

LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 15/12/2021

APPLICATION No. **21/01806/MJR** APPLICATION DATE: 28/07/2021

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council Housing Development Team
LOCATION: CANTON COMMUNITY HALL, LECKWITH ROAD, RIVERSIDE, CARDIFF, CF11 8HG
PROPOSAL: DEMOLITION OF EXISTING CANTON COMMUNITY CENTRE, CAR PARK AND MUGA; PROPOSED DEVELOPMENT OF COMMUNITY LIVING SCHEME COMPRISING OF 41 FLATS, COMMUNITY HALL, MULTI-USE GAMES AREAS, LANDSCAPING, SUSTAINABLE DRAINAGE, CYCLE AND CAR PARKING, IMPROVED SUSTAINABLE TRAVEL INFRASTRUCTURE AND ASSOCIATED WORKS

RECOMMENDATION 1 : That planning permission be GRANTED subject to the applicant entering a Unilateral Undertaking to (i) contribute **£29,676** to open space in the locality and (ii) prior to development commencing submit for approval details of off-site car park improvements, to include information on lining, signing and road marking improvements, to the Local Planning Authority and for the approved details to be implemented prior to beneficial occupation and the following conditions:

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents:
 - Existing Location Plan 20017-C-A-(00)_001-P10
 - Proposed Block Plan 20017-C-A-(00)_002-P14
 - Proposed Ground Floor Plan 20017-C-A-(00)_110-P13
 - Proposed First Floor Plan 20017-C-A-(00)_111-P13
 - Proposed Second Floor Plan 20017-C-A-(00)_112-P13
 - Proposed Third Floor Plan 20017-C-A-(00)_113-P13
 - Proposed Fourth Floor Plan 20017-C-A-(00)_114-P13
 - Proposed Roof Plan 20017-C-A-(00)_115-P13
 - Proposed Street Sections 20017-C-A-(00)_201-P11
 - Proposed Elevation 1 20017-C-A-(00)_210-P11
 - Proposed Elevation 2 20017-C-A-(00)_211-P11
 - Proposed Elevation 3 20017-C-A-(00)_212-P11
 - Proposed Elevation 4 20017-C-A-(00)_213-P11
 - Existing Site Sections 20017-C-A-(00)_301-P10
 - Proposed Section 1 20017-C-A-(00)_312-P10

- Proposed Section 2 20017-C-A-(00)_313-P10
- External Wall Bay Detail 20017-C-A-(00)_401-P10
- Planning Statement LRM Planning July 2021
- Design and Access Statement Version PO4 dated October 2021
- Landscape General Arrangement Tetra Tech A112688-1_CanLL. GA400v15
- Community Garden Indicative Design Tetra Tech A112688-1_CanLL. CG401v15
- Landscape Strategy Tetra Tech A112688-1_CanLL. LS402v15
- Landscape Strategy with Soil Volumes Tetra Tech A112688-1_CanLL. LS402v15
- Landscape Planting Proposals Tetra Tech A112688-1_CanLL. LS403v15
- Landscape Specification Tetra Tech A112688-1_CanLL. LS404v1
- Landscape design report Tetra Tech –
- Diagram 1 No Dig Construction Method received 19/10/2021
- Tree Protection Plans 1-4 received 19/10/2021
- Tree Retention/Removal Plan received 19/10/2021
- Arboricultural Impact Assessment and Arboricultural Method Statement dated 19/10/2021
- Arboricultural Impact Assessment 1-4 received 19/10/2021
- Noise Assessment Report Wardell Armstrong CA12078 – July 2021
- Drainage Drawing Strategy Grays Consulting 9850-GRY-01-00-DR-C001-P3
- Riverside Community Living Flood Consequences Assessment JBA Consulting July 2021
- Ecological Assessment Pure Ecology Sept 2020
- Tree Survey Treescene July 2020
- Tree Constraints Plan Treescene –
- Utility Survey Utilimap PAS128 – Nov 2020
- Topographical Survey Utilimap R2 – Nov 2020
- Geo-technical and geo-environmental report TerraFirma 16430
- Air Quality Screening letter dated 14/10/2021

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

3. The first and second floor windows in the southern elevation of the approved building shall be fitted with obscure glazing prior to the apartments being brought into beneficial use and which shall then be retained in perpetuity.

Reason: In the interests of privacy.

4. The first and second floor side balconies in the southern elevation of the approved building shall be fitted with an obscure screen a minimum of 1.8m high prior to the apartments being brought into beneficial use and which shall then be retained in perpetuity.

Reason: In the interests of privacy.

5. Prior to the commencement of the development, except demolition, an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
- (i) not required
 - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
 - (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
 - (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

6. Prior to the commencement of the development, except demolition, a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as

contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

7. The remediation scheme approved by condition 6 above must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it 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 Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

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

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

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

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

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

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

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

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in

accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

12. One litter bin shall be provided in the vicinity of the MUGA prior to the new MUGA being brought into beneficial use.
Reason: To provide a receptacle for waste (LDP Policy W2)
13. No member of the public shall be admitted to or allowed to remain on the multi- use Games Area between the hours of 20:00 and 09:00 on any day.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected (LDP Policy EN13).
14. Prior to the commencement of development, except for demolition, details of surveillance cameras to monitor the external perimeter of the apartments, Community Hall, all car parking bays, cycle stands, community garden and the Multi Use Games Area shall be submitted to and approved by the local planning authority. The cameras shall be installed in accordance with the approved details prior to beneficial use of the apartments, Community Hall, parking areas, cycle stands and the Multi Use Games Area accordingly and thereafter retained.
Reason: To prevent crime (LDP Policy C3).
15. No development shall take place, except for demolition, until samples of the external finishing materials of the building, including bricks, mortar, tiles, windows and balustrading, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the finished appearance of the development is of a high quality and mitigates impact on surrounding residential units (LDP Policy KP5).
16. Prior to the commencement of the 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 storage of all plant and machinery to be used in connection with the construction of the development;

- 2) details of all 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 fences and measures (as the case may be);
- 3) provision for the on-going maintenance of any such fences and other measures;
- 4) the control and removal of spoil and wastes;
- 5) wheel washing;

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: To ensure that the amenities of occupiers of other premises in the vicinity and future occupiers are protected. (LDP policy EN13)

17. The development shall be carried out in accordance with the mitigation methods in Section 5 (paragraphs 5.1.1 to 5.3.5) of the Wardell Armstrong Noise Assessment report.
Reason To reduce the level of noise within the properties in the interests of the amenities of future occupants (LDP Policy EN13).
18. Prior to the commencement of development, except for demolition, details of a lighting schemes for the development shall be submitted to and approved by the local planning authority. The approved lighting scheme shall be implemented as approved prior to any part of the development being brought into beneficial.
Reason: In the interests of crime reduction (LDP Policy C3).
19. Prior to the commencement of any development the developer shall adopt the principles stipulated in IAQM "Guidance on the assessment of dust from demolition and construction" and submit a dust assessment for approval to the local planning authority and then implement the contents of the dust assessment as approved.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity and future occupiers are protected. (LDP policy EN13).
20. Prior to the commencement of any development the developer shall

submit an Air Quality Assessment, if calculated AADT flows increase from the baseline traffic levels by more than the set figures outlined in Table 6.2 of the EPUK and IAQM guidance "Land- Use Planning and Development Control: Planning for Air Quality, January 2017", identifying any mitigation measures which shall be submitted for approval to the local planning authority and then implemented as approved prior to the beneficial occupation of the apartments.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity and future occupiers are protected. (LDP policy EN13).

21. Prior to the commencement of development, except for demolition, details of the means of enclosure to the front boundary of the ground floor apartments shall be submitted to and approved by the local planning authority and shall be implemented as approved prior to any part of the development being brought into beneficial.
Reason: In the interests of the appearance of the area (LDP Policy KP5).
22. The hedge to be planted to the south of the approved MUGA shall be maintained at a height not exceeding 1m above ground level.
Reason: In the interests of crime reduction (LDP Policy C3).
23. Prior to the commencement of development, except for demolition, details of the means of enclosure of the residents' communal garden area shall be submitted to and approved by the local planning authority and shall be implemented as approved prior to any part of the development being brought into beneficial.
Reason: In the interests of the appearance of the area and security (LDP Policies KP5 and C3).
24. Elevational details of the external community centre bin/cycle store shall be submitted for approval to the local planning authority and then implemented as approved prior to the beneficial occupation of any part of the development.
Reason: In the interests of visual amenities (LDP Policy KP5).
25. The development shall be carried out in accordance with the revised Arboricultural Method Statement (AMS) received on 19/10/2021.
Reason: To maintain and improve the appearance of the area in the interests of visual amenity (LDP Policy KP5).
26. The development shall be carried out in accordance with the revised Tree Protection Plan (TPP) and no dig construction section received on 19/10/2021.
Reason: To maintain and improve the appearance of the area in the interests of visual amenity (LDP Policy KP5).
27. Notwithstanding the submitted landscaping details revised details of the Root Available Soil Volumes and site specific tree pit details for all the different tree planting scenarios and the landscape scheme shall be submitted for the approval of the local planning authority prior to any

work commencing on site, other than for demolition. The development shall then be carried out in accordance with the approved details
Reason: To maintain and improve the appearance of the area in the interests of visual amenity (LDP Policy KP5).

28. All planting, seeding, turfing or paved areas comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity (LDP Policy KP5).

29. All trees within the site shown for retention on the plan submitted with the application shall be preserved and maintained and in the event of any tree dying, being removed or becoming seriously damaged or diseased within a period of 5 years from the completion of the development a replacement tree of a similar species shall be planted and maintained.

Reason: The trees are of value in the local environment and should be protected and maintained in the interests of visual amenity. (LDP Policy KP5).

30. Prior to the commencement of development, except for demolition, details of the benches for the community garden shall be submitted for approval to the local planning authority and then implemented as approved prior to the beneficial occupation of any part of the development.

Reason: In the interests of visual amenities and to promote the use of the community gardens (LDP Policies KP5 and C5).

31. Prior to development commencing details of the proposed transport works and measures shall be submitted to and approved in writing by the Local Planning Authority, to include details of footway/cycleways, carriageway resurfacing, parking spaces/signage/restrictions/electric vehicle charging, traffic orders, bollards/street furniture, materials/demarcations. The approved details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian/cyclist accessibility (LDP Policy T5).

32. Prior to development commencing details showing the provision of cycle 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 parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles (LDP Policy T1).

33. Prior to development commencing details of the car parking strategy for the site shall be submitted to and approved in writing by the Local Planning Authority, to include information on designation, management and enforcement of proposed vehicle parking spaces. The approved details shall remain in operation whilst the site is in beneficial occupation.
Reason: To ensure that vehicle parking is suitably controlled and managed (LDP Policy T5).
34. Prior to occupation an adopted highway plan shall be submitted to and approved in writing by the Local Planning Authority, illustrating areas of adopted highway to be stopped up and areas of land to be additionally dedicated as public highway, and proposed amendments to the Cycle Track. Following Local Authority approval a stopping up order shall be made to Welsh Government.
Reason: To ensure an appropriate area of public highway is attained following development (LDP Policy T5).
35. Prior to development commencing details of an improvement scheme for the existing lay-by on Leckwith Road shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation.
Reason: To ensure that pedestrian accessibility is maximised (LDP Policy T5).
36. Prior to any work commencing on site a detailed demolition management plan shall be submitted to and approved by the Local Planning Authority. The approved demolition management plan shall be implemented for the period of the demolition process.
Reason: In the interests of safety and the amenities of nearby residents (LDP Policy EN13).
37. Prior to any work commencing on site a detailed demolition waste management plan shall be submitted to and approved by the Local Planning Authority. The approved demolition waste management plan shall be implemented for the period of the demolition process.
Reason: In the interests of waste management and minimising carbon emissions (LDP Policies EN12 and W2).

RECOMMENDATION 2: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays

to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 3: 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 4: The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and

bilingual signage.

RECOMMENDATION 5 : Since January 7th 2019, all new developments of more than 1 house, or where the construction area is 100 square metres or more, require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by the Welsh Ministers. These systems must be approved by the local authority acting in its SuDS Approving Body (SAB) role before construction work begins. The SAB will have a duty to adopt compliant systems so long as they are built and function in accordance with the approved proposals, including any SAB conditions of approval. It is recommended that the developer engage in consultation with the Cardiff Council SAB team as the determining SuDS Approval Body (SAB) in relation to their proposals for SuDS features. To arrange discussion regarding this please contact SAB@cardiff.gov.uk.

RECOMMENDATION 6 : The Local Highway Authority are to be contacted with regards to proposed works to the public highway and the proposed Cycle Track amendments, and the works will be subject to a Technical Approval process between the applicant and Local Highway Authority.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The proposal involves the demolition of the existing community centre and construction of a three/four/five storey building accommodating 41 apartments, a new community centre, a community garden and the repositioning of an existing MUGA. 39 of the apartments would be one bedroom and 2 would be two bedroom.
- 1.2 The apartments face primarily either west or east. The stair and lift core opposite the main entrance of the apartments accesses the central atrium at upper floors. A second escape stair is located at the northern end of the atrium. Apartment front doors open into the atrium with light-wells allowing light and air-circulation through the interior space. Small seats are located outside each property to allow social interaction between residents. A ground floor lounge with toilet and kitchen is shown for residents with internal access and external doors opening onto the residents' garden. In addition a small lounge area for residents is included on the first floor.
- 1.3 Ground floor apartments face west, with separate front doors and private gardens.
- 1.4 Coloured, glazed bricks are used as detail around entrances and the community centre at ground floor. These highlight the communal doorways and also make reference to the glazed tiles used in many of the local porches. Balconies are recessed with simple vertical steel flat bar balustrades. Vertical recesses in the brickwork run from ground to roof marking the extent of each dwelling on the façade. Walls to be mainly of Grey/beige/light-grey, textured brick with variation in colour. Stretcher bond with colour matched mortar. Artificial slate/tile roof. The roof would comprise 6 gables on the front elevation. Three of the gables would be above five floors, two gables would be above four

floors and one of the gables would be above three floors.

- 1.5 Plant room facilities and laundry have been located in the centre of the ground floor plan with access to the north. Cycle, mobility scooter and refuse/recycling stores are placed on the eastern facade adjacent to the rear communal entrance door that links the building to the east through a semi-private fenced courtyard. Refuse collections will be made from Picton Place. A reception /office and a guest bedroom adjoin the entrance.
- 1.6 The roofs of the gables above the apartments will include photo voltaic panels on their southern sides. Heating will be via ground source heat pumps. There will be a mechanical heat recovery system. A fabric first approach is to be adopted with a target improvement on 2014 Part L of 90%.
- 1.7 The community centre will be in a single storey structure on the eastern side of the apartments, with the main entrance addressing the MUGA which would be repositioned to the eastern side of the community centre. Three multi-purpose spaces are arranged on the north, south and east façades providing active frontage on three sides. The roof of the community centre will be planted in the interests of biodiversity and to enhance the outlook from residents on the eastern side of the apartments.
- 1.8 It is proposed to provide 18 parking spaces in total. The Transport Statement describes the spaces as follows:
 - Seven parking spaces in the northeast corner of the site will be provided for residents of the development. The carriageway leading to the parking spaces will be public highway, but the parking spaces will be private. Four of these spaces will be designed as Blue Badge spaces and three spaces will be designed as general bays. Different surface materials will be used for these parking spaces and private parking signage will be provided to deter non-residents of the development from parking there. This area will be monitored to ensure that parking is not abused by non-residents of the development, and if issues arise, alternatives will be considered.
 - Five spaces along the northern edge of the site will be designed as short stay pay and display spaces and form part of the public highway. These spaces can be used by the users of the community centre, visitors of residents and visitors of Canton during the day. These spaces will be subject to the same restrictions as the current car park (Monday to Saturday 8am-6pm, with up to two hours free). During the night, the spaces will be unrestricted and, therefore, the residents of the development and surrounding area will also be able to park in these spaces.
 - The parking on northern side of Picton Place (south of the site) will be replaced with four parallel spaces, which will become part of the public highway and form part of the residential parking zone.
 - The three parking spaces on the western side of Albert Walk will be replaced with two parking spaces and will be for use by residents of the development or community centre visitors only. The existing three Blue Badge spaces are currently dedicated for the community centre. As part of the proposals, one space will be designed as a blue badge space and the other space will be

designed as a standard bay. There is a potential to provide a pool car for use by residents of the development only, which will be provided with electric vehicle charging facilities. It is considered that provision of a pool car will further reduce the demand for residents to own a vehicle.

1.9 One category B tree (sited behind the existing community centre, 9 category C and 2 category U trees are to be removed. 11 trees are to be retained and 19 new trees are proposed to be planted.

