biodiversity
Soils and Development
Open Space
Trees and Development
Waste Collection and Storage Facilities
Residential Design Guide
Planning Obligations

5. **INTERNAL CONSULTATIONS**

5.1 The Rights of Way Officer

There are no Public Rights of Way affecting this application site therefore there is no objection. The pedestrian link from the South of the site linking to the shopping centre is clearly shown to be retained which is good to see as this is a busy area for the local community and access.

5.2 The Tree Officer states

Subject to development being implemented in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan (please ensure this is

conditioned) and an approved landscaping scheme (further details preferred upfront or otherwise via condition, see below), I have no objections.

With regard to landscaping, the following details will be required: -

Scaled planting plan.

Plant Schedule.

Topsoil and subsoil specification for all planting types.

Tree pit section and plan views for different situations showing Root Available Soil Volumes. Please note that the X3 proposed *Alnus incana* 'Aurea' to the Northern boundary that are planted in car-parking space size beds, will require access to secondary rooting zones outside of the planting beds if they are to be able to achieve their true potential. I would suggest that load bearing soil cells be used to provide this to ensure the trees have access to 20 cubic metres of soil. *Alnus incana* 'Aurea' is slower growing than some *Alnus* but ultimately a large tree.

Planting methodology.

Aftercare methodology.

Implementation programme.

Confirmation that all services have been designed to avoid proposed planting so that root available soil volume will not be compromised. If you do not require the above upfront, the following conditions should be applied and the applicant informed of my views in terms of the proposed *Alnus* planting on the Northern boundary.

Landscaping Design & Implementation

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 soft landscaping implementation programme.

Scaled planting plans prepared by a qualified landscape architect.

Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.

Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.

Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.

Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil 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 not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling,

amelioration and placement.

Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect 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.

Landscaping Maintenance

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 C4P, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

5.3 The Waste Officer states:

The bin storage areas indicated within current site plans have been noted. The access to the proposed bin storage near the rear of the development is in very close proximity to the proposed raised pedestrian crossing. Collection crews can only move the bins a maximum of 25 metres from the bin store to the parked vehicle. Please confirm that the vehicle can park safely in this area and keep within the required distance constraints. The other 2 proposed stores are acceptable.

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

Please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 60 flats:

Dry Recyclables:	7 x 1100 litre bulk bin
Compostable waste:	3 x 240 litre bin

General waste: 7 x 1100 litre bulk bin
Food Waste 4 x 240 litre bin

These are the total number of bins required and can be split between the 3 stores.

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

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

Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717504.

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

Demolition

As mentioned in section 3.11 of the Waste Collection and Storage Facilities Supplementary Planning Guidance it is considered best practise to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance (2016) for further relevant information.

Waste Management has no further observations or objections with respect to the above numbered application.

5.4 The Transportation Officer advises that:

(a) The site is accessed via an unadopted road on its northern boundary, which to the east intersects with Crickhowell Road at a priority junction. The unadopted road also provides access to the Tesco delivery area, parking/servicing areas associated with the St Mellons shops, the former police station, and the former Community Centre car park to the west of the former building, which is outside the red-line of the application.

The layout indicates 16 vehicle parking spaces (including 5 disabled spaces), perpendicular to the south side of the access road, and in addition a drop off area for around 2 vehicles (parallel to the road) is shown to the east of these spaces. The care-assisted land-use does not necessarily fall easily within the categories set out in the Cardiff SPG, although the sheltered housing category is a maximum

of 1 per 4 units, which would suggest the amount of car parking proposed is acceptable, albeit at the high end of provision. It is understood that the area marked as 'staff car parking' on the plans is an error and this is not proposed, and the area is outside the red-line, and the residents/users of the new development would not technically be allowed to use this space. From a parking control perspective we do not want any parking to be occurring here, although it is noted it is outside the red-line. Some further details on the potential use of the drop-off are included in the TS, and it is accepted that the operators of the development will be looking to suitably manage this drop-off area and ensure it is not used as general car parking.

It is proposed that refuse vehicles would turn by using the car park access to the west of the site, and swept path analysis indicates they can make this manoeuvre acceptably.

