

MS COMMENTS & PETITION

COMMITTEE DATE: 15/12/2021

APPLICATION No. **21/01954/MJR** APPLICATION DATE: 06/08/2021

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Discharge of Condition(s)

APPLICANT: Velindre NHS University Trust

LOCATION: LAND TO THE NORTH-WEST OF WHITCHURCH
HOSPITAL PLAYING FIELDS

PROPOSAL: DISCHARGE OF CONDITION 17 (CONSTRUCTION
ENVIRONMENTAL MANAGEMENT PLAN) OF
17/01735/MJR

RECOMMENDATION 1 : That condition 17 (construction environment management plan), of 17/01735/MJR shall be partially discharged and shall be undertaken in accordance with the updated document "New Velindre cancer centre highway access/enabling works Advanced Site Clearance; Construction Environmental Management Plan Rev D reference 70066877/GW/ASC CEMP/D by WSP.

RECOMMENDATION 2 : The applicant is reminded that during the works an arboriculturist and ecologist are on site before, during and after the whole works and provide a report to the Local Planning Authority to demonstrate compliance with the approved details.

RECOMMENDATION 3 : 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.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Technical approval is sought from the Local Planning Authority (LPA) for the partial discharge of condition 17 of planning permission reference 17/01735/MJR, reading as follows:

Condition 17 Construction Environmental Management Plan (CEMP) reads as follows:

Prior to the commencement of any site clearance, construction works or

development (except for demolition), a Construction Environmental and Management Plan (CEMP) for the whole site shall be first submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with the Landscape Masterplan and mitigation measures set out in the Environmental Statement and its addendum, and in the Environmental Mitigation Plan. The CEMP shall include:

- a. An implementation programme;
- b. A Construction Traffic Management Plan, to include but not limited, to the management of site access, parking (to be within the main body of the site) and wheel washing facilities;
- c. Details of site hoardings (including the erection, maintenance, security and any decorative displays) and means of enclosure to prevent unauthorized access during construction;
- d. Details of the storage of plant and materials (including any oils, fuels and chemicals), construction compounds, any temporary facilities for construction staff;
- e. Dust Management Plan and measures to control the emission of dust and dirt from construction and minimise sediment loading
- f. A Noise Management Plan and measures to control and monitor noise, the details to be submitted shall include the suggested information (including phasing) outlined in Chapter 9: Noise and vibration Environmental Statement dated October 2017;
- g. Measures to control cementitious materials;
- h. A Site Waste Management Plan for the recycling and/ or disposal of all waste resulting from construction works;
- i. A Construction Drainage Scheme indicating how surface water and land drainage run off will be dealt with to prevent contamination, nuisance, subsidence or flooding;
- j. a Green Infrastructure Construction Protection Strategy (GICPS) detailing measures for the protection of the ecological (habitats & protected species), arboricultural, landscape, soil, open space and SuDs resource during clearance and construction, including those existing elements proposed for retention and translocation, and those proposed to be created or enhanced as part of the application. The GICPS shall comply with the approved Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan and the approved Soil Resource Survey and Soil Resource Plan for that site/ land and shall include but shall not be limited to:
 - an assessment of the impacts

- *a plan showing green infrastructure to be lost, retained, enhanced, translocated and newly created and its phasing*
 - *a plan showing protection zones for the ecological (habitats & protected species), arboricultural, landscape, soil, open space and SUDS resource for the construction phase, which shall include but not be limited to a 15m wide buffer zone alongside the Glamorgan Canal / Long Wood SSSI precautionary measures to avoid harm to previously undetected dormice and badgers;*
 - *pre-construction checks Mott MacDonald | new Velindre Cancer Centre Construction Environment Management Plan 347168-MML-028-XX-RPT-CIV-2000-001 | 14 October 2020 2*
 - *details of site clearance and construction methods and measures to be taken to minimize the impact of any works*
 - *phasing / timing of works*
 - *a lighting scheme, including measures to reduce light spillage from construction onto key habitats and corridors.*
- k. *List of on-site contacts and their responsibilities and arrangements for ecological site inductions for contractors working on site; the details so approved and any subsequent amendments as shall be agreed in writing by the Local Planning Authority shall be complied within in full throughout the construction period.*
- l. *Details of the remediation and timescale of the triangular piece of land to the east of the Hollybush Estate.*
- m. *The details so approved and any subsequent amendments as shall be agreed in writing by the Local Planning Authority shall be complied within in full throughout the construction period*

Reason: To manage the impacts of construction in the interests of highway safety, and protection of the environment and public amenity in accordance with Policy KP16 of the adopted Cardiff Local Development Plan (2006-2026

It must also be noted that given the complexity of the development, Condition 17 will be required to be re-discharged as the scheme progresses for each phase of development.