1.10 The applicant says that the new residential building is intended to respond to the Cardiff Older Persons Housing Strategy for additional older persons housing that:

- Helps residents maintain their independence for longer
- Is flexible to meet the needs of more vulnerable users
- Helps tackle social isolation by supporting a sense of belonging and connection with the wider community and;
- Delivers a low-carbon development to minimise environmental impact and reduce ongoing running costs for tenants. A Community Living development is planned that takes an integrated approach to deliver an older persons scheme providing one and two bedroom flats that addresses the site comprehensively to include a replacement ground floor community space, relocated MUGA, and green infrastructure to benefit the wider community. In particular:
 - All flats are to be 'more accessible' meeting the Cardiff design guide for older persons' accommodation and improving accessibility for residents with mobility issues, reducing the need for future adaptations.
 - Combine a range of communal facilities to support independent living.
 - Integrate the principles of the Housing our Ageing Population Panel for Innovation (HAPPI) report
 - Provide a community facility, comprising hall, activity rooms, kitchenette, storage and welfare facilities.
 - A building that achieves WG 2025 Energy Standards.
 - A multi-functional landscape with MUGA and community garden.
 - Public realm improvements that help better knit the scheme with the neighbourhood.

1.11 The applicant states that:

A simple and contextual approach has been explored for the building form, with the community centre expressed as a single storey element projecting to the east at ground floor. Pitched gable roofs Front-to-back pitched roofs and dormers option Street elevation Short elevation Six street facing gables are expressed, giving the building identity while reflecting the character of the three storey housing found at nearby St John's Crescent. A 20m facing distance between the housing on Philip Street and the proposal avoids overlooking, maintains daylighting and ensures a suitable offset distance from the root protection zones of existing mature trees on the southern boundary. Applying the 25° rule and stepping down towards Philip Street is a sensitive approach to the 2-3 storey existing residential context.

1.12 The Housing Development Team wanted to highlight some of the key messages and main benefits expressed in the planning application for the redevelopment of Canton Community Centre as a new mixed use community living scheme, as we recognise that these can sometimes get lost in all the various reports and plans that make up a complex application.

1. History of the site – it's important to remember that the current location of the pay'n display car park was not long ago (circa 2012) an area of green public open space. The loss of the car park by way of this application is in some ways reverting the site back to its former use albeit with significant improvements that will create multifunctional uses for the community such as a MUGA and community garden overlooked by new and existing residential homes.
2. Investing in the local community – we must stress that the long-term future of the existing Canton Community Centre was in question for some time and had previously been considered for closure as part of Council cost saving measures. This could have led to the site being advertised for sale on the open market for its redevelopment potential. As long term stewards, the Council wanted to avoid this scenario and retain control of the site for the community. Housing Development were asked to explore options for keeping the site in Council ownership ensuring many of the existing uses could continue in a meaningful and sustainable fashion. This has meant a comprehensive approach working across Service Areas within the Council to ensure the benefits from a residential scheme can help sustain the longer term presence of good quality community facilities in the local area.
3. Testing options to deliver a sustainable outcome – a number of development options were considered and discussed with local Councillors. These included the relocation of the MUGA elsewhere within the Ward and the loss of the existing small community garden. Feedback from these different consultations made it clear to us that any new residential scheme on this site 1 must also include a new community facility, a MUGA and a community garden. We are also sensitive to the Council's wider aspirations for Cardiff to become a more sustainable city which is reflected through a policy framework and delivery programme setting out its commitments to the residents of the city. Reflecting on all of this we have considered a number of different options and it was clear that to deliver on all of the aspirations for the site the car park would need to be redeveloped. This was communicated to the community and other key stakeholders through a number of early consultation opportunities and was supported by the Ward Councillors. Since then and through thoughtful design development a preferred scheme has been brought forward that strikes a careful balance between all these (sometimes competing) interests. The resulting scheme benefits from being in a central location in walking distance to public transport, shops and

services. The layout has been carefully considered to prioritise the pedestrian and to encourage cyclists. It also ensures that a new community facility and MUGA can remain on site alongside an enhanced and much larger community garden. Not to be forgotten is the electric charging pool car for our residents.

4. A sustainable building – this development is for low carbon, low energy homes that are resilient to a changing climate and reduce energy demand and energy bills for our residents. Each home will be expected to achieve Welsh Government’s 2025 energy performance standards achieving a SAP rating of A by using a high standard of fabric efficiency and low carbon heating. This means:
 - Optimising solar gain – from scheme inception consideration must be made by our design teams to maximise the opportunities for solar gain, the integration of solar PV panels and the use on on-site renewable technologies.
 - Adopting a Fabric first approach to ensure a highly energy conserving building.
 - Design in renewable technologies including:
 - Integrated Photovoltaic panels
 - Communal batteries
 - Ground Source Heat pumps
5. Meeting local housing needs – our information on housing needs has identified a chronic lack of affordable housing for older persons in this part of Cardiff. This 2 scheme will go some ways in helping to meet these significant challenges by not simply building more units but also through thoughtful design creating the conditions to help residents gain a sense of belonging and fostering a sense of community and place – opportunities are therefore made for resident lounges, flexible spaces and communal gardens to help encourage social interaction. This new Community Living building will also provide a HUB of services for older people living locally to help tackle social isolation and promote and sustain independent living. This approach to older person community living is complimented by the community centre on site with the intention that many integrational services will be run from the building. Put simply this is not a ‘typical housing scheme’ but one that cultivates a feeling of wellbeing, homeliness and allowing residents to effortlessly gain a sense of belonging and promote the connections with the wider community.
6. Community uses – the new community facilities will allow the majority of the activities that occur now to continue into the future. In particular the community facility comprises a main hall, which will allow for example, children’s softplay and birthday parties to continue whilst the two flexible activity rooms can also be booked out and used by the local community as they do now for an eclectic mix of activities, events and classes. The council’s Leisure team will continue to manage this part of the building and staff will be retained and be based in this building. Some sporting activities that were held in the centre such as badminton are to be moved to Fitzalan High School as part of the Council’s wider schools investment programme. As a result of these initiatives there will not be a net loss in community uses for this part of Cardiff. The new MUGA (better

overlooked by residents and the users of the community facility) will be available as a resource for the community to enjoy whilst a larger and much enhanced community garden will be provided for a local community group to cultivate and maintain.

7. Responding to climate change – Sustainable Urban Drainage Systems (SuDS) has been made an integral part of the design from day one making sure the scheme reduces flood risk by working with the opportunities of the site. Our preference is for multi-functionality in 3 SuDS design and meet the requirements of the SuDs Approving Body (SAB) through a combination of rain gardens and green roof.
8. Improvements beyond the boundary – we understand the anxiety and concern that the loss of the existing car park brings. Our surveys have demonstrated enough capacity locally for pay'n display parking that can mitigate its loss and 18 parking spaces are to be retained. However, we have committed to improving the condition of other car parks locally namely Grays Street and Seven Road car parks and the Council will be introducing new resident parking areas for neighbouring streets such as Picton Place.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises the existing Canton Community Centre, the adjoining MUGA community garden and a public car park to the east of Leckwith Road and to the south of Cowbridge Road.
- 2.2 The city centre is approximately 1km east of the site.
- 2.3 Multiple local services, shops and facilities are located nearby on Cowbridge Road high street. There is a small park some 30m south of the application site at the junction of Wellington Street/Leckwith Road.
- 2.4 The site is surrounded by residential development and by a supermarket to the north. The housing in the area ranges between 2-3 storeys high.
- 2.5 St John's Church (Grade 2 Listed Building) is 100m to the west of the site.
- 2.6 There are 25 trees on site, none of which are covered by a TPO. There is an existing community garden on the corner of Leckwith Road and the existing public car park. The garden is overgrown, appears not to be maintained, contains no benches and is overlooked by only two dwellings which are separated by Leckwith Road.
- 2.7 There is a telecommunication mast in front of the site on Leckwith Road.
- 2.8 There is a playground/park south of Phillip Street. The site is 650m walking distance of Jubilee Recreation Ground, 950m from Thompson's Park 1.1km from Llandaff Fields and 1.2km from Bute Park.

2.9 The site is relatively level.

3. **PLANNING HISTORY**

- 3.1 06/00718W ALTERATION AND EXTENSION OF THE EXISTING CANTON COMMUNITY HALL; RENEWAL OF PUBLIC REALM TO INCLUDE A MULTI-USE GAMES AREA, REPLACEMENT CAR PARK AND LINEAR PUBLIC SPACE; ALTERATION OF REAR SERVICE ARRANGEMENTS TO RETAIL/COMMERCIAL UNITS OF COWBRIDGE ROAD EAST; AND ALTERATION OF VEHICULAR ACCESS ARRANGEMENTS - Approved 09/08/2006
- 3.2 06/02771/W Construction of a new porous hard playing surface multi use games area with associated fencing and 2no. floodlighting columns. Approved 22/01/2007
- 3.3 14/02778/MNR Prior Approval to swap 11.7m high telecommunications monopole with a same size pole and antennas approved 13/01/2015
- 3.4 The OS Plans for 1880 and 1900 shows the site containing 2 terraced residential streets.

4. **POLICY FRAMEWORK**

4.1 The following LDP policies are considered relevant

KP1 Level of Growth
KP5 Good Quality and Sustainable Design
KP6 New Infrastructure
KP8 Sustainable Transport
KP12 Waste
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
KP16 Green Infrastructure
H3 Affordable Housing
H6 Change of Use or Redevelopment to Residential Use
EN8 Trees, Woodlands and Hedgerows
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
T1 Walking and Cycling
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
C1 Community Facilities
C2 Protection of Community Facilities
C3 Community Safety / Creating Safe Environments
C4 Protection of Open Space
W2 Provision for Waste Management Facilities in Development

4.2 In addition to the above policies, the following SPGs are considered to be relevant:

- Green Infrastructure (November 2017), comprising of: • Ecology and Biodiversity Technical Guidance Note • Trees and Development • Protection and Provision of Open Space in New Development • Soils and Development
- Waste Collection & Storage Facilities (October 2016);
- Tall Buildings Design Guide (January 2017);
- Residential Design Guide (January 2017); and
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018).

4.3 PPW Wales (edition 11)

4.4 National Development Plan (Feb 2021)

5. **INTERNAL CONSULTTEES**

5.1 (a) The Tree Officer originally stated:

I have no 'in principle' objections to the amended landscaping details, though I would note that the proposed block plan and landscape plans should align (the block plan is showing some trees retained that have been agreed for removal as per the landscape plans).

Whilst I support the retention of Norway maple T5 I note the close proximity of this tree to the proposed structure. Norway maple is a massive and spreading tree that can attract large numbers of aphids and consequently honeydew problems. I foresee conflict between the future growth of this tree and the proposed structure that will necessitate regular pruning and deny the tree the opportunity to optimise lateral growth.

Trees T14 and T15 are reported to be surrounded by hard surfacing and tree guards/grilles. The submitted Arboricultural Method Statement (AMS) does not address the treatment of the surfacing and creation of new landscaping close to these trees. What is the methodology for the removal of surfacing and installation of soft landscaping for example? In general terms the AMS needs to address the issue of new soft landscaping within RPAs. I note also that the geotechnical report refers to the capping of the site with imported soil. Does this include the existing soft landscape areas? If so it will result in the loss of all the existing trees. There has been some feedback from Deborah Margetson on the geotechnical/geo-environmental strategy that suggests it will be possible to retain in-situ soils within the RPAs of retained trees, but this requires confirmation.

The AMS needs to make provision for arboricultural site monitoring reports to be issued to the LPA. The Tree Protection Plan (TPP) needs to annotate the areas where 'no-dig' construction is proposed. Whilst I have no objections to the generic section showing no-dig construction, a site specific detail is required. Furthermore, the AMS refers to the use of crushed stone to make up

levels. It is important that only soft spots and hollows are infilled by granular materials, any build up should be via Cellweb only. Any granular materials to be used to fill hollows should be clearly specified to avoid the use of unsuitable materials such as high fines crushed stone.

Root Available Soil Volumes should be shown in plan-view for new trees. The landscape scheme needs to take account of capping requirements if these will impact existing soft landscape areas as above. Clarification on the soil specification is required in the light of this and in the light of a Soil Resource Survey and Plan. However, if contamination means that in-situ soils cannot be used for landscaping, then all planting soils will need to be imported and specifications amended accordingly. Site specific tree pit details are required for all the different tree planting scenarios and the landscape scheme needs to clarify the treatment where trees surrounded by existing hard landscape and guards/grilles are incorporated into soft landscaping (as informed by the AMS above).

(b) Following the submission of amended landscaping details the Tree Officer stated:

I have no objections to the amended landscaping details.

The landscape scheme needs to take account of capping requirements if these will impact existing soft landscape areas as above. Clarification on the soil specification is required in the light of this and in the light of a Soil Resource Survey and Plan. However, if contamination means that in-situ soils cannot be used for landscaping, then all planting soils will need to be imported and specifications amended accordingly. Site specific tree pit details are required for all the different tree planting scenarios.

(The Tree Officer's comments have been shared with the applicant).

(c) The applicant submitted further details and the Tree Officer stated:

I have no adverse observations with regard to tree protection details – please condition compliance with the submitted AMS, TPP and 'no-dig' construction section.

Some landscape details are outstanding but could be conditioned – in particular a topsoil and subsoil specification is required that is based on a Soil Resource Survey and Plan if the intention is to re-use site won soil. If the intention is to import all planting soil (except for in-situ soil within retained tree Root Protection Areas) then this needs to be confirmed and an imported topsoil and subsoil specification prepared. Site specific tree pit details are required based on the need to import/re-use/use in situ planting soils.

5.2 Shared Regulatory Services (SRS) Environment Team provides comments below in relation to land quality. The following information was submitted with the application –

Terra Firma (Wales) Ltd, February 2021; Geotechnical and Geoenvironmental Report

Ref: 24022021-16430-1

The above report includes a detailed assessment of potential contamination and associated risks to human health and the environment, based on desk studies and an investigation limited to accessible parts of the occupied site. The consultant has recommended supplementary investigations in the proposed recreational open space area (proposed games area and community garden). This will provide a more robust assessment and amended conditions are recommended in relation to this.

Investigations undertaken to date have identified contaminants of concern (lead, arsenic and hydrocarbons) at levels in excess of those acceptable for a residential development such as this. The assessment will need to be reviewed following the proposed supplementary works.

A remediation strategy and verification including appropriate proposals to remediate the site and procedures for validating the works undertaken will be required on completion of the contamination assessment. Any remediation will need to be confirmed by the submission for approval of remediation validation report

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

Shared Regulatory Services requests the inclusion of the following conditions and informative statement 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

PC14A. CONTAMINATED LAND MEASURES – ASSESSMENT (amended)
Prior to the commencement of the development, except demolition, an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) not required
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:

- human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems, - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

PC14B. CONTAMINATED LAND MEASURES – REMEDIATION & VERIFICATION PLAN (amended)

Prior to the commencement of the development, except demolition, a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

PC14C. CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION

The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

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 in accordance with policy EN13 of the Cardiff Local Development Plan.

ADVISORY/INFORMATIVE

R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

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 licence. The following must not be imported to a development site;
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

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

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

5.3 (a) The Waste Officer originally stated:

The bin storage area including the bulky waste area indicated within current site plans has been noted and these are acceptable, however in a mixed development, a strict separation of waste is required to ensure that commercial waste does not enter the domestic waste stream. Two refuse storage areas must be identified on site plans detailing this separation.

Residential

The recommended bins for the residential element (41 apartments) for this development is as follows:-

Dry Recyclables:	5 x 1100 litre bins for mixed recycling
Food waste:	2 x 240 litre bin
General waste:	5 x 1100 litre bins for general waste

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

Please be advised that the developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications. Communal 660litre/1100 litre wheeled bins should be ordered via our bin order form located at www.cardiff.gov.uk/wasteplanning.

Community Centre

Current site plans make no reference to the storage of waste and recycling for the community centre. A separate bin store will need to be identified.

Please remind the agent/applicant that a commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

Non-domestic premises can have waste collected by Cardiff Council's Trade Waste Team. To discuss prices and the services offered please contact them at tradewaste@cardiff.gov.uk.

Please be aware that Welsh Government are currently [reviewing](#) Part IV of the Environment (Wales) Act 2016, and are expected to enforce new regulations by October 2021. The proposed regulations will make it a legal requirement for all businesses and non-domestic waste producers to separate the following waste streams for collection;-

Food waste (from premises producing more than 5kg per week)

Paper/card

Glass

Metal/Plastic

Small Electricals

Textiles

Wood

As a result of this proposed change, recycling and waste storage areas will need to be designed accordingly.

Litter Bins

It is recommended that at least one litter bin is provided in the vicinity of the MUGA. This litter bin will need to be supplied, maintained and emptied by the management company. This will help to maintain the environmental quality of the area at a high standard.

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 for further relevant information. www.cardiff.gov.uk/wasteplanning

(b) Following the submission of an amended layout plan incorporating a bin storage area for the community centre the Waste Officer stated:

The amended plan submitted showing the proposed storage area for the Community Centre has been noted and is acceptable.