The sheltered housing category indicates that 5 cycle parking spaces plus 1 per 10 beds should be provided, which would thus mean 11 spaces. In reality it is considered that there would also be some electric scooter use, and whilst this is not specifically listed in the SPG, it is considered reasonable for the combined cycle/scooter provision to broadly accord with the SPG. The Ground Floor Plan shows 7 scooter and 18 cycle spaces, and whilst dimensions are not set out and may be tight for cycles, it does appear that this room should be sufficient to accommodate cycle/scooter parking. Whilst it would be beneficial for further information on the intended split between cycle/scooter provision, I would accept a cycle/scooter parking details condition.

Given the proposed change of use from community to residential, and considering the other uses already accessed from the site road, there would be benefits in the site access road being adopted as a highway. The road is currently in CC Estates ownership, and this ownership would not need to change if the road were adopted. Housing will in due course need to submit a Section 38 (adoption/appropriation) package to CC Highways. The layout plan indicates two zebra crossings on the access road. One of these is adjacent to the Crickhowell Road bellmouth, although the northern end of the crossing meets a grassed area/tree and does not have footway, and thus this needs to be amended. The details of this area can be finalised as part of the S38, and it may be appropriate for a small build-out on the north side of the carriageway to ensure the northern end of the zebra links with footway. Whilst this will be subject to swept path requirements, we are seeking for a 'tightening' of the access to help improve pedestrian access. I would like to see the eastern zebra position amended together with an indicative buildout, on the Proposed Site Plan, and also a highway drawing produced showing the zebra in a little more detail, although this can label that details of the zebra/footway will be subsequently agreed. The adoption process should also seek to make the section of western Crickhowell Road footway (south of the site access) part of the adopted highway (this is CC Housing land).

In addition there are two sets of existing traffic calming on the access road that will need to be removed. If for any reason it is not possible for the adoption to be agreed (or agreed within the reasonable timescale of the applicant) it should still be possible for the required highway improvements to take place via agreement from the CC landowner. The views of Street Lighting on the adequacy of the

existing provision should be sought. It would be appropriate to liaise with Tesco regarding any proposed adoption, given they have an existing right of way access over the road, although they should not logically have concerns with it being adopted.

It is considered most appropriate that the proposed parking bays should not be adopted but remain private, although the proposed 2m footway to the south of them would be adopted, and the footway should be adopted as far as the north-western end of the building. Would the bays be allocated to specific flats, or be unallocated? There may need to be appropriate management arrangements/signage of the parking bays to ensure that they do not get used by non-residents, as whilst there are existing double yellows on the road, these would not apply to the bays beyond.

There is an existing footway link on the far western end of the site (just beyond the building line) which connects Tesco to the north with the new St Mellons hub to the south, and also an existing west-east cycleway between Crickhowell Road and Willowbrook Drive. It is understood this cycleway has undergone recent improvements (or has some planned), but there is a small 'missing link' between the west-east cycleway and the southern boundary of this site, and it is recommended that improvements to this section are undertaken as works by the applicant to ensure a consistent route.

(However, the Transport Officer will give further thought to the issue of a missing link as the link involves an existing bridge).

And further states (b)

An updated position on transport, further to the below and my original comments of 29/1. I have had discussions with Joseph on some of these matters.

- I do not require the works to include the 'missing link' of footway beyond the red-line, as this is just the bridge. I will require a condition related to the western footway/re-alignment, and this is provided below.
- I understand a final site layout plan is to be submitted. This will show a revised location of the zebra crossing/potential build-out. There is also a separate highways drawing. An access road/pedestrian improvements condition is provided below. There should also be a Recommendation related to working towards the road being adopted.
- I have not seen any further details on cycle/scooter parking, although understand cycle parking could occur within rooms, and would suggest the below condition for this.

Cycle Parking

Prior to development commencing details showing the provision of cycle/scooter parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle/scooter parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles/scooters.

Western Footway

Prior to development commencing details showing the western footway link between the bridge and the north-west corner of the building, shall be submitted to and approved in writing by the Local Planning Authority, to include details of alignment, surfacing material, and position of existing planters/other street furniture. The approved details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure a safe environment for pedestrians.

Access Road and Pedestrian/Highway Works

Prior to development commencing details of amendments to the access road to the north of the site, and its junction with Crickhowell Road, shall be submitted to and approved in writing by the Local Planning Authority, to include details of new raised zebra crossings, removal of existing traffic calming measures, footway to the south of the parking bays, provision of street lighting. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development ensures appropriate access for pedestrians and cyclists.