The details currently before committee relate to Phase 1, being the site clearance works that would see the removal of trees within an approximately 32 metre wide strip for the proposed Asda bridge, and approximately 30 metres wide around the around the Hollybush Bridge. These trees would be felled down to 300mm above the ground,

The trees cannot be totally removed during the felling in January- March due to the potential presence of dormouse. The tree stumps would be removed outside the dormouse hibernation period but would be within the bird nesting season (April-May).

The proposed vegetation clearance to create a construction route through the application site would be c.7 metres wide with the 'dogleg' being approximately 6 metres wide through the site and around Lady Cory field. The proposed compound within the site would measure approximately 4470m² in area.

The total number of trees to be removed would be approximately 120 (this is below the maximum figure of 184 outlined at the planning approval of cancer centre reference 17/01735/MJR)

- 1.2 To facilitate these works, construction access will be via Lady Cory field and the railway cutting public right of way (PROW). Both of these routes would be closed to the public for health and safety reasons the suggested closure period and diversion raise no objections from technical consultee and are therefore acceptable, in planning terms. There is a separate legal process for the closure of these areas that the applicant has undertaken. The railway cutting diversion would be along the adopted highway that runs along the boundary with Whitchurch Hospital and along the PROW route that runs along the SSSI (see last map attached to this report)

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The planning application site, corresponds to the red line boundary indicated on the site location plan. The site is 14.5 hectares in area and is undeveloped land that is characterised by rough grassland and scrub, enclosed by dense, broadleaved woodland and shrubs. The boundary of the application site includes the main site for development of the hospital facility, and those areas required to facilitate access to them from the Coryton Gyrotory and the emergency access route from the Hollybush Estate. The land is gently undulating former pastoral farmland (The highest point of the main site area is the north-west boundary which ranges between 51m AOD (Above Ordnance Datum) and 57m AOD with the site sloping down to the south-east boundary where the ground level is between 41m AOD and 43m AOD). The site is subdivided into a network of fields of varying size with some overgrown field hedgerows remaining in private ownership. The site is no longer grazed by horses, but is crossed by informal and formal footpaths. The site has a non-statutory designation as a Site of Importance for Nature Conservation (SINC) for its neutral grassland. (see aerial photo at appended to this this report)

- 2.2 However, this submission is concentrated upon the railway cutting (which is now a designated public right of way (PROW) and in particular the locations of bridges and the triangular piece of land know as Lady Cory field.

3. PLANNING HISTORY

- 3.1 Within the last 5 years:

17/01735/MJR: Proposed Velindre Cancer Centre including specialist cancer treatment centre, centre for learning, research and

development, primary means of access (from Coryton Interchange), emergency access (via Hollybush estate), temporary construction accesses, parking, energy centre, landscape works, pedestrian paths, and Maggie's Centre. Granted 27/03/2018.

20/00357/MJR: Variation of condition 1 of planning permission 16/02351/mnr (retention of existing car park for a temporary period expiring on 31st December 2019) substituting 31st December 2024 for 31st December 2019 – undetermined;

20/01110/MJR: Temporary construction access route for the construction of the approved Velindre cancer centre, for a period of no more than 48 months following the completion of the related highway improvement works, or until 30/11/24, whichever is first- Granted 2/02/2021;

20/01481/MJR: Partial discharge of condition 16 (green infrastructure management strategy) of 17/01735/MJR Granted 16/12/20;

20/01515/MJR: Partial discharge of conditions 17 (construction environment management plan), discharge of conditions 10 (highway and pedestrian works details), 13 (bridge finishes), and 14 (soil resource survey (access and enabling works)) of 17/01735/MJR – Granted 16/12/20;

20/02632/MJR: Variation of part c of condition 1 to extend the time limit for the submission of reserved matters by 18 months to 27/09/22 and variation of part d of condition 1 to be: the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission - previously approved under 17/01735/MJR granted 27/01/2021;

21/02620/MJR: variation to the design of the northern access bridge - previously approved under 17/01735/MJR- undetermined.