Please remind the agent/applicant that a commercial contract is required for the collection and disposal of all non-domestic waste. By law (Environmental Protection Act, 1990, section 34) all non-domestic premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

Non-domestic premises can have waste collected by Cardiff Council's Trade Waste Team. To discuss prices and the services offered please contact them at tradewaste@cardiff.gov.uk.

Please be aware that Welsh Government are currently [reviewing](#) Part IV of the Environment (Wales) Act 2016, and are expected to enforce new regulations by October 2021. The proposed regulations will make it a legal requirement for all businesses and non-domestic waste producers to separate the following waste streams for collection;-

Food waste (from premises producing more than 5kg per week)
Paper/card
Glass
Metal/Plastic
Small Electricals
Textiles
Wood

As a result of this proposed change, recycling and waste storage areas will need to be designed accordingly.

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

(The Waste Officer's comments have been forwarded to the applicant)

5.4 The Regeneration Officer states:

The current facility is in much need of investment and modernisation and as a discretionary service, is at risk of not achieving any investment due to other statutory priorities in the Council, which puts the future of the current facility remaining safe to open uncertain. We recognise that the building has been well-used and is a much loved community asset but there has been little in the way of capital investment and the facilities are in great need of updating and modernisation to secure it's long term sustainability for community use. As such the council's redevelopment proposal will achieve two things – firstly, it secures the long-term future of a community Hall, community garden and

MUGA serving the Riverside and Canton Wards. Secondly, the proposal will provide much needed homes for older people and a wide range of communal facilities providing a hub of services for older people both living in the new development and within the wider community. This will not only provide additional facilities for the community but will also help tackle social isolation that some older people may be experiencing.

The proposed scheme will deliver a modern, fit for purpose well-designed and sustainable community building incorporating flexible ground floor community spaces which can be utilised by a wide range of groups and activities within the community. It will have a range of spaces for hire and use including a main hall, 2 flexible multi-use spaces, kitchenettes, toilets and baby change facilities and storage. The council has tried hard to ensure the redesigned community building can remain suitable for the common uses it has had over the years.

The proposal also retains a MUGA and also provides a new community garden which will include spaces for the community growing spaces and helps promote well-being. All of the facilities will be managed and maintained by the council with the existing Hall management team being retained to manage the new building. Community engagement will ensure that local people have the opportunity to decide how the community garden is designed and used.

The Council's proposal shows collaboration between housing and leisure to provide a sustainable multi-use building which will ensure community facilities are improved and retained for the long-term and that increased services can be provided for local communities.

5.5 Education state:

This development is below the threshold for a S106 contribution

5.6 The Transport Officer states:

(a) I can provide the income data for this car park which is relatively low approx £12k per year and we have accepted this loss of income.

However, although the income figures are low due to the first 2 hours parking being free of charge, people tended to use this car park for approx 1hr to do their shopping in Tesco. The spaces in this car park were well used and there was a high turnover of vehicles and high usage.

However, to counter this loss of parking spaces Canton is well served with other car parks compared to other district shopping centres on the city.

And

(b) There is support for the scheme As part of the process we wanted to have input to the highway infrastructure improvement to ensure the asset is good and maintenance is limited in terms of adopted highway – this can be done following planning. We also asked that the other car parks were

upgraded with white lining and deep cleansing to show we have considered the loss of car parking.

The car park access is not suitable for large volumes of cars at peak times due to the queuing of traffic back from the traffic lights. Therefore, a reduction in movements will ease vehicle movements in the area helping the network and making some minor improvements to air pollution.

(c) The applicant submitted revisions to the original Transport Statement and the Transport Officer has provided the following detailed comments:

Transport Statement:

- Whilst some text has been added in Section 2 referring to the existing cycle track (2.2.11), the final sentence is incomplete.
- Table 3.1 now shows the change arising from the various car parking areas (net loss of 65 spaces).
- 3.4.1 – as per previous comments, we are seeking the loading bay to be removed as it is not required for the development (amount of deliveries will not be significant), and there is an opportunity for an improvement to the pedestrian desire line. This can be addressed via the below condition.
- 3.5.1 – the parking proposals have changed following the original submission, and have been discussed with Transport. The parallel bays to the north of the site (adjacent to Leckwith Road) will be public pay and display spaces. There will be 7 private spaces for residents to the north-east of the site, which will have appropriate signing/management. The Picton Place spaces will turn into public adopted spaces (although a Residential Parking Zone for this area is proposed by Cardiff Council, and thus their eventual status will link with that). The southern spaces will remain private and one of these will accommodate a pool car with electric charging facilities. It is considered that in principle this is an acceptable parking strategy, although would seek the below condition to deal with parking matters in further detail.
- Table 3.2 – no reduction to the amount of cycle parking for the MUGA has been made (it seems Table 3.2 is wrongly indicating a small increase), but noting the comment in 3.6.8 about the stands being available for general Canton users. Further cycle park matters can be managed by condition.
- 4.2.27 – it is not the case that there is a ‘requirement’ for residential parking in our SPG. There is a maximum amount allowable.
- 4.5 – it is welcomed that daytime parking surveys have now been undertaken, to help fully capture the implications of the existing car park being removed. Table 4.2 provides a summary of the results, although it would have been helpful if a comparison table had been produced showing the changes arising from the proposed scheme. Nevertheless, analysis of the table indicates that in the weekday (daytime – which showed the highest of the time periods surveyed) there were 34 cars parked in the Leckwith Rd car park and another 14 in ‘Leckwith Road access road’ (the perpendicular parking spaces), and these cars would

theoretically need to park elsewhere in future. There will be 5 re-provided spaces with the new development and thus 43 current Leckwith car park users would in theory need to be accommodated elsewhere. Table 4.2 shows there would be 77 parking spaces available in the other local car parks, and thus it would seem there is sufficient supply available without the car parks getting very close to their maximum percentage figures. Whilst the analysis provided indicates there should be sufficient remaining capacity, it is to be noted that in transport policy terms there is no requirement for a specific (minimum) level of car parking associated with a development.

- 4.6 – is more focused on summarising the night-time situation, but 4.6.5 (which seems to refer to the daytime situation) calculates the amount of parking demand will increase to 87%, still indicating there is some spare capacity. If, as a result of the proposals, some users of the car parks do find it more difficult to access remaining car parks at peak times it may be they seek to alter their shopping times or travel modes.
- 4.7.7 – it is not made explicit here that the ‘new residents parking zone’ is something that is being considered by Cardiff Council (Parking), and completely separate from this development.

Site Layout

- The cycle parking should be covered. I still have some concerns that the parking for the community hall is a little distant from entrances. It could be that some fixing bars could be placed on the eastern side of the path (next to the MUGA) to assist with this? One secure cycle stand is being proposed within the communal area. There does still appear to be two cycle spaces on the Leckwith Road side which are not referenced in the documents? Given the alignment of them independent access to the inner space may be awkward. Notwithstanding the above comments, an appropriate number of spaces is being shown overall, and it is considered that further cycle parking details can be covered by condition.
- It is welcomed that the trees on the north-south pedestrian route have been moved closer to the MUGA thus allowing a clearer route for pedestrians.
- Whilst the Cycle Track or adopted highway are not shown on the plans these items can be conditioned.
- It may be some additional bollards are needed to prevent vehicles driving through between the west and east parts of the site (northern end). The north-eastern landscaped area could be slightly cut back to improve the layout for cyclists.

Objector comments

- Whilst Table 4.2 is technically showing that the parking demand to be displaced could be accommodated at Gray St, this would result in it being at-capacity, and effective capacity would be reached before then. However, the Table indicates there are other nearby car parks that can accommodate demand. Whilst there may be demand peaks greater than that surveyed (e.g. when Cardiff City FC are home), there is no transport

reason that additional car parking should be provided to cover those peaks, as we are seeking to reduce car demand.

- Table 4.1 of the TS is showing low numbers of vehicles parked overnight in the car park/access road (7 vehicles combined).

Notwithstanding the various points raised above, and noting that the application is due to be presented to Planning Committee shortly, it is not considered that there are any transport grounds to object to the application. However, we would be looking for the below conditions to be placed.

CONDITIONS

Transport works

Prior to development commencing details of the proposed transport works and measures shall be submitted to and approved in writing by the Local Planning Authority, to include details of footway/cycleways, carriageway resurfacing, parking spaces/signage/restrictions/electric vehicle charging, traffic orders, bollards/street furniture, materials/demarcations. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian/cyclist accessibility.

Cycle Parking

Prior to development commencing details showing the provision of cycle 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 parking spaces shall be maintained and shall not be used for any other purpose.

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

Car Parking Strategy

Prior to development commencing details of the car parking strategy for the site shall be submitted to and approved in writing by the Local Planning Authority, to include information on designation, management and enforcement of proposed vehicle parking spaces. Those agreed details shall remain in operation whilst the site is in beneficial occupation.

Reason: To ensure that vehicle parking is suitably controlled and managed.

Off-site Car Parking Improvements

Prior to development commencing details of off-site car park improvements shall be submitted to and approved in writing by the Local Planning Authority, to include information on lining, signing and road marking improvements. Those agreed details shall be implemented prior to beneficial occupation.

Reason: To ensure that the parking layouts in adjacent car parks are appropriately improved in respect of the additional parking demand.

Adopted Highway – Stopping Up and Dedication

Prior to occupation an adopted highway plan shall be submitted to and approved in writing by the Local Planning Authority, illustrating areas of adopted highway to be stopped up and areas of land to be additionally dedicated as public highway, and proposed amendments to the Cycle Track. Following Local Authority approval a stopping up order shall be made to Welsh Government.

Reason: To ensure an appropriate area of public highway is attained following development.

Leckwith Road lay-by

Prior to development commencing details of an improvement scheme for the existing lay-by on Leckwith Road shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation.

Reason: To ensure that pedestrian accessibility is maximised.

CEMP

Highway Agreement Recommendation

The Local Highway Authority are to be contacted with regards to proposed works to the public highway and the proposed Cycle Track amendments, and the works will be subject to a Technical Approval process between the applicant and Local Highway Authority.

(d) The Transport Officer further states:

The Transport Officer has submitted the following further comments:

I have reviewed the revised TS in line with the points I made below. Further observations:

- 3.4.1 – the paragraph is unchanged, but the change I seek is covered by the lay-by planning condition (proposed condition 35).
- Table 3.2 (and 3.6.6) – it seems that the reference to two spaces for community centre staff arguably means the public hall figure in Table 3.2 should be two higher, and the sports and leisure two lower, as the 360m² for sports & leisure is relating to the MUGA? However, this is not a material issue.

Whilst I do not seek a revised version of the TS, given the above I would not want any Decision Notice to refer to the TS as an 'approved document'.

The cycle layout has not changed, and thus the covered provision I was seeking is not shown. However, the cycle details condition can deal with this. I also note that the previous version of the TS did in fact refer to the 2 stands (4 spaces) at the Leckwith Rd side, although the constraints 4 potentially arising from their layout would still have to be considered at the details stage.

With regards your earlier question about the location of the off-site car parks that require works, I would anticipate this would be the Grey St and Severn Rd car parks.

The Transport Officer also states: Further to previous comments, it would be appropriate for the off-site car park reference to also include Wellington St and Harvey St (in addition to Severn Rd and Gray St that I previously referred to, or for ease can it just refer to off-site car parks without specifying?), and for the works to potentially include off-site signing to each of those as well. The Transport Officer considers that this will require a contribution of £10,000.

Para 8.34 - The TS indicates there will be 42 cycle parking spaces in total for the community hall/MUGA.

Para 8.35 – Table 3.1 of TS shows there are 83 existing car park spaces.

5.7 The Noise Officer states:

Construction hours

To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

Noise mitigation

Having looked at the noise assessment it is recommended that the applicant follows the mitigation methods in the report to reduce the level of noise within the properties, 5 through to 5.3.5. as noted in the mitigation methods

5.8 (a) The Technical Officer – Environment (Enterprise and Specialist Services) states:

Unfortunately we don't carry out Nitrogen Dioxide (NO₂) monitoring in this particular location. The closest NO₂ monitoring point is located at Llandaff Road... Although it is within air quality objective limits for NO₂ (annual average 40µg/m³), there are slightly elevated concentrations at this location. I think we would see similar levels at the existing area of proposed redevelopment. As such, I believe an air quality assessment should be carried out by the applicant.

The comments below should be forwarded to the applicant.

Comments in accordance with the subject title planning application (21/01806/MJR).

Due to the nature of the development, in terms of its purpose and its location,

via the submission of an appropriate air quality assessment (AQA) the applicant must give consideration to the potential impacts on ambient air quality and the magnitude/ risk of these potential air quality impacts on nearby local sensitive receptors and future occupants of the development. Consideration of air quality impacts should be examined through the development stage and when the development is complete, focusing on dust emissions during the construction phase of the development and potential exposure of existing nearby sensitive receptors/ future occupants to traffic derived Nitrogen Dioxide (NO₂) & Particulate Matter (PM₁₀ & PM_{2.5}) following completion of the development.

Construction Phase

Due to the close proximity of residential dwellings to the proposed development it is considered best practise to adopt the principles stipulated in IAQM "Guidance on the assessment of dust from demolition and construction." The guidance provides a risk based approach based on the potential dust emission magnitude of the site (small, medium or large) and the sensitivity of the area to dust effects. The importance of professional judgment is noted throughout the guidance. The guidance recommends that once the risk class of the site has identified, the appropriate level of mitigation measures are implemented to ensure that the construction activities have no significant impacts. In accordance with the guidance, Chapter 6, Step 1, Box 1 highlights certain screening criteria which needs to be considered and if a development qualifies for an assessment. The document states "An assessment will normally be required where there is: a 'human receptor' within: - 350 m of the boundary of the site; or- 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s)." It is apparent that there are residential dwellings located in close proximity to the proposed site, therefore satisfying the 'human receptor' criteria stipulated in the cited guidance and the need for a detailed air quality appraisal in the form of a dust assessment to be produced.

Operational

In addition to examining potential impacts derived by construction phase activities the applicant needs to quantify whether the Air Quality Assessment should also encapsulate potential impacts to air quality derived by vehicle emissions generated by the proposal; nitrogen dioxide (NO₂) & particulate matter (PM_{2.5} & PM₁₀). Following these investigations appropriate actions should be applied such as complete Air Quality Assessment submission and mitigation schemes designed.

The applicant must look to examine current AADT (Annual Average Daily Traffic) flows and projected AADT following the completion of the development. Referring to Table 6.2 of the EPUK and IAQM guidance "Land- Use Planning and Development Control: Planning for Air Quality, January 2017" if calculated AADT flows increase from the baseline traffic levels by more than the set figures outlined in Table 6.2, the applicant is required to submit an Air Quality Assessment (AQA) which would examine the potential air quality impacts associated with traffic derived emissions (nitrogen dioxide & particulate matter)

at locations of relevant exposure.

If the operational phase is considered to be significant and therefore to be included as part of the AQA, the applicant is required to use detailed dispersion modelling to examine projected air quality levels for traffic derived nitrogen dioxide (NO₂) and particulate matter (PM_{2.5} & PM₁₀) at the necessary locations. To note it is not a mandatory requirement to monitor PM_{2.5} as part of Wales' local air quality management regime, however it is beneficial to scope this parameter into any assessment considered for robustness. The assessment shall consider a baseline year understanding, as well as the potential exposure of current and future residents for the proposed year of opening. Should the assessment indicate that current nearby and future residents will be made vulnerable to poor air quality then appropriate mitigation measures must be proposed and approved by the Local Planning Authority. The applicant will be expected to provide evidence that any implemented mitigation measures would alleviate any poor air quality levels expected. These mitigation measures shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation.

As outlined in Local Air Quality Management (LAQM) Technical Guidance TG16, April 2021, examples of where the air quality objectives should apply are detailed in Box 1.1. Based on the detailed criteria, projected levels of traffic derived emissions (NO₂ & PM₁₀) must be quantified, considering both the short term and long term air quality objectives. The Air Quality Assessment should look to focus on the national annual mean (40µg/m³) & 1- hour mean objective for NO₂ (200µg/m³ not to be exceeded more than 18 times a year) and annual mean (40µg/m³) & 24- hour mean objective for PM₁₀ (50µg/m³ not to be exceeded more than 35 times a year).

(b) Following discussion with the applicant the Air Quality Officer says that as the key points have been addressed, I have agreed that preparing a qualitative air quality technical note will be acceptable rather than a full AQA. This will hopefully alleviate any concerns from local residents.

(c) Following the submission of an air quality screening document the Technical Officer states:

I have reviewed the air quality screening document and I am happy with the information Wardell Armstrong have provided.

5.9 The Parks Officer states:

Design Comments on relocated MUGA

The proposed redevelopment involves the retention and relocation (slightly eastward) of the existing MUGA.