5.5 The Parks Officer states:

Design Comments

Overall I welcome the design of the scheme, and the inclusion of the 2 courtyards for residents, which will be vital in providing a safe outdoor space for residents to meet and also a place to be viewed from the individual rooms. Retention of the tree line to the rear and the green buffer to Crickhowell Road is also welcome. Clarification is required on who would be responsible for maintaining the area of grassland and trees south of the fence-line, as well as maintenance arrangements for the main part of the development.

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 83.5. This generates an open space requirement of 0.107 ha of on-site open space based on

the criteria set for Sheltered Housing/Residential Homes, which vary from standard housing, or an off-site contribution of £45,635.

As no public open space is being provided, and therefore the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality. The rate at which this is paid is lower than for normal housing schemes. Although the scheme includes for 2 courtyard spaces for residents on site which is welcome given the range of residents proposed to live here, some provision would be expected on a development of this type. However given that the scheme provides good quality space for residents and other planting benefits to the wider environment around the development I've reduced the off-site contribution based on the area of the main courtyard (measured at 240m²) giving a contribution of £35,388.

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

The calculation for sheltered housing / residential homes applies a lower rate compared to the full amount required for general purpose housing. This takes into account omission of the play provision element which is not applicable, the reduced use of formal sporting facilities.

Although sheltered housing/residential homes usually provide some garden space available to residents, it is reasonable to assume that nearby and large city-wide parks will be used by residents, so improvements to these will be of benefit. Parks actively try to provide facilities for the older population to encourage use of parks, with the enjoyment and health benefits they can provide.

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

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Cath Cobb Rec, Cath Cobb Woods, Caerleon Park, Orchard Park and Heritage Park.

5.6 Shared Regulatory Services states:

In reviewing available records and the application for the proposed development, the site has been identified as a former youth and community centre. Information on record, including Terra Firma (Wales) Ltd, July 2019; Geotechnical and Geoenvironmental Report ref: 15389 (submitted previously in relation to PA/19/00096/MJR) indicates contamination is not known at this site. However the potential for this cannot be ruled out. I would therefore advise the use of the 'unforeseen contamination' condition.

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

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

CONDITIONS

PC14D. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

PC15A IMPORTED SOIL

Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

accordance with policy EN13 of the Cardiff Local Development Plan.

PC15B IMPORTED AGGREGATES

Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

PC15C USE OF SITE WON MATERIALS

Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

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

Advisory/Informative

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported.

It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.

- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.

- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

6. **EXTERNAL CONSULTEES**

6.1 Welsh Water state:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We have reviewed the information submitted as part of this application with particular focus on drawing number CC1968 CAM 00 00 GA C 52 1101, however this indicates the surface water arrangement only. We note that the intention is to drain surface water directly to the watercourse and offer no further comments other than we believe that this development requires approval under the SAB legislation.

Turning to the foul water proposal we have no objection to a connection to the public sewer and a suitable connection can be made to the 225mm foul sewer within the development boundary. However, drawing number CC1968 CAM 00 00 GA C 52 1101 has plotted on the existing public sewers and their proximity to the proposed building. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times. The position of each sewer shall be accurately located, marked out on site before works commence and if the required protection zone cannot be maintained then we request that the applicant contacts us to discuss options including the potential to divert the public sewer. We recommend that a further plan is submitted to plot the public sewer (once located) and demonstrate that the required protection zone can be maintained.

Notwithstanding the above if you are minded to grant planning permission in advance of a new drainage plan as requested above being submitted, we request that the following Conditions and Advisory Notes are included within any subsequent consent.

Condition

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

Our records show that the proposed development site is crossed by a public sewer and watermain with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked

out on site before works commence.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections

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

6.2 NRW state:

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following conditions to the permission. Otherwise, we would object to this planning application.

Condition 1 – Protected sites – submission of a CEMP to prevent pollution.

Condition 2: Drainage Scheme – to prevent the deterioration of water quality within a sensitive site.