4. POLICY FRAMEWORK

4.1 National Planning Policy:

- Future Wales: National Plan 2040
- Planning Policy Wales (11th Ed, 2018)

Planning Policy Wales Technical Advice Notes:

- Technical advice note (TAN) 5: Nature conservation and planning (September 2009);
- Technical advice note (TAN) 10: Tree preservation orders (October 1997);
- Technical advice note (TAN) 11: Noise (October 1997);

- Technical advice note (TAN) 12: Design (March 2016);
- Technical advice note (TAN) 18: Transport (March 2007);
- Technical advice note (TAN) 21: Waste (February 2017);
- Technical advice note (TAN) 24: The historic environment (May 2017);

Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;

Building Better Places: The Planning System Delivering Resilient and Brighter Futures: Placemaking and Covid 19 recovery (July 2020).

4.2 Cardiff Local Development Plan 2006-2026:

KEY POLICIES

KP5 (Good Quality and Sustainable Design);

KP6 (New Infrastructure);

KP15 (Climate Change);

KP16 (Green Infrastructure);

KP17 (Built Heritage).

DETAILED POLICIES

ENVIRONMENT

EN6 (Ecological Networks and Features of Importance for Biodiversity);

EN7 (Priority Habitats and Species);

EN8 (Trees, Woodlands and Hedgerows);

EN9 (Conservation of the Historic Environment);

EN10 (Water Sensitive Design);

EN11 (Protection of Water Resources);

EN13 (Air, Noise, Light Pollution and Land Contamination).

TRANSPORT

T1 (Walking and Cycling);

T5 (Managing Transport Impacts);

T6 (Impact on Transport Networks and Services).

COMMUNITY

C3 (Community Safety/Creating Safe Environments);

C6 (Health).

- Supplementary Planning Guidance:

Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017);

Managing Transportation Impacts (Incorporating Parking Standards) (July 2018).

Planning for Health and Wellbeing (November 2017).

5. INTERNAL CONSULTEE RESPONSES

5.1 The Operational Manager (Traffic and Transportation) states:

Partial discharge conditions 17 (construction environment management plan).

The submitted CEMP, chapter 2, looks at construction traffic management. I have noted the construction access points include the use of the Lady Cory field, the limited nature of these works (to felling of the trees within the railway cutting and limited vegetation clearance within the site), and I raise no objections as there is an appropriate diversion of the public rights of way along the adopted highway and street licence in progress. I also note that this submission accords with the overarching CEMP condition that the committee discharged under reference 20/01515/MJR in December 2020.

5.2 Public Rights of Way (PROW): No objections

5.3 The Strategic Planning Trees and Landscaping Officer states:

This updated CEMP discharge of condition seeks to allow vegetation clearance and tree felling in line with the principles set under planning application 17/01735/MJR. The proposal accords with the tree loss approved through planning application reference 17/01735/MJR and this CEMP accords with the general principles agreed by committee under reference 20/01515/MJR for the site wide CEMP. On this basis and subject to receiving arboricultural reports from the designated arboriculturist I raise no objections

5.4 Shared regulatory services (Noise): note the proposed CEMP and raise no objection to the partial discharge of condition 17.

6. EXTERNAL CONSULTEE RESPONSES

6.1 Natural Resources Wales:

No objection to condition 17 (Construction Environment Management Plan) being partially discharged.