While acknowledging the constraints of the site and being pleased to see that the MUGA is retained and replaced with new, the concern is that the new position along with the proposed new residential block will mean that it is

surrounded on all sides by residential properties (existing properties on the northern, eastern and southern sides and the new residential block on the western side) and all about 20 metres away which is less than the recommended minimum of 30 metres.

It is recognised that the existing MUGA is less than the recommended distance to properties on Leckwith Road and those on Albert Street but the new layout will mean it has much greater contact with residential properties which could result in complaints and therefore concerns about its long term use. As indicated in the Design and Access Statement, trees and planting can be used as a screen and buffer but this needs to be balanced against the need for good sightlines into and around the space to avoid anti-social behaviour.

Otherwise the MUGA remains in a good location easily accessible to the surrounding community and with careful planting will benefit from good natural surveillance.

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 54.3. This generates an open space requirement of 0.07 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 £29,676. I enclose a copy of the calculation.

Although the scheme includes for some amenity space for residents on site, 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 new MUGA replaces the existing on site therefore would not be included. The Community Garden adjacent to the MUGA indicates that it could be used for informal/imaginative play. Parks would consider a deduction in the POS contribution for this area if it can be shown that it is truly suitable for play without conflict with other users of the Garden.

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

Notes relating to provision of sheltered housing/residential homes

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 parks such as Thompson's Park, Victoria Park and Bute Park 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 Kitchener Gardens, Spencer Gardens and Clare Gardens.

6. **EXTERNAL CONSULTEES**

6.1 Welsh Water states:

SEWERAGE

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

Surface Water Drainage

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB).

We would request that if you are minded to grant Planning Consent for the above development that the Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement

to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

The proposed development is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP period (years 2020 to 2025). In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For you to obtain a quotation for the hydraulic modelling assessment, we will require a deposit of £250. This fee is non refundable, however, if the developer wishes to proceed with the assessment the £250 will be deducted from the final modelling costs.

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

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.

(Welsh Water's comments have been forwarded to the applicant)

6.2 South Wales Police state:

Having reviewed the drawings, I would have the following observations to make in respect of the above development, with a view to the development achieving the Secured by Design (SBD) Gold Award:-

(i) Perimeter security.

The rear and sides of the apartment block and communal areas must be protected by walls/fencing/railings at least 1.8 metres high. They must be robust and designed so they are difficult to climb over. Gates giving access to the side and rear of the apartment blocks must be sited on or as near to the front building line of the building as possible, be lockable both sides with a key, should have access control fitted, e.g. digilocks, and be the same height as the adjacent walls/fencing.

(ii) Lighting.

The site, especially the vehicle parking bays, cycle stores and bin stores must be lit, during the hours of darkness. The corridors and entrances into the building must also be lit during the hours of darkness, when in use.

Lighting must be controlled by photo electric cells or time switches.

(iii) Landscaping.

Trees and other landscaping features must not be positioned where they could obscure lighting or provide a potential climbing aid into residential block.

All planting must ideally be of the low-level type. Shrubs should have a mature growth height of 1 metre and trees should be bare stemmed to a height of 2 metres from the ground.

Trees must not be positioned to act as climbing aids and trees and planting must not obscure doors and windows.

(iv) Vehicle parking areas.

All the vehicle parking bays must be overlooked by the rooms in the residential block.

The bays must be illuminated at night and they must enjoy good natural surveillance with unobstructed views from the apartment block.

(v) Bicycle stores.

The bicycle store, with individual stands for securing bicycles, must be secure. The store must be lit during the hours of darkness (please visit website www.securedbydesign.com for more information).

(vi) Bin storage.

The bin stores must be secure and ideally located away from the apartment block.

(vii) Drainpipes.

Drainpipes must be located within the fabric of the building or be flush fitting and of a design that is difficult to scale.

(viii) Utilities.

If smart meters are not installed the utility meters must be located to the outside and front of the apartment block.

(ix) Door security.

The entrance doors into the apartment blocks must meet SBD standards i.e. PAS 24 2016, or equivalent and must be third party tested and certificated. The individual apartment external doors must also meet the same standards as must the doors of the community centre..

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must have no external furniture fitted.

Glass fitted in or adjacent to door panels must be laminated and doors in recesses of more than 600 mm deep must be avoided.

(x) Window security.

All vulnerable windows must meet the SBD standard PAS24 2016 or equivalent and be third party tested and certificated. Vulnerable windows must have window locks fitted, preferably ones that are key operated.

(xi) Security shutters.

If there is valuable property stored in the community centre consideration must be given for the doors and windows to be protected by shutters that meet SBD standards and specifications.

(xii) Access control.

Access into the residential block must be controlled by access control with audio and visual verification fitted. Access into rooms where valuable property is stored must also be controlled.

(xiii) Intruder Alarm.

Consideration must be given to alarming the community centre. The alarm

ideally should be linked to a central monitoring station with any alarm wires protected.

(xiv) Dwelling identification.

The apartment blocks must be clearly identifiable and the individual apartments must be clearly numbered.

Further more detailed information can be found on the Secured by Design website www.securedbydesign.com .

(South Wales Police's comments have been forwarded to the applicant)

- 6.3 The Fire Service say that the developer should consider the need for adequate water supplies on site for firefighting purposes and access for emergency firefighting appliances.

(The Fire Service comments have been forwarded to the applicant)

- 6.4 NRW states:

The submitted Pre-Applicant Consultation (PAC) Report prepared by LRM Planning Limited, dated July 2021, identifies that we were consulted on the proposal during statutory pre-application consultation. We provided comments in our letter reference CAS-146560-D7P7, dated 11/05/2021. The PAC Report acknowledge our comments. We note amended information has been submitted for this application.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

- Section 2.4 Development Proposal and Section 7 Conclusions of the document entitled, 'Riverside Community Living Flood Consequences Assessment', prepared by JBA Consulting, dated July 2021.

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Flood Risk The planning application proposes highly vulnerable development (residential). Our Flood Risk Map confirms the application site to be entirely within Zone C1 of the Development Advice Map (DAM) as contained in TAN15. Our records also show that this site has previously flooded during the December 1960 and December 1979 flood events.

Section 6 of TAN15 requires the Local Planning Authority (LPA) to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in Section 6.2 of TAN15. If the LPA consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the

Applicant to demonstrate, through the submission of an FCA, that the potential consequences of flooding can be managed to an acceptable level.

The FCA prepared by JBA Consulting, dated July 2021, shows that the risks and consequences of flooding could be managed to an acceptable level, provided the proposed measures are implemented and the following document is included in the condition identifying approved plans and documents on the decision notice:

- Section 2.4 Development Proposal and Section 7 Conclusions of the document entitled, 'Riverside Community Living Flood Consequences Assessment', prepared by JBA Consulting, dated July 2021.

The FCA identifies the proposed finished floor level (FFL) is 7.29m AOD. Based on this FFL, the FCA shows:

- The proposed development site is predicted to be flood free during the 1% (1 in 100 year) plus climate change annual probability fluvial flood event. This meets the requirements of A1.14 of TAN15;
- The proposed building is predicted to flood to a maximum depth of 590mm, at a maximum velocity of 0.15m/s, during a 0.1% (1 in 1000 year) annual probability fluvial flood event. This is within the tolerable limits of A1.15 of TAN15;
- The proposed residential car parking spaces, located towards the north of the development boundary, are predicted to flood to depths of less than 600mm, at a maximum velocity of 0.15m/s, during a 0.1% (1 in 1000 year) annual probability fluvial flood event. This is within the tolerable limits of A1.15 of TAN15.
- The proposed games area is predicted to flood to depths of less than 300mm, at a maximum velocity of 0.15m/s, during a 0.1% (1 in 1000 year) annual probability fluvial flood event. This is within the tolerable limits of A1.15 of TAN15;
- The proposed finished floor levels are similar to those of the existing building, the building footprint not significantly larger than the existing building, and the proposed ground levels surrounding the building will be kept as close to existing as possible. As such, the potential to increase the flood risk elsewhere as a result of the proposed development has been minimised in the design. This meets the requirements of A1.12 of TAN15.

The FCA has proposed the management of any residual flood risk by recommending: the owners and occupiers sign up to receive Flood Warnings; the production of a flood emergency/action plan; flood resistance and resilience measures be incorporated into the design of the development; and, flood refuge areas.

We consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. Therefore, we have no further comment regarding tidal flood risk in this instance.

Further Advice It is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15. We cannot advise you on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

European Protected Species The Ecological Assessment prepared by Pure Ecology, dated September 2020, has identified that bats were not using the application site. We would therefore have no adverse comments to make in relation to EPS on the application as submitted.

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.

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 The application has been advertised on site, in the press and neighbours have been notified.

7.2 Councillor Iona Gordon Councillor Kanaya Singh state:

(a) We object to the application because there are not enough parking spaces. We think the plans need to be adjusted to create at least ten more spaces. If no extra parking is provided the community facilities proposed are unlikely to be used

Overall we support the proposals, which will provide much needed social housing for older people in Riverside. We also commend the spaces for community use on the ground floor. The main issue that we, and many residents are concerned about is the lack of parking for visitors accessing the new building. The existing car park will be lost. In pre-application discussions with the Council we were persuaded that the other car parks nearby at Gray Street and Severn Road are under used and would provide enough parking for people shopping on Cowbridge Road.

However there is no parking provision in the plan for staff or users of the community facilities. This will deter people using the community spaces as there is nowhere to unload goods, sports equipment, event goods, resources for classes to be unloaded.

The loss of the car park will also put too much pressure on the surrounding streets especially Picton Place etc. The car parking spaces in these streets should all be made resident only as it is already very difficult for residents to park here. They often have to park in the public car park that will be lost under this plan.

And

b) When this is comes to the Planning Committee for debate, Cllrs Singh, Elsmore, Patel, Cunnah and myself would like to request a site visit as the computer generated images of the proposed development do not give a reasonable picture of the site context with the two storey houses on Leckwith Road and Earle Place.

7.3 Councillor Cunnah states

We write as councillors of the Canton ward in relation to the proposal to redevelop Canton Community Centre, ref. 21/01806/MJR. Although the site lies in the Riverside ward, the impact of the proposed development would be felt by residents in our ward. We have been contacted by many residents and have also attended a public meeting where many concerns were raised.

In particular, we believe concerns raised with us about the scale of the proposed development need to be thoroughly considered. We think this will be best understood by viewing the site in person, and we support the call by the Riverside councillors Gordon and Singh for planning committee members to hold a site visit.

We believe that due to its length, height, width and scale in close proximity to terraced residential housing in our ward, especially on Leckwith Road and Earle Place, the proposed development could have an overbearing and unneighbourly impact upon neighbours, contrary to Policy KP5 (x) of the Cardiff Local Development Plan. Its height would be unprecedented in this part of the city, which could also be contrary to Policy KP5 (xii) which indicates new tall buildings are required to be located within existing clusters of tall buildings.

Please can you register this comment from the three Canton Councillors and ensure these issues are considered in the planning process.

7.4 Councillor Susan Elsmore states:

In view of the significant community interest in this proposal, can I add my voice to that of my ward colleagues Cllrs Ramesh Patel & Stephen Cunnah in seeking a site visit.

7.5 A petition with 90 signatures has been received stating:

We the undersigned do not object in principle to the redevelopment of the Canton Community Centre site but we do object to the scale of the

redevelopment. We want:

The building to be no higher than 3 storeys

Sufficient on-site car parking for the residents/carers and community centre users

The MUGA to be left where it currently is

7.5 Letters of objections have been received from 1 resident of Leckwith Road, 4 of St John's Crescent, 5 from Earle Place, 6 from Denton Road and 4 where the address was not specified. The objections received are precised as follows:

- i) 5 storey development is out of scale and out of character contrary to LDP Policy KP5
- ii) Overshadows nearby dwellings and take away light
- iii) Adversely affect privacy
- iv) Demolition of existing building is not sustainable
- v) Loss of car park will be to detriment of residents (who use overnight), community centre users, shoppers and shops, future occupants and visitors.
- vi) Reduced size of community centre is detrimental to the community
- vii) Immediate environment is magnet for anti-social activity.
- viii) Building on the garden area contrary to environmental policies
- ix) Construction, Traffic, dust, noise and fumes during building works
- x) Additional traffic on Leckwith Road
- xi) PPW 11 Place Making Charter says places should have a mix of uses providing an opportunity for community development
- xii) Adverse impact on air quality
- xiii) Repositioning of MUGA closer to housing will be a noise nuisance
- xiv) Lack of green space for residents and on busy road
- xv) Proposal does not create cohesive community
- xvi) Poor consultation – rushed through
- xvii) Lack of Equality Impact Assessment – no indication that future residents want to live here.
- xviii) Drawings misleading
- xix) DCfW had concerns re materials and quality of build
- xx) Because double yellow lines extended in local area local members secured right for residents cars to be parked overnight in the car park.
- xxi) Proposal contrary to LDP Policies KP5, KP6, C1 and C2 and H6 are referred to
- xxii) Flooding on corner Leckwith Rd/Earle Place development will make it worse
- xxiii) Loss of view
- (xxiii) More people, more congestion, more pollution, more accidents.

8. **ANALYSIS**

8.1 This application was deferred by Planning Committee at its meeting on 3rd November 2021 in order to undertake a Site Visit. The Site Visit took place on

Monday 6th December 2021 and the application is now reported back for determination.

Policy

- 8.2 The site is located in the settlement boundary as defined by the LDP proposals map and has no specific allocation or designation.
- 8.3 The context of the surrounding area is characterised by the commercial/retail uses of Cowbridge Road East District Centre to the north and residential uses to the south and east.
- 8.4 Policy H6: Change of Use of Redevelopment to Residential Use; Policy C2: Protection of Existing Community Facilities and Policy C4: Protection of Open Space provide the relevant policy framework.
- 8.5 Policy H6 permits the change of use of redundant premises for residential use where:
- There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
 - The resulting residential accommodation and amenity will be satisfactory;
 - There will be no unacceptable impact on the operating conditions of existing businesses;
 - Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.6 Policy C2 only permits proposals involving the loss or change of use of buildings currently or last use for community facilities if:
- i. An alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity or;
 - ii. It can be demonstrated that the existing provision is surplus to the needs of the community.
- 8.7 Policy C4 does not permit development on areas of open space unless:
- i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
 - ii. The open space has no significant functional or amenity value; and
 - iii. The open space is of no significant quality; or
 - iv. The developers make satisfactory compensatory provision; and, in all cases;
 - v. The open space has no significant nature or historic conservation importance.
- 8.8 Assessed against Policies C2 and C4, the proposal would re-provide an improved community facility that meets the needs of the community and provide

a relocated MUGA and improved green infrastructure and therefore not cause and or exacerbate a deficiency of open space.

- 8.9 Assessed against Policy H6, the site is located in the settlement boundary, in a highly sustainable location, within a 5 minute walk to Cowbridge Road East District Centre that provides the necessary retail, community facilities and services to serve the new residents and easily accessible to the city centre by sustainable forms of transport, being close to a number of public transport links within a 5 minute walk and is considered a compatible use with the character and context of the surrounding area.
- 8.10 The application raises no land use policy concerns.

Heritage

- 8.11 It is considered that this five-storey development is sufficiently distant from the St John's church that any minor setting impact will be restricted to long views to and from the Grade II Listed asset. The development is some 130m from the grade II listed buildings at 271-275 Cowbridge Road and has no impact on the setting of those buildings.

Urban Design

- 8.12 This is an ambitious project. It sits on the site of the existing community centre, MUGA and car park which in combination currently create a poor impression.
- 8.13 The scheme is essentially one building in two parts: a new community hall, accessed from the east, and the residential accommodation for elderly people accessed from the west and east. Whilst most of the residential units are accessed from the internal atrium, 4 fronting Leckwith Rd are accessed directly from the front garden. The pattern of access to the building is fine, creating active frontage on each side. The entrance from Leckwith Rd is elegantly aligned to the church vista from Earle Place and the doorway is double height to create some interest in the view, which is a nice feature, without distracting from the church.
- 8.14 Overall the mass is out of character with the general scale of development in Canton which typically is 2-3 storeys. However, this is an attractive scheme which sits within a good, set back garden setting, and that its combination of community and social uses will create interest and really enhance a slightly neglected corner of the area. The scheme is very carefully considered in detail with elegant facades, great fenestration, a rich and interesting roofline, and great brick detailing. This combination of rich features helps to moderate the overall mass and allows a domestic scale to prevail. The scheme will make a positive contribution to the standard of build in this part of Canton.
- 8.15 The scheme includes some good ideas for garden areas, managing to maintain the key frontage trees. The boundaries shown in plan are all fine and sensible for their context. A condition 21 regarding the walls/railings, to the front boundaries is proposed in view of their prominence.