Condition 1 Faendre Reen runs along the southern boundary of the proposed development site and flows into the Gwent Levels: Rumney and Peterstone SSSI. There is a risk that polluted surface water, or sewage could impact the water quality both during and/or after construction. Appropriate measures need to be put in place to prevent pollution entering the Faendre Reen, to safeguard the special

interest of the Gwent Levels: Rumney and Peterstone SSSI.

We therefore would recommend planning permission should only be granted if suitably worded conditions are attached to any planning permission granted, to minimise the risk of pollution from construction and operational phases of the proposed development to protect the Gwent Levels: Rumney and Peterstone SSSI. No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the protection of the environment during construction.

Condition 2 No development or phase of development, shall commence until a drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall cover the:

- Disposal of surface water drainage including SuDS
- Installation of oil and petrol separators
- Installation of trapped gullies
- Installation of roof drainage

The drainage scheme shall be carried out in accordance with the approved details.

Justification: A drainage scheme should be submitted to ensure necessary measures are approved prior to commencement of development or phase of development and implemented to prevent the deterioration of water quality within a sensitive site.

European Protected Species (EPS) We have considered the bat survey report dated October 2018 by Ethos Environmental Planning. Based on the survey evidence provided, we advise that no further EPS survey will be required, and no EPS licences will be necessary.

Further advice Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-andreplacement-series/guidance-for-pollution-prevention-gpps-full-list/> The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site. If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Other Matters Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

7. **REPRESENTATIONS**

- 7.1 This application has been advertised on site and in the press. The local members, and nearby residents were notified of the application
- 7.2 No objections have been received in writing from local members, local residents and local businesses.

8. **ANALYSIS**

- 8.1 The applicant describes the design objectives of the scheme as being In line with Cardiff Council's development brief, the Key Design Principles of the development were identified as:
- Demonstrating the highest urban design principles that would include clearly demarcating what is private and what is public space, an outward looking development promoting natural surveillance of the adjacent shopping area and secure private areas.
 - Consideration of the existing access arrangements comprising the spur from Crickhowell Road will need to be upgraded / changed and what

suitable options exist to mitigate or limit any potential conflict with other existing users.

- Development options for the Community Centre site to reflect a housing scheme for older persons dedicated as an 'independent living' facility.
- The Council are seeking modern, high-quality development that avoids an 'institutional feel' and utilises a combination of traditional and contemporary materials to give a strong sense of place.
- Development options should provide accessible private one and two bedroom flats, plenty of communal spaces / facilities with access to attractive outdoor areas to encourage interaction between residents.
- A 3-4 storey development comprising a mix of 1 and 2 bed private accessible flats compliant with Welsh Government DQR standards (circa 80%- 85% x 1 beds and 15% 20% x 2 beds), with no less than 30 flats in total.
- A development that utilises its form and the configuration of its building elements to thoughtfully give visual interest and high quality composition.
- An attractive and welcoming ground floor lobby offering opportunities for places for informal interaction or meeting along with smaller, spots to contemplate and look over the garden.
- To deliver a high quality independent living housing development that provides modern spacious homes for older people to ensure residents can live a full and active life in accessible location;
- A development that is designed to respond positively as residents' needs change overtime, reflecting the Council's new 'care-ready' standard.
- A development that meets Welsh Government's DQR (Development Quality Requirements) standards, Lifetime Homes and the HAPPI guidance;
- A development that incorporates HAPPI design principles including:
 - Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and 'care ready' design
 - Positive use of circulation space
 - Shared facilities
 - Plants, trees, and the natural environment
 - Energy efficiency and sustainable design
 - Storage for belongings, mobility scooters, wheelchairs and bicycles

8.2 The proposal is for the construction of an independent living development which it is considered will integrate well with the existing established community and provide a 'modern, high-quality development that avoids an 'institutional feel' and utilises a combination of traditional and contemporary materials to give a strong sense of place.

8.3 The applicant states that the massing of the development has been developed in accord with the guidelines set out in the Local Authority's design brief for the site. The proposed buildings provide a mix of massing within the immediate neighbourhood.