- 8.16 The scheme includes a good plan for a communal garden and then the relocation of the MUGA. This is done whilst retaining the two north south pedestrian routes which are a feature of the Radburn layout of the wider area. It is beneficial for both these routes to be maintained open for local area permeability, whilst the building boundaries are clear and secure.
- 8.17 The position of the benches and the suggested form of the community garden is good. The community garden is contained by railings for security but inter-visibility, which is sensible. To enable surveillance of the community garden from surrounding homes where hedges are proposed condition 22 is recommended, which is also relevant for the surveillance of the MUGA.
- 8.18 The atrium is well articulated in the form and elevation. Whilst it is not an urban design issue, it is a feature of the design of a Council building that may be of interest to Committee.
- 8.19 Overall, it is considered that the proposed development is a striking design, a great combination of uses and a form of development that significantly enhances its context.

Trees

- 8.20 Following the submission of revised landscaping and tree protection details the Tree Officer has no objections in principle
- 8.21 The Tree Officer's comments are considered covered by proposed conditions 25 – 29 and identifying relevant plans and documents in condition 2
- 8.22 The Shared Regulatory Officer says she has been contacted by the geoenvironmental consultants. They have undertaken a contamination assessment (submitted with the application) which identifies contaminants and will require remediation. She requested the relevant contamination remediation conditions (referred to at section 5.2 of this report). However, the consultant has advised her that the 'usual' remediation strategy – a 600mm soils cover system for soft landscaped areas - will not be practical in some parts of the development site, because of the potential damage to retained trees.
- 8.23 For the St Pauls Church, Llanmaes Street development (planning ref: 16/03065/MJR) there was a similar conflict between the remediation requirements for soils and the root protection areas of retained trees. It was resolved by the remediation strategy being modified to exclude these root protection areas, on the proviso that an appropriate health and safety record is maintained at the development by the property management/owner recording the ground conditions in the root areas of the retained trees, associated risks and appropriate mitigation for workers (PPE etc).
- 8.24 The Tree Officer says that an approach as per the St Pauls Church Development would be expedient, if it is deemed acceptable from a human health perspective. This would avoid losing all the trees at the site as a

consequence of capping. In this case the applicant has submitted details of a No Dig Construction Method that the Tree Officer finds acceptable.

Comments on Petition and Representations

(i) Height out of character

8.25 Paragraph 1.14 of the Council's Tall Buildings SPG states:

In areas outside the city centre, buildings tend to be far lower. Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors, would be considered tall in this context. Tall buildings outside the city centre are unlikely to be supported unless they can be demonstrated as meeting all of the criteria outlined in this SPG.

8.26 In this case the two storey houses to the south are 9.5m high and the nearest part of the proposed building is 12.2m high and three storeys. The end house in Phillip Street is 2.5 storeys high and the remainder of the terrace are 2 storey units. The nearest dwellings to the north-east are 11m high and 3 storeys high. The Tesco store to the north is a big building with a maximum height of 13m. To the top of the fifth floor of the proposed apartments is 16.3m high and the top of the highest roof would be 19.7m high.

8.27 In terms of the SPG the proposed building is not defined as tall as it is neither double the actual height and number of floors of surrounding buildings. The end dwellings in Earle Place are two storeys and some 10m high but separated from the proposed building by some 26m, Leckwith Road and some mature trees. St Johns Church by comparison is 34m high to the tip of the spire.

8.28 The proposed building is taller than the nearest dwellings and needs to justify its location whether it is considered a Tall Building within the terms of the SPG or not. Paragraph 2.2 of the SPG states that:

All tall building proposals must demonstrate that:

There would be no negative impacts on important views or vistas.

The character or setting of heritage assets is not harmed.

The proposal will be a positive feature in skyline & streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark.

No material harm is caused by overshadowing or overlooking.

There will be walking and cycling accessibility to sustainable transport and local facilities.

Detailed proposals will:

Exhibit exceptional architectural standards: elegance in form, silhouette and quality of materials.

Maximise activity through ground floors uses and fenestration.

Provide the highest standards of building performance, safety, inclusivity and adaptability.

Include exemplary cycle storage, low car parking levels and integrated

servicing, recycling and waste storage.

Prove that the development will not create adverse microclimatic effects.

Deliver significant enhancements to the public realm

- 8.29 Should Committee regard this development as a tall building, as defined by the SPG, it is considered that this proposal meets the aforementioned criteria.

(ii) Overshadows/Takes away light

- 8.30 The three storey element north of Philip Street is set some 17-19.5m away from those dwellings and neither overshadows nor takes away light from them.

- 8.31 The four storey element does not infringe the 25 degree guideline contained in the Residential Design Guide.

- 8.32 The five storey element will marginally infringes the 25 degree guideline (28 degrees) part way up the upper floor at a distance of some 26m in respect of only the side windows in the ground floor of 19 Earle Place. In view of the separation distance the impact isn't immediate and enough light will get past the proposed building at that distance, as the taller element is reasonably narrow.

- 8.33 It also helps that the plans indicate a reasonably characterful but light brick which will also reflect a little more light around. Proposed condition 15 is recommended to ensure that a reasonably light brick is chosen to allow adequate light to reflect off what is a reasonably large building in its context, in order to reduce its perceived mass and enhance reflected light.

(iii) Privacy

- 8.34 The development does not contravene the Council's privacy standards contained in the Residential Design Guide SPG other than for the southern elevation of the three storey element of the development facing the rear of the properties in Phillip Street. This can be addressed by proposed conditions 3 and 4 in respect of secondary side facing windows, that can be fitted with obscure glazing, and the side section of the balconies, which can be fitted with privacy screens that must be retained in perpetuity. The applicant has advised that the landing windows on southern elevation should remain clear as they provide important aspects out and orientation for residents of the building by providing views out of the building. However, this could still result in overlooking of windows to ground floor habitable rooms in Phillip Street and condition 3 should be retained as proposed.

(iv) Parking

- 8.35 Paragraph 4.1.9 of Planning Policy Wales states:

The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Delivering this objective will make an important contribution to decarbonisation, improving

air quality, increasing physical activity, improving the health of the nation and realising the goals of the Well-being of Future Generations Act.

- 8.36 The scheme includes stands for 42 cycle parking spaces for users of the community building MUGA. These spaces are well located at the edges of the public space and close to the communal building entrance and stands for 12 cycle parking spaces within the building.
- 8.37 The scheme involves the loss of parking spaces. 83 parking spaces, replaced by 18 (5 of which are disabled spaces).
- 8.38 The site lies within the Central Area for the application of car parking standards contained in Managing Transportation Impacts (incorporating Parking Standards) SPG. For elderly person residential development in central areas the Council's Parking Standards state that no minimum number of car parking spaces are required. The Council's Parking Standards for non-residential institutions states that there is no minimum number of car parking spaces that are required. The proposal provides more car parking than the minimum required by the Council's standards.
- 8.39 Committee will no doubt recall a decision earlier this year at Pentwyn when 20 two bedroom and 8 one bedroom apartments was granted with 4 car parking spaces (ref 21/00321/MJR). The current application is in a more sustainable location than that approved this year in Pentwyn.
- 8.40 The plan for parking is very clear and nicely resolved, with parallel and perpendicular parking bays and a scheme for landscape and tree planting. The parking spaces for the development are block paved.
- 8.42 The proposed access and parking arrangements accord with LDP policy KP8 and the Managing Transportation Impacts SPG, which seek to reduce travel demand on the car; enable and maximise use of sustainable methods of travel; and provide people with access/mobility requirements. Further, dependence on the private car will be reduced due to the proximity of the site to the District Centre of Cowbridge Road East and various local bus stops.
- 8.42 The applicant has sought to clarify the parking arrangements and states:

As you will be aware the design development stages have involved regular meetings with our Transport and Highways colleagues to help us better understand any transport matters and to develop a joined-up proposal reflective of the Council's One Planet Cardiff Strategy for greater sustainable development, the site's locational characteristics and the Council's aspiration for a comprehensive scheme that addresses a number of local needs through a high quality mixed use development.

With this in mind we have agreed with Transport and Highways colleagues the following approach to parking management:

- 5 short term pay'n stay parking spaces located north-west and accessed from Leckwith Road. These will be managed and enforced by the Highways Network Operations Team.
- 7 private residential parking bays (including 4 disabled bays) located in a separate court to the north-east of the site. To help discourage non-resident users, only resident parking permit holders will be permitted to park here. These will be allocated by our Housing team and managed/enforced by the Highways Network Operations Team. To help further reinforce the difference between parking bays in this location we have decided to move the residents bays to the east (as a separate court) and will ensure signage is used to explain that they are for private residents only. Changes to the hard landscaping in this court will also be used to further reinforce this distinction.
- 1 private resident parking bay south-west that will be dedicated for an eclectic charging pool car and managed by Housing and enforced by the Highways Network Operations Team.
- 1 disabled bay south-west enforced by the Highways Network Operations Team.
- 4 adopted parking bays on Picton Place that will become part of the emerging and proposed Resident Parking Area for Picton Place.

8.43 The Transport Officer has no objection to the revised parking arrangements subject to proposed conditions (31-35) and the second part of a recommended Unilateral Agreement. The Unilateral Undertaking is designed to provide improvements to nearby public car parks which would in part mitigate the loss of the car park on this site.

(iv) Demolition of Existing Building is not sustainable

8.44 The Regeneration Officer has stated that the building is “in great need of updating and modernisation to secure it’s long term sustainability for community use”. It is considered that the redevelopment of this site will enable a more efficient use of land where future residents will be conveniently sited to access a range of facilities on this brownfield site, reducing the need to use private motor vehicles.

8.45 Furthermore, the new building would incorporate photovoltaics on the southern roof slopes, shared ground source bore-hole array linked to individual heat pumps for each flat and other energy efficient measures.

(v) Community Centre Size reduced

8.46 The Regeneration Officer at paragraph 5.4 of this report has clearly detailed her position and supports this proposal.

8.47 The Community Centre would have one squarish room that could accommodate a 100 or more persons for a meeting and a similar sized rectangular shaped room that could be subdivided to provide flexible space. There would also be toilets, kitchen, storage and buggy storage area (for 4 mobility scooters for users of the centre).

(vi) Reducing garden area.

- 8.48 The community garden is to the north-west of the existing building. A redesigned garden to the south and south west of the re-sited MUGA is proposed for residents of the development along with a community garden area to the east (for a larger and more useable community garden). Tree planting to the front of the proposed building would be retained with small private gardens to the ground floor apartments. The re-provided community garden would be over 70m from Leckwith Road as compared to the existing community garden that adjoins Leckwith Road.

(vii) Existing Anti-Social Behaviour

- 8.49 The Police have raised no objection to this proposal and proposed condition 15, which requires cctv coverage of the site. Passive surveillance by residents from the new apartments and repositioning the MUGA and community garden will be overlooked by more existing dwellings which will further increase surveillance and should help improve the current situation.

(ix) Disturbance during Demolition and from construction

- 8.50 Any noise or disturbance from demolition and/or rebuilding will be for a temporary period only. There will be a requirement for a CEMP and other mitigating conditions (proposed conditions 16, 19, 20 and 37), to address dust and deliveries, and the developer has to comply with Pollution Control legislation. Future vehicle movements and associated emissions will be reduced to a certain degree as the car parking area is redeveloped and then replaced by the proposed development.

(x) Additional traffic on Leckwith Road

- 8.51 The reduction in public car parking spaces will reduce the overall number of vehicles attracted to this part of Leckwith Road.

(xi) Lacks opportunity for community development

- 8.52 The co-location of residential accommodation, a community centre, community garden and MUGA provides a great opportunity for community development. The accommodation is not in an isolated location but in the heart of an existing community.

(xii) Air Quality

- 8.53 An Air Quality expert for Wardell Armstrong states:

We have been advised through the comments forwarded to the applicant that Shared Regulatory Services require an air quality assessment for the proposed development and I am looking to clarify the required scope of works. At this stage we consider that a detailed (i.e. modelled) air quality assessment would

not be required in this instance for the following reasons:

- The development is not located within, or near to, an existing Air Quality Management Area (AQMA) and is therefore not considered to be in an area of poor air quality.
- Recent local air quality monitoring and current mapped background concentrations for the site illustrate that annual mean pollutant concentrations within the vicinity of the site are below the respective annual mean objectives and considerably below the level at which breaches of the short-term objectives for NO₂ and PM₁₀ would become likely.
- The proposed development site is relatively small. It is therefore considered that the impact associated with dust from the construction phase, in accordance with the IAQM 'Guidance on the Assessment of Dust from Demolition and Construction (February 2014)', will not be significant with appropriate site mitigation in place. It is anticipated that mitigation measures will be detailed in a Construction and Environmental Management Plan or Dust Management Plan.
- From a review of the trip generation data presented in the Transport Statement for the site, it is clear that development-generated traffic numbers will be well below 500 AADT, which is the IAQM threshold for a detailed assessment.

Taking these points into consideration we propose preparing a qualitative air quality technical note, summarising the above points. It would be most helpful if you could confirm whether this approach is acceptable.

8.54 The Technical Officer – Environment (Enterprise and Specialist Services) states

As the key points have been addressed, I have agreed that preparing a qualitative air quality technical note will be acceptable rather than a full AQA. This will hopefully alleviate any concerns from local residents. (The Technical Officer was provided with a technical report by Wardell Armstrong that concluded that any effects should not be significant).

8.55 Proposed conditions 19 and 20 and part 16 and 37 are recommended to address air quality issues in line with the advice of the Council's Technical Officer – Environment (Enterprise and Specialist Services) and one of the Transport Officer's recommended condition.

(xiii) Repositioned MUGA will cause nuisance

8.56 The MUGA is currently located approximately 25m from the nearest existing dwellings which are on the western side of Leckwith Road. The 2006 and 2007 consent for a MUGA included floodlights. The MUGA will be relocated to the east of its current position and will be 20m from existing dwellings. No floodlighting is proposed and proposed condition 13 is designed to prevent late night noise. There will be good surveillance from surrounding properties, assisted by proposed condition 22. No objection has been received from the Noise Officer.

(xiv) Lack of green space for future residents and on busy road

8.57 This has in part been addressed by the response to (vi) above. Future residents will be able to use their garden and the community garden which are located further away from and part screened from Leckwith Road by the proposed building. The community garden will be overlooked by surrounding dwellings providing improved passive surveillance. There will be an internal atrium and balconies for future occupants. The development will meet the SPG Residential Design Guide requirement for amenity space.

8.58 The issue of air quality and noise that can be associated with road traffic is addressed elsewhere in this report and by proposed conditions 16, 17, 19, 20 and 37.

(xv) Proposal does not create cohesive community

8.59 The co-location of residential accommodation, a community centre, community garden and MUGA provides an opportunity for community development. The accommodation is not located in an isolated location but in the heart of an existing community.

8.60 It is not considered that this type of elderly person accommodation prevents residents being active in their local community. Local facilities are in walking distance and storage will be provided on site for the garaging of mobility scooters for those residents who need to use them.

(xvi) Poor consultation – Rushed Through

8.61 The criticism received appears to primarily relate to the PAC consultation process but that had to be undertaken in accordance with revised arrangements approved by the Welsh Government because of Covid. The PAC process was conducted prior to the submission of this application.

8.62 In response to the criticism of the PAC the applicant says that there is no requirement to consult in other languages. The description of the proposal was in broad terms and the supporting documents made it clear what the proposal involved. It is not the fault of the PAC undertaken that anyone was held back from commenting. Parking provision is covered by the Transport Statement. The Housing Team also conducted an informal consultation prior to the PAC.

8.63 In conclusion the agent states:

My overall statement on all of the above is that PAC is a process that seeks to engage interested parties and not a fait accompli process, in that documents and drawings are presented in draft form, and changes often can and will be made between PAC and application submission. The key consideration, as I've discussed with officers in various Authorities since the introduction of PAC, is whether the applicant and its team have prejudiced any interested parties in the process of carrying out PAC, to which I would answer that we categorically

haven't.

- 8.64 It is considered that the description of the planning application is reasonably comprehensive. The planning application has been publicised by site notices, press notice, neighbour notification letters and on the Council website. The objections received provide a reasonable indication of the success of this publicity exercise.
- 8.65 The application was received on 21/07/202, registered on 27/7/2021 and reported to the Planning Committee on 3/11/2021. Applications should normally be determined within an 8 week period. This application has taken over 3 months before presentation to Committee and as such is not considered to be rushed nor is the decision of the Local Planning Authority pre-determined.

(xvii) Lack of EIA

- 8.66 The Housing Department will have carried out their own assessment of housing need to determine the type of housing and the design requirements for future residents. Officers in the Housing Department working in conjunction with the architects will have used their expert knowledge in formulating a scheme and identifying a location that would provide good quality living accommodation for future residents.
- 8.67 Five disabled parking spaces are proposed and the garden area is at level.

(xviii) Drawings misleading

- 8.68 Some objectors found a drawing within the 78 page DAS misleading. It is considered that the drawings attached to this report and available on-line give an accurate representation of what is proposed.
- 8.69 The agent states:

The images in question are sketched perspective/aerial/isometric images used for indicative purposes and are therefore not scalable. The elevations and floor plans are the only drawings that should be used for scale. Notwithstanding this, I would contest that closer inspection would demonstrate quite clearly that floor-to-ceiling vertical measurements of our building are clearly greater than Tesco. Perhaps the objector is confused by the single storey green-roofed element? Again, not a contestable point.