- 8.4 The scale of the development is generally in line with adjacent commercial developments and the existing nursing home located opposite the site on Crickhowell Road. The height of the building is sympathetic to the surrounding area, decreasing and increasing in height and scale of the 3 blocks moving through the site from Crickhowell Road.
- 8.5 The proposed development is contemporary in design utilising a mix of elevational treatments, including 'Milton Buff London brick; Ibstock Umbra Sawtooth special brick and Ibstock matt brick' to add interest and contrast to the building, under flat roofs. The proposed materials offer a high quality sustainable design, which would integrate with and reflect the palette of materials common throughout the area.
- 8.6 An active frontage, extensive glazing to the inner elevation of the ground floor and extensive glazing and glazed balconies to the upper floors ensures each dwelling and the communal areas take maximum advantage of natural daylight, whilst also providing passive surveillance of the adjacent commercial areas.
- 8.7 The blocks are close together, which results in the distance between habitable rooms of some of the apartments not meeting our normal privacy distances. At the nearest point between the first block and second block there is a separation distance of 17m but this is at an angle which justifies a relaxation. Between the second and third block there is a separation distance of 18m between some of the habitable rooms directly facing each other. It is felt that for a residential institution this "social distance" might be acceptable and promote some familiarity between otherwise isolated residents, but it is important to note that views will be close and in some cases will be a metre closer when balconies are in use.
- 8.8 It was also noted that the end blocks break our ambient light standards in certain areas which for elderly residents is undesirable. However the three ground floor living rooms that would be affected would have generous floor to ceiling windows and benefit from south westerly sunlight which would help to overcome this. In addition residents are not confined to their rooms and can enjoy the landscaped courtyards on the southern side of the building and the communal rooms.
- 8.9 Prior to the submission of this application the DCfW were consulted. The DCfW welcomed the ambition of the scheme and recognised that the site strategy was developed in a logical way. Whilst the inclusion of the parking area into the development area was welcomed, further consideration should be given to the wider site context. The massing of the development was considered appropriate and the two proposed communal courtyard gardens a positive feature. Suggestions were made on the evolution of these areas, proposing a more flexible approach at this stage until future residents and climatic conditions are understood.
- 8.10 The DCfW noted that the north elevation faces onto the Tesco service road and that the design of windows currently reflects this. It was suggested that the scheme could be bolder in this instance, with more interaction between the inside and outside, encouraging future surrounding development, with an emphasis on public shared spaces. Internally, it was recommended that further consideration be given to the ambitions of the project, in particular the location, scale and nature of usable communal facilities, ensuring a concentration of activity, interaction of

residents and ease of maintenance. It was suggested that a more flexible approach to the layout of the 'internal street' be considered and that the layout should maximise the outlook to the south. Whilst the interaction in communal spaces is widely encouraged, the privacy of residents in their own accommodation should be reviewed, in particular with regards to mobility, flexibility and the amount of glazing proposed.

- 8.11 The applicant has had regard to the views of the DCfW in the submission of this proposal. The communal facilities are all concentrated and readily accessible off the ground floor corridor. End apartments in each block and all balconies are able to obtain southerly views towards the trees along the southern boundary of the site. The issue of privacy has been referred to in paragraph 8.7 of this report.
- 8.12 The proposal does not adversely affect the amenities of existing residents in the vicinity of the site.
- 8.13 The existing access road to the adjacent Tesco store and public footpath will be maintained, providing safe and level pedestrian access to nearby facilities.
- 8.14 The application site is located within a highly sustainable location, with local bus services available from adjacent the site on Crickhowell Road, some 40m from the main building entrance.
- 8.15 The proposal would utilise a brownfield site, making efficient use of land and reducing pressure on greenfield sites in accord with the objective of Planning Policy Wales. The SPG on Residential Design states:

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

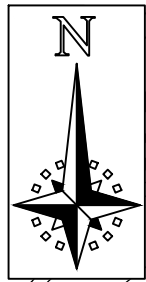
- 8.16 The development is designed to minimise its potential impact on the environment and its CO2 footprint. The applicant's requirement of 17% improvement over the requirements of Building Regulation Part L is to be achieved with the adoption of 'fabric first' approach, renewable energy capture, use of natural ventilation and water/electricity saving fittings, alongside a sustainable building management strategy.
- 8.17 Consultee comments have been forwarded to the applicant. No objections have been received from consultees subject to conditions.
- 8.18 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.