(xix) DCfW

- 8.70 The Design Commission for Wales highlighted a number of issues:

Community Engagement The proposals have been based on initial engagement with the local community and therefore should reflect what is needed in the area. Reshaping this space, re-provision of community facilities and the introduction of new residents to the area are all welcomed but will

require an ongoing commitment for community involvement to ensure that the process is positive and meaningful for new and existing residents. As well as the proposed next phase of consultation, consideration should be given to creative ways in which the community can be involved in the design and delivery of the facilities. This could include engaging an artist to work with the local community (within the COVID restrictions of the time) and potentially contribute something physically to the development which would help to embed identity, meaning and sense of ownership within the scheme.

Public/Private Spaces. Further clarity is needed on the distribution and management of public and private spaces to aid legibility and to avoid ambiguity in use. The potential to explore a cruciform arrangement to the residential accommodation which would include an east-west route through the building and make a connection into the public space should be further explored. This could help to make better sense and use of the space to the southeast of the building which currently lacks a clear purpose.

Building Form. The evolution of the proposals has generally been positive, however there are still some issues to resolve. Building back in the clarity that was evident in earlier iterations, including the cruciform arrangement would benefit the proposals. The step down from four to three storeys with the atrium and gable arrangement is not currently working and requires a further look at the overall distribution of mass and storey heights. The termination of the vista along Earle Place should be considered as part of this development of this element of the scheme

MUGA and Public Realm. Lighting will have a big impact on the quality of the proposed space. While floodlighting of the MUGA is not proposed, lower-level lighting which provides a sense of security will be important to the area surrounding the MUGA. Similarly, the fencing around the MUGA and boundary treatment to the green space will be critical to the sense of openness verses security within the space. A management plan for the MUGA and other public realm areas will be essential for the long-term success of this development. The north-south route to the east of the site is an important connection into the wider community and should be reflected in the proposals. We welcome the retention of existing trees.

Delivery. Retention of design quality throughout the development process will be critical to ensure that those aspects that contribute to the quality of life for residents and placemaking for the neighbourhood are not lost. Part of this will be ensuring sufficient design expertise is retained/appointed throughout delivery but also ensuring the available budget is realistic and focused on the most important aspects of the team.

Next Steps We would welcome a further review of the proposals when further design development has taken place but well in advance of a planning application.

- 8.71 The developer has undertaken a pre-application consultation process and engaged with local members. There is no direct link between the community

centre and the apartments for security purposes. The current iteration is considered to improve on an earlier version viewed by DCfW and the entrance door and brick detailing as well as retained trees improves the vista along Earle Place. The Council will manage the MUGA and public realm areas. The quality of the scheme is self-evident. The applicant's position is to have regard to DCfW in preparation of their final scheme and not to repeat the process.

(xx) Residents right to park in public car park at night.

- 8.72 Any agreement to use parking spaces otherwise used by the Community centre or visitors to the apartments by local residents is a matter for the Council, Housing Department and residents. The Housing Officer has confirmed that 5 of the parking bays will be available for residents' over-night use. The introduction of an electrical charging point will be to the future benefit of residents.

(xxi) Contrary to Policies

- 8.73 (a) Policy KP5 GOOD QUALITY AND SUSTAINABLE DESIGN states:

To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:

- i. Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;
- ii. Providing legible development which is easy to get around and which ensures a sense of continuity and enclosure;
- iii. Providing a diversity of land uses to create balanced communities and add vibrancy throughout the day;
- iv. Creating interconnected streets, squares and spaces as distinctive places, which are safe, accessible, vibrant and secure and incorporate public art where appropriate;
- v. Providing a healthy and convenient environment for all users that supports the principles of community safety, encourages walking and cycling, enables employment, essential services and community facilities to be accessible by sustainable transport and maximises the contribution of networks of multi-functional and connected open spaces to encourage healthier lifestyles;
- vi. Maximising renewable energy solutions;
- vii. Achieve a resource efficient and climate responsive design that provides sustainable water and waste management solutions and minimise emissions from transport, homes and industry;
- viii. Achieving an adaptable design that can respond to future social, economic, technological and environmental requirements;
- ix. Promoting the efficient use of land, developing at highest practicable densities and where appropriate achieving the remediation of land

- contamination;
- x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;
- xi. Fostering inclusive design, ensuring buildings, streets and spaces are accessible to all users and is adaptable to future changes in lifestyle; and
- xii. Locating Tall buildings in locations which are highly accessible through walking and public transport and within an existing or proposed cluster of tall buildings.

8.74 The proposal is generally in line with the elements defined in Policy KP5 other than part of criteria (xii) as it is not within a cluster of tall buildings and part of criteria (x) as it has an impact on the ground floor windows of one dwelling but otherwise makes a positive contribution to the appearance of the area.

8.75 (b) Policy KP6 NEW INFRASTRUCTURE states:

New development will make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development in accordance with Planning Policy Guidance. Such infrastructure will be delivered in a timely manner to meet the needs of existing and planned communities and includes the following aspects which may be required having regard to the nature, scale and location of the proposed development:

Essential / Enabling Infrastructure:

Transportation and highways including access, circulation, parking, public transport provision, walking and cycling;

Utility services;

Flood mitigation / defences; Necessary Infrastructure:

Affordable Housing;

Schools and education;

Health and social care;

Community buildings and facilities including District and Local Centre improvements;

Local employment and training including replacement employment opportunities where relevant;

Community safety initiatives;

Open space, recreational facilities, playgrounds, allotments;

Protection, management, enhancement and mitigation measures relating to the natural and built environment;

Public realm improvements and public art;

Waste management facilities including recycling and services;

District heating and sustainable energy infrastructure.

8.76 It is considered that the provision of safe affordable housing for older purposes and new replacement community centre, community gardens and MUGA is in accordance with this policy.

8.77 (c) Policy C1 COMMUNITY FACILITIES states:

Proposals for new and improved community facilities, health and religious facilities will be encouraged, subject to the following criteria being satisfied:

- i. The facility would be readily accessible to the local community it is intended to serve by public transport, walking and cycling;
- ii. The facility would not unduly prejudice the amenities of neighbouring and nearby residential occupiers;
- iii. The facility would not detract from the character and appearance of a property or the locality;
- iv. The facility will not lead to unacceptable parking or traffic problems;
- v. The facility is designed with the greatest possible flexibility and adaptability to accommodate additional community uses without compromising its primary intended use.

8.78 The community facility would comply with criteria i, ii and iii. The Transportation Officer has raised no objection subject to conditions in respect of iv and an element of the proposed Unilateral Undertaking will further assist. The Regeneration Officer has raised no objections in respect of v and specifically refers in her comments that the community centre incorporates flexible ground floor community spaces.

8.79 LDP Policies C2 and H6 are addressed earlier in this Section of this report.

(xxii) Flooding

8.80 The Flooding Map indicates that on Leckwith Road at its junction with Earle street that it is most susceptible to surface flooding. Some residents have made reference to flood events at the junction of Leckwith Road/Earle Street. The proposed building falls outside that area.

8.81 Much of Canton and Riverside including the application site lie within Flooding Area Zone C1. NRW had no objection on grounds of flooding providing Flood Consequences Assessment JBA Consulting July 2021 was included as an approved document, which it has been in proposed condition 2.

8.82 Tan 15 at point 6.2 identifies justification tests for sites in Zone C:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and,
- iii. It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1);

8.83 The proposal is a regeneration initiative, the proposal will provide facilities that sustain a community, maintain employment on this site, and it would be on previously developed land. It is considered that this proposal meets the justification tests.

8.84 The Flood Consequences assessment concludes that:

This FCA has demonstrated that all aspects of the Justification Tests set out in TAN-15 have been satisfied. Consequently, we conclude that on the grounds of flood risk, the proposed development meets the requirement set out in TAN-15 and the aims of Planning Policy Wales.

8.85 A new Tan 15 comes into effect on 1/12/2021 which would be applied to non-determined and new applications.

(xxiii) Loss of view

8.86 There is no private right to a view in planning law. In this case views from public positions are not considered to be materially affected

(xxiii) More people, more congestion, more pollution, more accidents.

8.87 Reducing the size of the existing pay and display car park will reduce the volume of vehicular traffic attracted to this particular location which would have the opposite effect to that feared by a local resident.

Crime and Disorder

8.88 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. South Wales Police were consulted and have no objections. Improved passive surveillance and proposed conditions 14, 22 and 25 will all assist.

Equalities Act

8.89 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. The Housing Department has assessed the housing need and type of accommodation required.

Wellbeing

8.90 Section 3 of the Well-Being of Future Generations Act 2016 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (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. Providing more affordable quality dwellings, retaining a community centre provision, community garden and MUGA at the heart of the local community all positively contribute to wellbeing objectives.

9. **CONCLUSION**

- 9.1 The proposal is considered to be high quality design that accords with local and national policies, generally complying with the Residential Design Guide SPG, on a brownfield site to provide much-needed affordable homes in a sustainable location. The development will assist in promoting sustainable residential development to enable people to live independently and safely in their own homes for longer through the provision of apartments that meet the Welsh Government Design Quality Requirements (DQR).
- 9.2 The community centre and Multi-Use Games Area will be re-provided to enable the existing type of activities to be retained and continue to the benefit of the wider community.
- 9.3 The design of the development has been carefully considered and enhances the surrounding area through the provision of a contemporary development. High-quality design and materials are used to reflect the development's prominence within the streetscene. The retention of key trees and proposed landscaping contribute towards providing a high-quality scheme befitting the site's location. Given the constrained nature of the site, the provision of amenity space along the boundaries of the site are a positive impact in terms of amenity provision for future residents.
- 9.4 There are no objections from technical consultees.
- 9.5 A Unilateral Undertaking is required to secure a financial contribution towards open space in the locality and improve local car parks. The applicant has confirmed agreement to enter such an Undertaking at Severn Road, Gray Street, Wellington Street and Harvey Street.

APPENDIX A

Report into use of Canton Community centre car park to enable redevelopment

Background:

Following discussions in the Asset Management Board about the future of the Canton/Riverside community centre it was agreed that Housing consider the site for redevelopment.

The long-term future of the existing community hall had been in question for some time and had previously been considered for closure as part of council cost saving measures. In this scenario the site would have been advertised for sale on the open market.

The Housing Development team proposed a redevelopment of the site to include a replacement ground floor community space with residential (Older Person) flats above. If this proved to be a viable option it would deliver two objectives – 1. Provide much needed older person accommodation in Canton/Riverside and 2. Secure a sustainable and long-term future for a much valued community resource.

In discussing the site constraints meetings were held with Highways & Transport to consider a wider redevelopment of the site including the existing car park. Highways had identified this as an option as although the car-park was well used there was surplus parking available in the other car parks in the local area. This was backed up by reports presented by Highways and both Housing & Highways agreed to consult on this option.

Issues:

Options were developed and a preferred option identified. The preferred option proposed the loss of the carpark with a small number of public parking space retained. It also proposed the relocation of the existing MUGA into the current car parking area and the creation of a large community garden.

Meetings were held with both Canton and Riverside Ward councillors to consult on the proposal to lose most of the car park, relocate the MUGA and create a community garden. This was supported (emails and reports from Rebecca Hooper previously circulated, and resident consultation on this option was undertaken).

Public engagement was positive regarding this option and therefore the scheme progressed to PAC.

In supporting this option the Councillors asked that improvements be made to the retained carparks in the local area as a mitigation measure to losing the community centre car park. This includes better signage and space marking. It was recognised that there is capacity in the remaining carparks to mitigate the loss of the community centre car park.

Planning issues:

1. *Loss of parking generally within the local centre*

Parking surveys have been carried out during a Saturday and weekday (at four times each day) on the local pay and display car parks at Harvey Street (east and west); Gray Street; Severn Road; Leckwith Road; and, Wellington Street. These surveys show that there is significant spare capacity overall at even the busiest time, as follows:

- Saturday (busiest time 2pm) – 245 cars parked
- Weekday (busiest time 2pm) – 300 cars parked

There is currently capacity for 420 cars in the main car parks in the local centre and even with the reduction in spaces associated with the development to 350 spaces, this still provides significant spare capacity even at the busiest times.

2. *Parking for users/staff of the community centre*

It is anticipated that staff will travel to work by sustainable modes given how well connected the site is to public transport. Alternatively staff can use one of the car parks within the local centre that are up to a three to eight minute walk away and, as the surveys show, have spare capacity.

It is anticipated that a large proportion of visitors to the community centre will visit from the surrounding residential area. Five short-stay spaces are provided to the north of the community centre for users or the other town centre car parks a short walk away. For unloading/loading for classes, the loading bay off Leckwith Road at the front of the site can be used by class instructors before moving their car to another space.

3. *Surrounding residential streets*

It is proposed that the parking in the residential area south of the site will be subject to a new residents parking zone, including the four parallel spaces on Picton Place which are currently within Cardiff Council land but not highway land. These spaces will be adopted and become part of the residents zone. It should be noted that parking stress is highest in Picton Place overnight, and it is likely that this is associated with the residents. The surveys carried on overnight on two weekday nights showed that a small number of vehicles were parked in the car park overnight. Given it is proposed that five spaces will be able for public use, these can be used as overspill parking for residents of Picton Place. This level of parking stress in Picton Place and surrounding streets will be unchanged with the proposals.

4. *Number of new parking bays*

Following comments by residents and at Cllr Gordon's request, the design team have re-examined the masterplan to understand whether any additional parking spaces could be accommodated as part of our scheme. The findings of this work confirmed that the current layout reflects the maximum number of new bays that could be delivered ensuring the scheme also delivers other key elements of the

development such as SuDs (a legal requirement), the MUGA and community garden. Parking to the north is at its most efficient and could not accommodate additional bays without losing some of these elements. The team also examined whether more parking could be accommodated on Picton Place but the necessary turning spaces required were not achievable. The loading bay was also examined but it is needed for deliveries and access by an emergency vehicle. Therefore unfortunately we are unable to introduce more parking provision without the loss of some of the MUGA & community garden.

5. *Parking management*

We recognise the local parking pressures and the concerns of local residents and through our scheme proposals we have agreed with Transport and Highways colleagues the following approach to parking management:

- 5 short term pay and stay parking spaces located north-west and accessed from Leckwith Road. These will be managed and enforced by the Highways Network Operations Team.
- 7 private residential parking bays (including 4 disabled bays) located in a separate court to the north-east of the site. These will be for the residents of the new older person scheme. To help discourage non-resident users, only resident parking permit holders will be permitted to park here. These will be allocated by our Housing team and managed/enforced by the Highways Network Operations Team. To help further reinforce the difference between parking bays in this location we have decided to move the residents bays to the east (as a separate court) and will ensure signage is used to explain that they are for private residents only. Changes to the hard landscaping in this court will also be used to further reinforce this distinction.
- 1 private resident parking bay south-west that will be dedicated for an eclectic charging pool car and managed by Housing and enforced by the Highways Network Operations Team.
- 1 disabled bay south-west enforced by the Highways Network Operations Team.
- 4 adopted parking bays on Picton Place that will become part of the emerging and proposed Resident Parking Area for Picton Place.

6. *Additional benefit*

We also currently working closely with the Transport, Highways & Planning teams to identify our development schemes that could deliver a number of publicly assessable fast Electric Vehicle charging points to increase the number of public vehicle charging points across the city. The proposal scheme for redevelopment of the Canton/Riverside community centre has been identified as a suitable project and as such we will work with the Highways team to introduce a public EV point to the development.

Decision:

Approval to proceed with the preferred option and therefore the loss of the car park was received from Andrew Greogory, Dircetor and Matt Wakelham, Assistant Director.