- 8.19 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.
- 8.20 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.
- 8.21 In conclusion this is a very positive scheme providing needed accommodation for older persons with a good layout within its context. The scale of the scheme is quite large, being 4 storeys in 2 blocks, but the position is not prominent and no local resident or business is adversely affected. The scheme brings some vitality and surveillance to a somewhat neglected area, and good links are established to the neighbouring green space. The scheme works with the established landscape and trees. The proposal provides a prominent corner to Crickhowell Street in an area with few such features. The proposal will be located at the heart of the neighbourhood near to facilities and the open spaces. The scheme has good aspect with south facing courtyards. Privacy distances are marginally less than those normally required but the views are internal to the scheme. Architecturally the scheme is quite striking with ideas for richness and an excellent landscape scheme. Parking is essentially on street and limited. The development is a very efficient use of the land.

9. **UNILATERAL SECTION 106 UNDERTAKING**

- 9.1 The Parks Officer has identified a S106 requirement of £35,388 for use in Cath Cobb Rec, Cath Cobb Woods, Caerleon Park , Orchard Park or Heritage Park.



19.0m

Gas Gov

PW

Bryn Derwen Surgery

Brickhowell Walk

LLANDOGO ROAD

El Sub Sta

ST ARVANS CRESCENT

Willowbrook House

Shelter
BRICKHOWELL ROAD

Police Station

Hypermarket

Sports Court

Community Centre

El Sub Sta

El Sub Sta

Library

Bowling Green

Workshops

Faendri Been

Path

Skatepark

BROCKHAMPTON ROAD

Oakmeadow Court

Planning Issue

Proposed Community Centre St Mellons	Job No. 18_058
	Dwg No. Rev. AL(90)01

Title Location Plan	Scale
Date October 2019	Drawn WS
	Scale 1:1250 @ A3

Architects **Town planners**
Environmental & Urban design

Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 5HL www.c.jarchitects.co.uk
tel: 029 20452100

- Key
- Site boundary
 - - - 1800mm high security fence



Site Plan
1:500 @ A3

Planning Issue

Proposed Community Centre St Mellons	Job No. 18 058	Rev.
	Dwg No. AL(01)01	

Title Proposed Site Plan		
Date July 2018	Drawn WS	Scale 1:500 @ A3

C² Architects · Town planners
Environmental & Urban design

Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 6HL. www.c-jarchitects.co.uk
tel: 029 20452100



Visitor Car Parking

Visitor Car Parking

Drop Off Area

Main Entrance

Residents Terrace

Residents Terrace

Residents Terrace

Residents Terrace

Residents Terrace

Communal Gardens

Communal Gardens

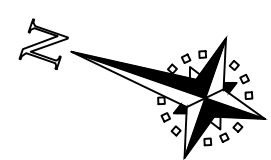
Communal Gardens

Communal Gardens

Wild Gardens

Wild Gardens

New pedestrian link



	Guest Apartment
	1 Bed Apartment
	2 Bed Apartment
	Secure Communal Areas
	Staff Areas

50m

20m

10m

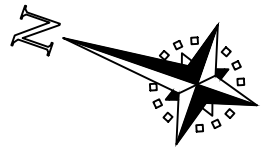
5m




0m

Planning Issue

Proposed Community Centre St Mellons		Job No. 18 058	Rev. AL(01)02
Title Proposed Ground Floor Plan			
Date Oct 2018	Drawn WS	Scale 1:250 @ A3	
		Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452100</small>	

Ground Floor Plan 1:250 @ A3



	1 Bed Apartment
	1 Bed Apartment
	2 Bed Apartment



50m

20m

10m

5m

0m

Planning Issue

Proposed Community Centre St Mellons		Job No. 18 058	Rev.
		Dwg No. AL(01)03	
Title Proposed First Floor Plan			
Date Oct 2018	Drawn WS	Scale 1:250 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small>		<small>www.c.jarchitects.co.uk tel: 029 20452109</small>	

First Floor Plan 1:250 @ A3



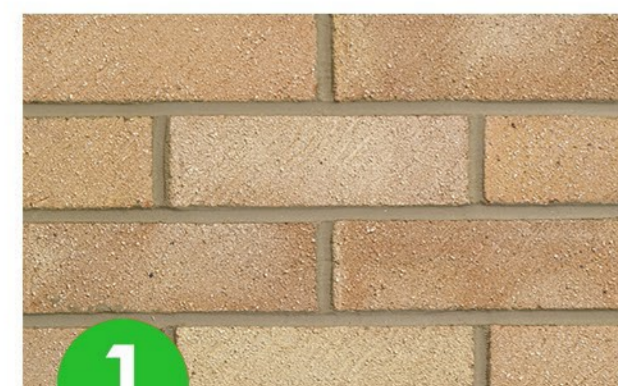
Front Elevation
1:200 @ A1



Front Context Elevation
1:125 @ A1

Proposed Brick Finishes:

Milton Buff 'London'



1

lbstock 'Umbra Sawtooth'



2

Contemporary Matt Black



3

Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL(01)20	
Title Proposed Front Elevations		
Date 26/06/2019	Drawn	Scale 1:125 & 1:200 @ A1
		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0PL www.c.jarchitects.co.uk tel: 029 2042110</small>		



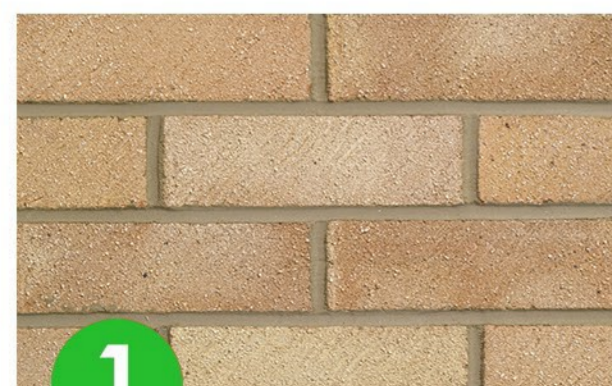
Rear Elevation
1:200 @ A1



Rear Context Elevation
1:125 @ A1

Proposed Brick Finishes:

Milton Buff 'London'



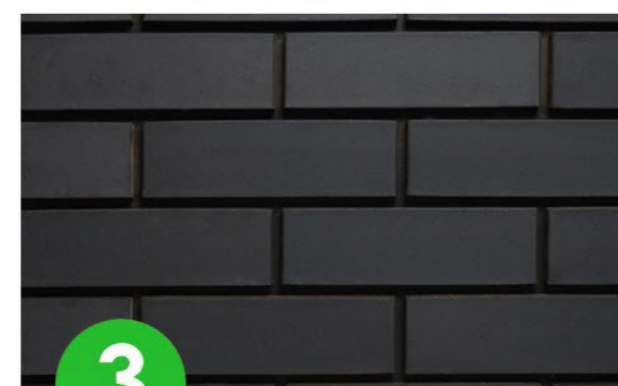
1

lstock 'Umbra Sawtooth'



2

Contemporary Matt Black



3

Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL[01]21	
Title Proposed Rear Elevations	Date 26/06/2019	Scale 1:125 & 1:200 @ A1
Date Drawn		
Architects Environmental & Urban design		Town planners
Unit 1A, Compass Business Park, Pacfic Road, Cardiff, CF24 9PL		www.g-jarchitects.co.uk tel 029 2042100



Block A L/H Side Elevation
1:200 @ A1



Block A R/H Side Elevation
1:200 @ A1



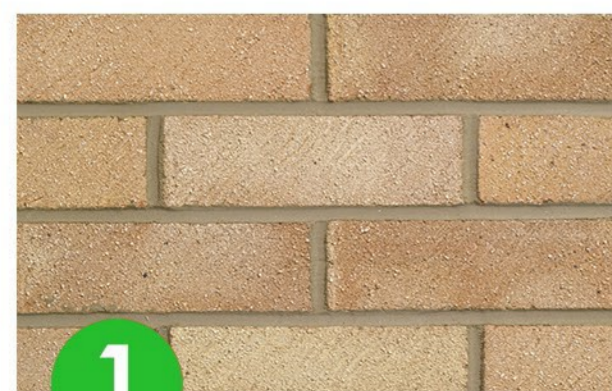
Block A L/H Side Context Elevation
1:125 @ A1, 1:250 @ A3



Block A R/H Side Context Elevation
1:125 @ A1, 1:250 @ A3

Proposed Brick Finishes:

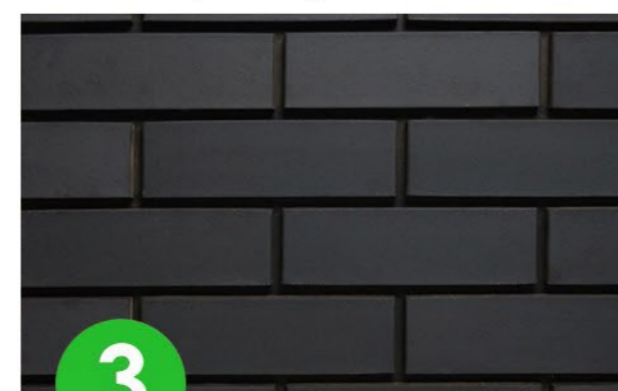
Milton Buff 'London'



Ilstock 'Umbra Sawtooth'



Contemporary Matt Black

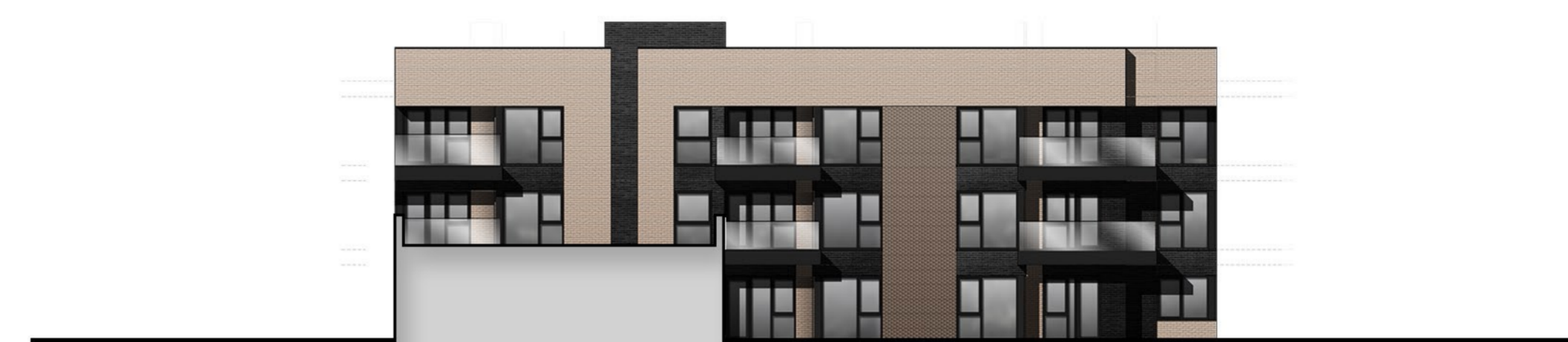


Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL(01)25	
Title: Proposed Block A Elevations		
Date: 26/06/2019	Drawn	Scale: 1:125 & 1:200 @ A1
		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5PL. www.cj-architects.co.uk Tel: 029 20482100</small>		



Block B L/H Side Elevation
1:200 @ A1



Block B R/H Side Elevation
1:200 @ A1



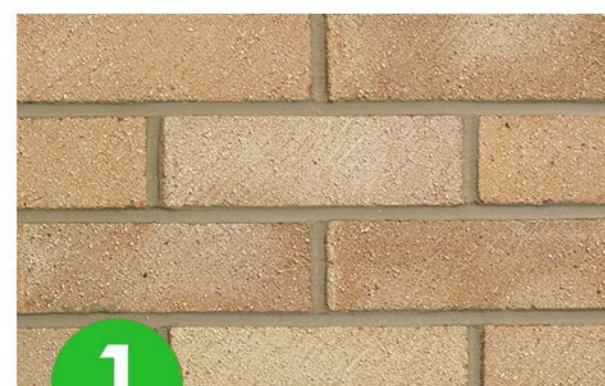
Block B L/H Side Context Elevation
1:125 @ A1, 1:250 @ A3



Block B R/H Side Context Elevation
1:125 @ A1, 1:250 @ A3

Proposed Brick Finishes:

Milton Buff 'London'



1

lbstock 'Umbra Sawtooth'



2

Contemporary Matt Black



3

Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL[01]26	
Title: Proposed Block B Side Elevations		
Date: 26/06/2019	Drawn	Scale: 1:125 & 1:200 @ A1


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View from Junction of St Arvans Crescent - Crickhowell Road