KEY

- Application Site
- Church of St John
- Kitchener Gardens
- Tesco Supermarket

PLANNING ISSUE

P10 15/07/21 Issued for planning

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RIVERSIDE COMMUNITY LIVING & COMMUNITY BUILDING ON THE FORMER CANTON/ RIVERSIDE COMMUNITY HALL
 drawing title / location
 EXISTING LOCATION PLAN

drawn by	checked	scale	status
LC	IW	1:1250@A4	FOR PLANNING
project	zone	source / classification	drawing no. / revision
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KEY

EXISTING TREE

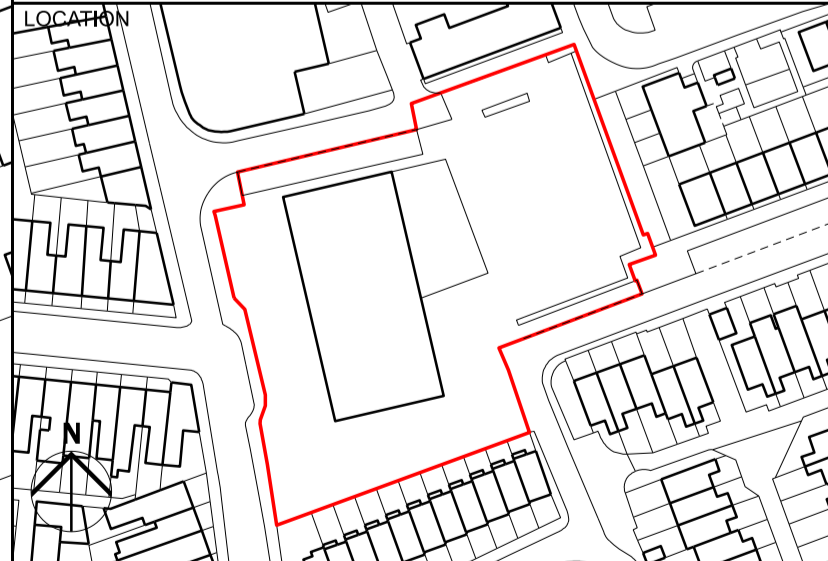
PROPOSED TREE

PLANNING ISSUE

Revision: P13 | 06.10.21 | PLANNING ISSUE
 Revision: P12 | 15.07.21 | PLANNING ISSUE
 Revision: P11 | 12.07.21 | PLANNING ISSUE
 Revision: P10 | 08.07.21 | PLANNING ISSUE

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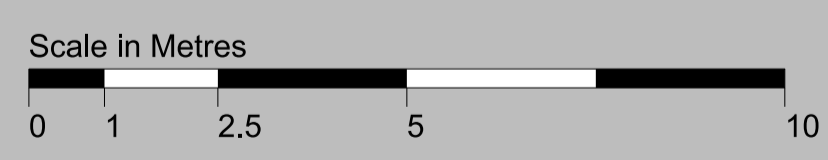
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job title
 RIVERSIDE COMMUNITY LIVING & COMMUNITY BUILDING
 ON THE FORMER CANTON/ RIVERSIDE COMMUNITY HALL
 drawing title / location
 PROPOSED BLOCK PLAN

drawn by	checked	scale	status
LC	IW	1:250@A1; 1:500@A3	FOR PLANNING
project	zone	source	classification
20017	C	A	(00)_002 P13



TESCO HENRY STREET CANTON SITE



KEY

- ① STRETCHER BOND BRICKWORK WITH FLUSH, COLOUR MATCHED MORTAR (2 VARIETIES OF BRICK - A/B)
- ② VERTICAL STACK BOND BRICK WITH FLUSH, COLOUR MATCHED MORTAR (2 VARIETIES OF BRICK - A/B)
- ③ PRE-CAST RECONSTITUTED STONE HORIZONTAL STRINGER/COPING - MID-TONE COLOUR AS BRICK TYPE B
- ④ DARK VERTICAL TEXTURED METAL PANELS (PPC WARM GREY BESPOKE RAL COLOUR TBC)
- ⑤ 60MM FLAT BAR METAL BALUSTRADE: PPC BESPOKE RAL COLOUR TBC, 100MM MAX. VERTICAL CENTRES
- ⑥ HIGH LEVEL VENTS (GLAZING/LOUVRES)
- ⑦ COMPOSITE WINDOW/DOOR SYSTEM, OUTER FRAME COLOUR WARM MID-GREY, BESPOKE RAL COLOUR TBC
- ⑧ COLOURED GLAZED BRICK TO MAIN ENTRANCES, COLOUR, BOND AND MORTAR COLOUR TBC
- ⑨ METAL RAINWATER GOODS, SQUARE SECTION; PPC FINISH; BESPOKE RAL COLOUR TBC
- ⑩ BRICK RECESS, VERTICAL STACK BOND WITH COLOUR MATCHED MORTAR
- ⑪ GLAZED CURTAIN WALLING ASSEMBLY, INCLUDING POWERED GLAZED ENTRANCE DOOR, OUTER FRAME COLOUR WARM MID-GREY, BESPOKE RAL COLOUR TBC
- ⑫ 60MM FLAT BAR METAL ROOF PROTECTION RAIL (SETBACK 1m); PPC FINISH; BESPOKE RAL COLOUR TBC.

① BRICK TYPE A - grey-beige-anthrax, textured brick; variation in colour colour matched mortar
 ② BRICK TYPE B - brown-grey-beige, textured brick; variation in colour, colour matched mortar

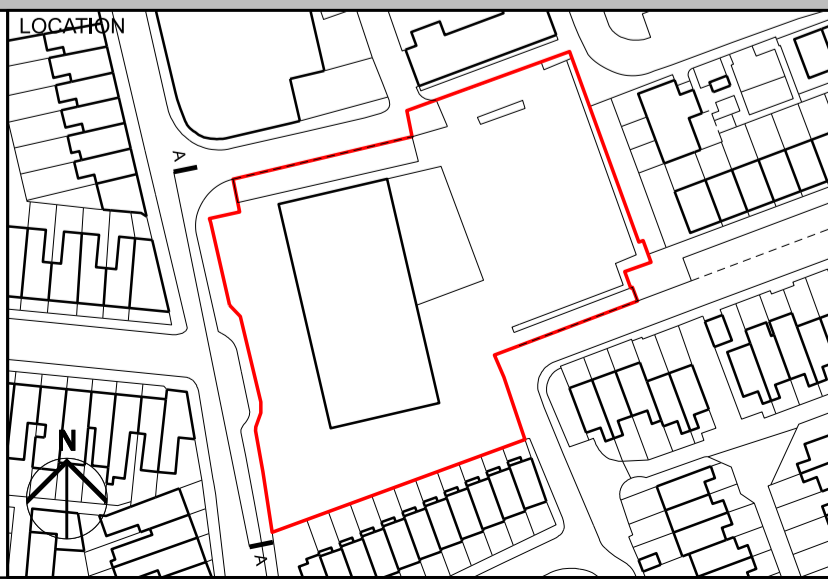
PLANNING ISSUE

Revision: P11 | 06.10.21 | PLANNING ISSUE
 Revision: P10 | 09.07.21 | PLANNING ISSUE

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job title
**CARDIFF COMMUNITY LIVING
 CANTON COMMUNITY CENTRE**

drawing title / location
PROPOSED ELEVATION 1

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LC	IW	1:100@A1; 1:200@A3	FOR PLANNING
project	zone	source classification	drawing no. revision
20017	C	A (00)_210	P11

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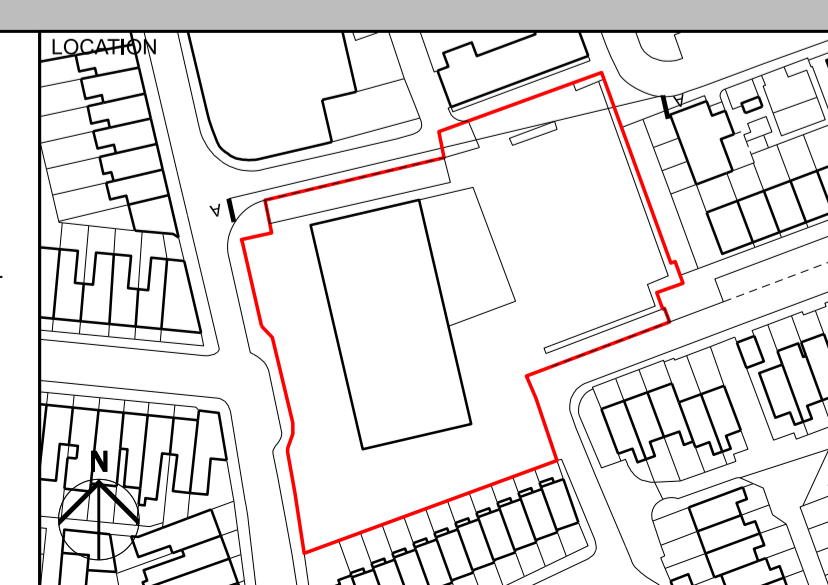
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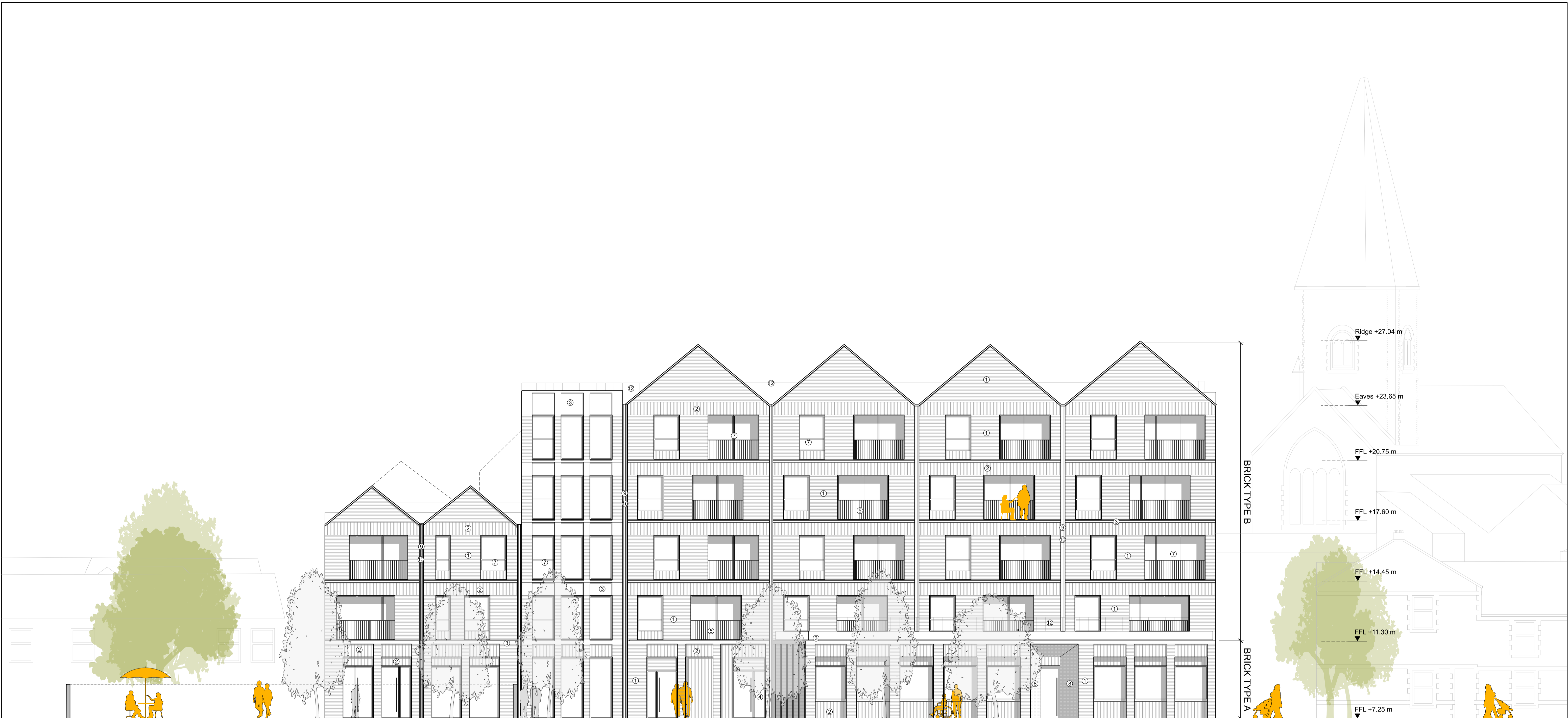


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 CANTON COMMUNITY CENTRE
 PROPOSED ELEVATION 2**

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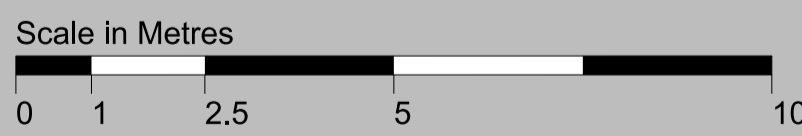
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1-11 PHILIP ST

CANTON SITE

HENRY STREET



- KEY**
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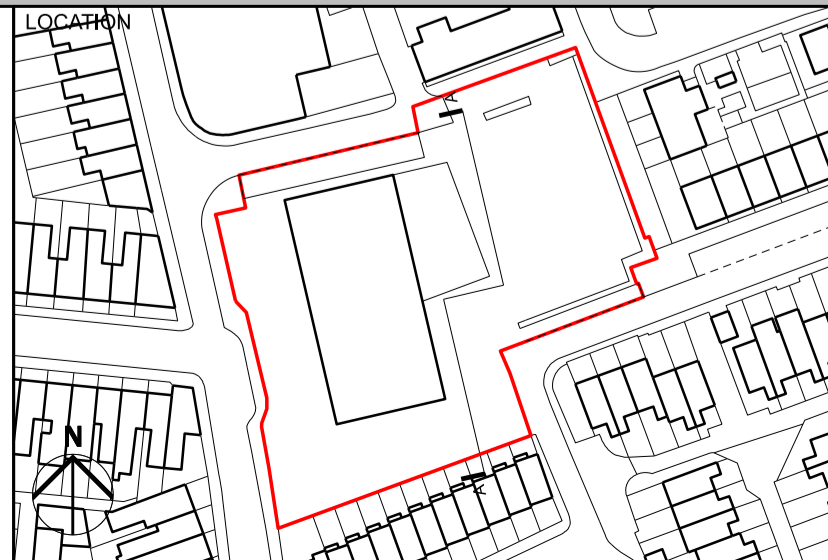
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Revision: P10 | 09.07.21 | PLANNING ISSUE

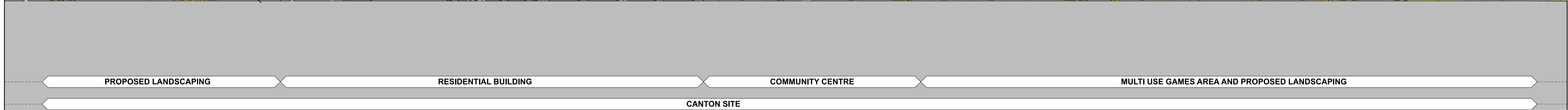
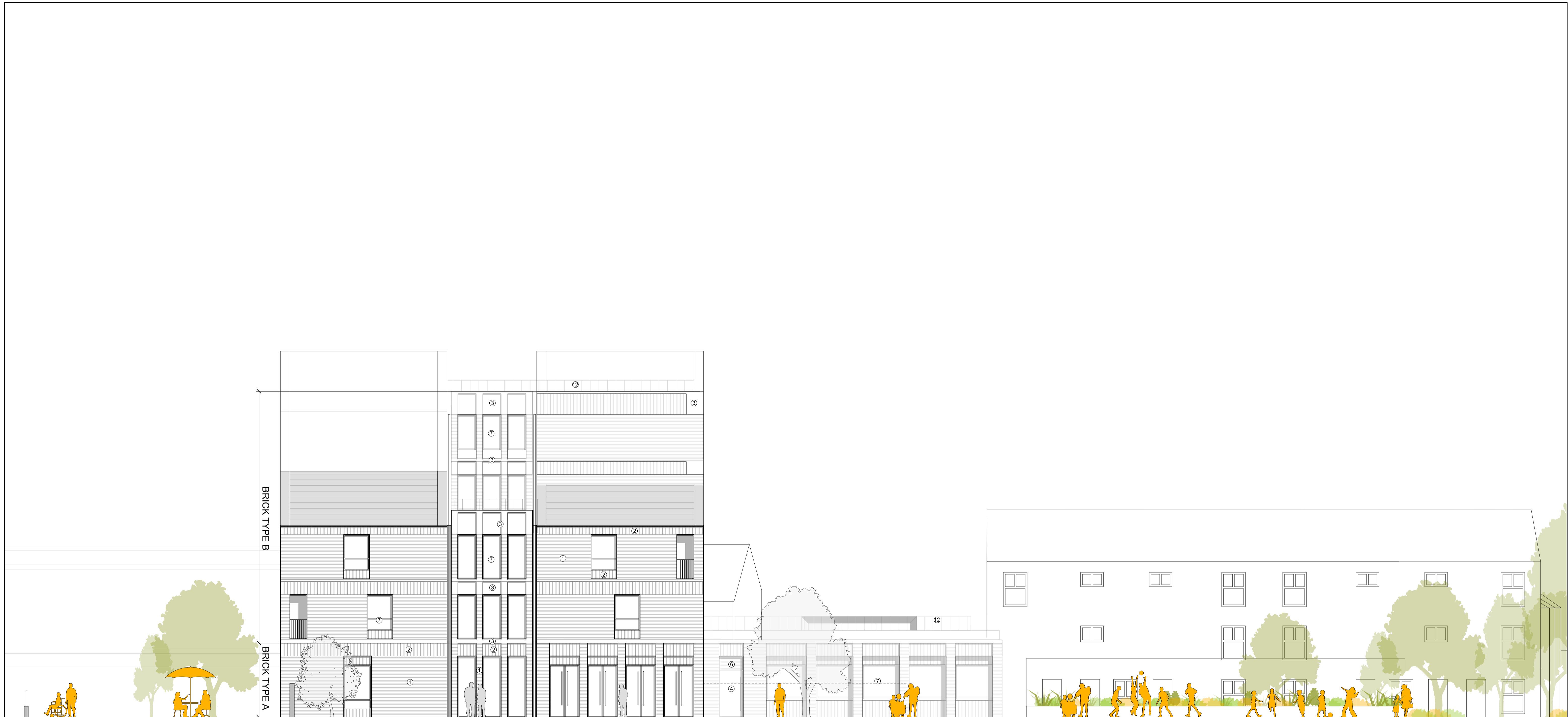
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- any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates



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job title CARDIFF COMMUNITY LIVING CANTON COMMUNITY CENTRE			
drawing title / location PROPOSED ELEVATION 3			
drawn by LL	checked IW	scale 1:100@A1; 1:200@A3	status FOR PLANNING
project 20017	zone C	source classification A	drawing no. revision (00)_212 P11



PROPOSED LANDSCAPING **RESIDENTIAL BUILDING** **COMMUNITY CENTRE** **MULTI USE GAMES AREA AND PROPOSED LANDSCAPING**

CANTON SITE

Scale in Metres
0 1 2.5 5 10

KEY

- ① STRETCHER BOND BRICKWORK WITH FLUSH, COLOUR MATCHED MORTAR (2 VARIETIES OF BRICK - A/B)
- ② VERTICAL STACK BOND BRICK WITH FLUSH, COLOUR MATCHED MORTAR (2 VARIETIES OF BRICK - A/B)
- ③ PRE-CAST RECONSTITUTED STONE HORIZONTAL STRINGER/COPING - MID-TONE COLOUR AS BRICK TYPE B
- ④ DARK VERTICAL TEXTURED METAL PANELS (PPC WARM GREY BESPOKE RAL COLOUR TBC)
- ⑤ 60MM FLAT BAR METAL BALUSTRADE; PPC BESPOKE RAL COLOUR TBC. 100MM MAX. VERTICAL CENTRES
- ⑥ HIGH LEVEL VENTS (GLAZING/ LOUVRES)
- ⑦ COMPOSITE WINDOW/DOOR SYSTEM. OUTER FRAME COLOUR WARM MID-GREY. BESPOKE RAL COLOUR TBC
- ⑧ COLOURED GLAZED BRICK TO MAIN ENTRANCES. COLOUR, BOND AND MORTAR COLOUR TBC
- ⑨ METAL RAINWATER GOODS. SQUARE SECTION; PPC FINISH; BESPOKE RAL COLOUR TBC
- ⑩ BRICK RECESS. VERTICAL STACK BOND WITH COLOUR MATCHED MORTAR
- ⑪ GLAZED CURTAIN WALLING ASSEMBLY. INCLUDING POWERED GLAZED ENTRANCE DOOR. OUTER FRAME COLOUR WARM MID-GREY. BESPOKE RAL COLOUR TBC
- ⑫ 60MM FLAT BAR METAL ROOF PROTECTION RAIL (SETBACK 1m) ; PPC FINISH; BESPOKE RAL COLOUR TBC.

④ BRICK TYPE A - grey-beige-anthrax, textured brick; variation in colour colour matched mortar
⑤ BRICK TYPE B - brown-grey-beige, textured brick; variation in colour, colour matched mortar

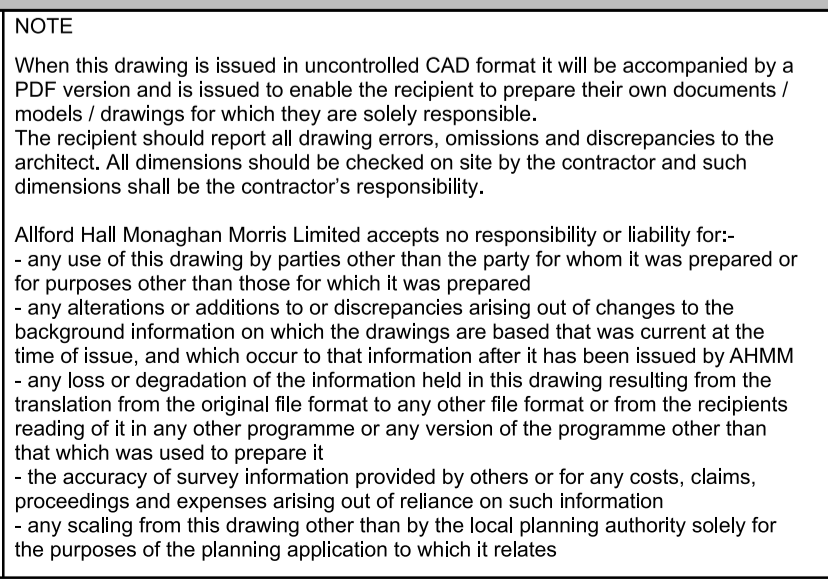
PLANNING ISSUE

Revision: P11 | 06.10.21 | PLANNING ISSUE
Revision: P10 | 09.07.21 | PLANNING ISSUE

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job title
**CARDIFF COMMUNITY LIVING
CANTON COMMUNITY CENTRE
PROPOSED ELEVATION 4**

drawn by	checked	scale	status
LL	IW	1:100@A1; 1:200@A3	FOR PLANNING
project	zone	source	classification
20017	C	A	(00)_213
			P11

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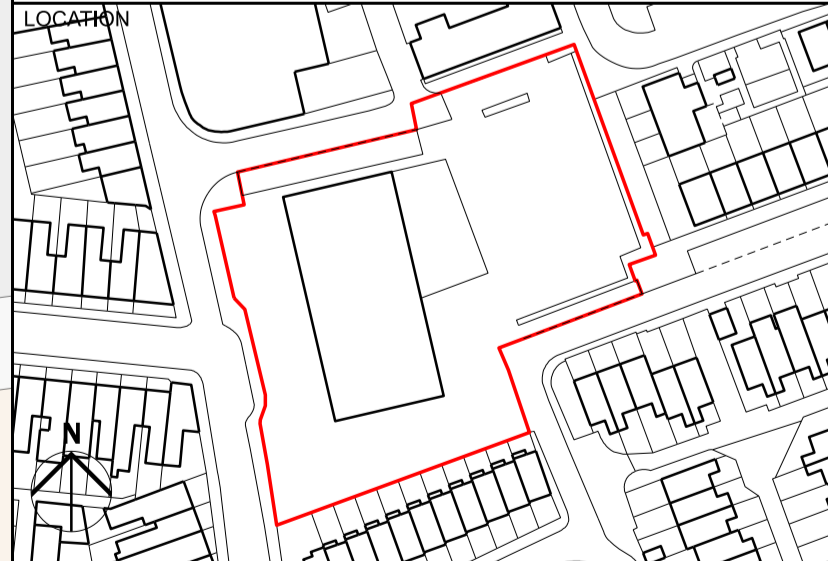
- KEY**
- ① 1B UNIT
 - ② 2B UNIT
 - ③ RESIDENTIAL STAIR/LIFT CORE
 - ④ ATRIUM
 - ⑤ RESIDENT'S LOUNGE
 - ⑥ DOUBLE HEIGHT ENTRANCE LOBBY
 - ⑦ RECEPTION & OFFICE
 - ⑧ GUEST SUITE
 - ⑨ MEDICAL SUITE
 - ⑩ BACK OF HOUSE/PLANT
 - ⑪ STAFF CHANGING
 - ⑫ LAUNDRY
 - ⑬ CLEANER
 - ⑭ CYCLE STORE
 - ⑮ REFUSE & RECYCLING
 - ⑯ BULK WASTE STORE
 - ⑰ COMMUNITY CENTRE LOBBY & BUGGY STORE AREA
 - ⑱ MAIN HALL
 - ⑲ MULTI-PURPOSE SPACE
 - ⑳ ACCESSIBLE WCS
 - ㉑ KITCHEN
 - ㉒ STORE

PLANNING ISSUE

Revision: P13 | 06.10.21 | PLANNING ISSUE
 Revision: P12 | 15.07.21 | PLANNING ISSUE
 Revision: P11 | 14.07.21 | PLANNING ISSUE
 Revision: P10 | 09.07.21 | PLANNING ISSUE

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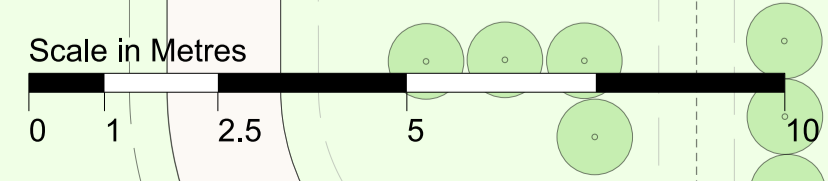
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job title
 RIVERSIDE COMMUNITY LIVING & COMMUNITY BUILDING
 ON THE FORMER CANTON/ RIVERSIDE COMMUNITY HALL
 drawing title / location
 PROPOSED GROUND FLOOR PLAN

drawn by	checked	scale	status		
LL	IW	1:100@A1; 1:200@A3	FOR PLANNING		
project	zone	source	classification	drawing no.	revision
20017	C	A	(00)_110	P13	





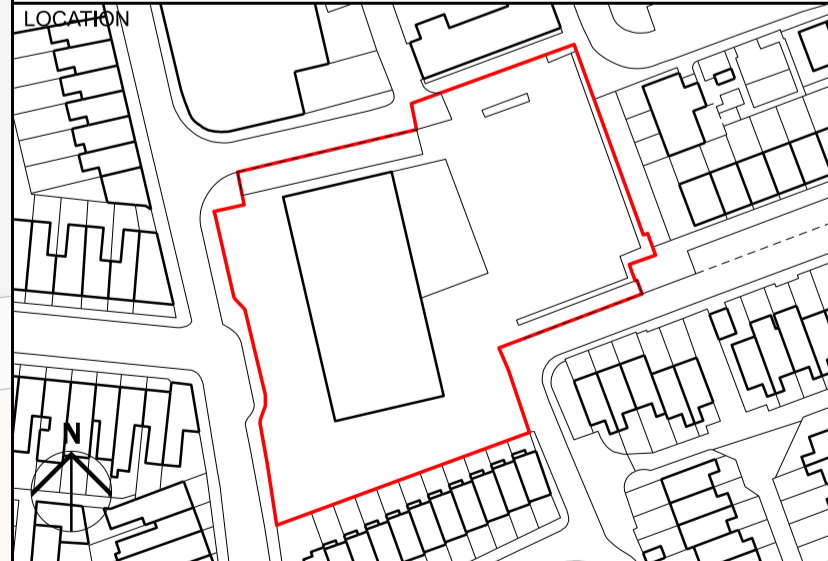
- KEY**
- ① 1B UNIT
 - ② 2B UNIT
 - ③ RESIDENTIAL STAIR / LIFT CORE
 - ④ ATRIUM
 - ⑤ RESIDENT'S MEZZANINE LOUNGE
 - ⑥ BIODIVERSITY ROOF & ROOFLIGHT LANTERN

PLANNING ISSUE

Revision: P13 | 06.10.21 | PLANNING ISSUE
 Revision: P12 | 15.07.21 | PLANNING ISSUE
 Revision: P11 | 14.07.21 | PLANNING ISSUE
 Revision: P10 | 09.07.21 | PLANNING ISSUE

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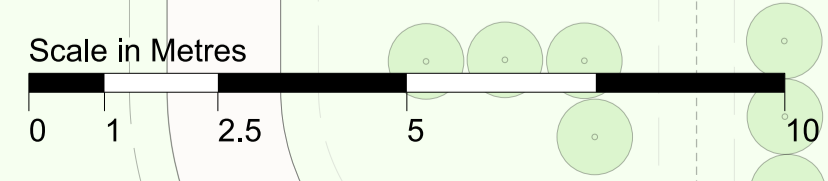
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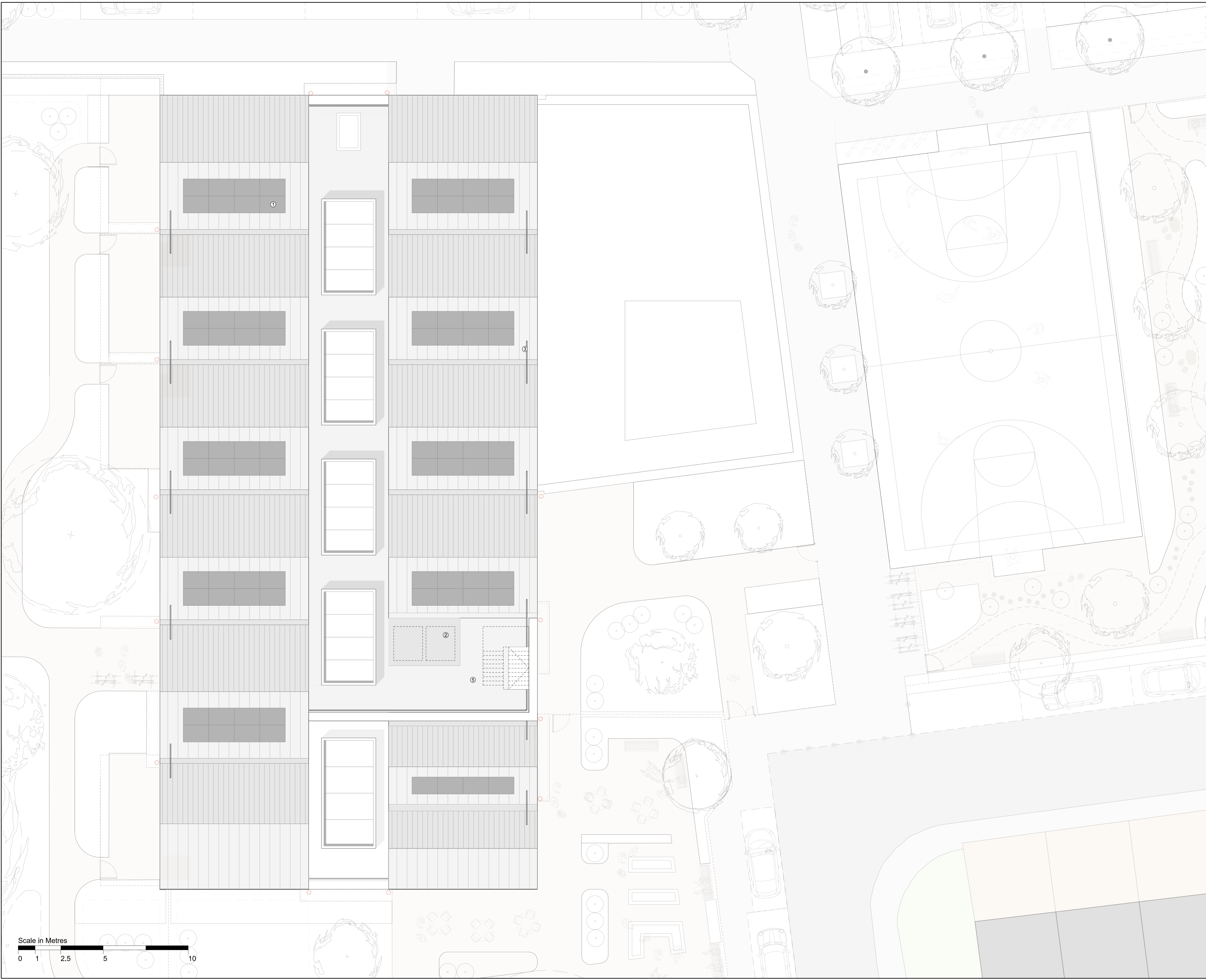


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job title
RIVERSIDE COMMUNITY LIVING & COMMUNITY BUILDING
 ON THE FORMER CANTON/ RIVERSIDE COMMUNITY HALL
 drawing title / location
PROPOSED THIRD FLOOR

drawn by	checked	scale	status		
LL	IW	1:100@A1; 1:200@A3	FOR PLANNING		
project	zone	source	classification	drawing no.	revision
20017	C	A	(00)_113	P13	





- KEY**
- ① PHOTOVOLTAIC PANELS
 - ② LIFT OVERRUN
 - ③ BALUSTRADE
 - ④ ATRIUM
 - ⑤ STAIR CORE

PLANNING ISSUE

Revision: P13 | 06.10.21 | PLANNING ISSUE
 Revision: P12 | 15.07.21 | PLANNING ISSUE
 Revision: P11 | 14.07.21 | PLANNING ISSUE
 Revision: P10 | 09.07.21 | PLANNING ISSUE

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job title
**RIVERSIDE COMMUNITY LIVING & COMMUNITY BUILDING
 ON THE FORMER CANTON/ RIVERSIDE COMMUNITY HALL**
 drawing title / location
PROPOSED ROOF PLAN

drawn by	checked	scale	status
LL	IW	1:100@A1; 1:200@A3	FOR PLANNING
project	zone	source	classification
20017	C	A	(00)_115 P13