7. REPRESENTATIONS

7.1 The application is a subsequent application under the EIA regulations, which requires the application to be publicised by site and press notice in addition to neighbour letters. Given concerns raised, in terms of viewing the documents, a revised submission has been received and an additional 21 days have been given to residents to make any additional comments. 163 letters of representation have been received of which 150 object to this application. These objections are summarised below:

1. The proposal results in the loss of valuable amenity space for the community;
2. Why can't the empty Whitchurch hospital be used instead of selling the site for profit or other brownfield sites;
3. Concern over the proposed speed, which should be 5mph given that the site crosses public paths;
4. No details have been provided when the public rights way will be closed;
5. The plans are not easy for the public to read or understand and are incorrect;
6. The proposal would result in a significant amount of surface water run off;
7. The proposal would undermine wildlife which we should be protecting;
8. The proposal does not cover the whole site
9. Condition 17 is not met as there no noise or vibration limits outlined. This is completely disrespectful to the residents.
10. Any drainage channel in this area would cause health and safety issues to users or make the area impassable. Both are an unacceptable impact on the SSSI, visitors to the nature reserve as well as local residents which use this route to access amenities such as Asda. Again, this misinformation, lack of local knowledge and utter disregard of the community is evident and harmful.
11. No decision should be made until the judicial review has been undertaken;

7.2 13 letters of support have been submitted and the summary of those supporting are:

1. Pleased to see that this much needed hospital is making progress;
2. There is a need for this type of facility for the region;

7.2 An on-line petition of 374 signatures has been submitted and objects to this application on the following grounds:

- The submission is confusing;
- The submission should be rejected and resubmitted in a format the community can understand;
- The requirements of condition 17 are not met as it needs to take a whole site approach;
- Proper details of how the proposal would affect Lady Cory Field should be submitted;
- Access to Lady Cory field not covered;
- No account has been taken of the residents of the Hollybush Estate that use the PROW to gain access to ASDA;
- Drainage: The CEMP statement on drainage is untrue The removal of 25,000m² of vegetation (as stated in the application) including a significant area with complete canopy cover (the railway cutting & proposed cut through from Whitchurch hospital grounds) a significant area of scrub and 40+ year Oaks with complex ground cover (the majority of the rest of the area) and even the grassier meadow areas themselves with huge volumes of vegetation will have a significant impact on 'run-off rates'

- No details have been submitted for dust, noise or plant and materials storage;
- No evidence of sufficient environmental assessment work to identify sensitive ecological habitats

7.3 Local Ward Members have been consulted any comments will be reported to committee

7.4 Anna McMorrin, Member of Parliament for Cardiff North has been consulted: No comments have been received:

7.5 Julie Morgan (Member of the Senedd for Cardiff North) has been consulted, no comments have been received

7.6 Andrew RT Davies (Member of the Senedd for South Wales Central) objects to this proposal on the following grounds:

1. Accessibility – The plans themselves have been submitted in a format which are inaccessible to some constituents and queries have been raised over a lack of clarity of what has been revised in the new documents.
2. Flooding – Concerns have been expressed to Andrew that development on the site could exacerbate the flood risk at nearby dwellings which sit along the west of the site. Additionally concerns highlight that the surface water drainage proposal are temporary options, not covering the whole site as required by Condition 17 and the Construction Environmental Management Plan, or the requirements of SUDS.

8. ANALYSIS

8.1 This application is submitted to discharge technical matters associated with the approved planning permission. It is not an opportunity to consider the merits of the planning permission or to question matters the committee has already agreed, such as the location of the bridges or the use of the railway cutting. A number of matters have been raised by objectors and those matters that are material to the consideration of the discharge of this condition and have been considered below:

8.2 Condition 17 (CEMP)

The condition imposed upon the cancer hospital required various matters (12 points) to be discharged. The condition was constructed in order to allow a phased and progressive discharge of details at key stages of the construction programme to ensure that various relevant points can be considered at the appropriate stage of development and also allow consideration of the wider site context at the same time.

It was therefore not anticipated that all points of the condition would be discharged simultaneously. As a result and as noted by the objectors not all

points have been addressed in the CEMP report; but the report sets the scope of the submission and also demonstrates how it meets the framework that was approved by the planning committee under application reference 20/01515/MJR

The key matters which are presented to Committee are therefore:

Water discharge

Concern raised over surface water are noted but the CEMP suggests that any surface water would be localised to the railway cutting and would improve once the agreed replanting is in situ once the bridges are built.

Traffic

The proposed access is for the first 9 months via the Lady Cory Field and via the Whitchurch hospital site. This has been agreed through the principal Planning Permission. Chapter 2 of the CEMP accords with this permission.

The proposed mitigation of the Lady Cory field includes for the use of protective matting to protect the grass.

Proposed car parking is confirmed as being within the main application site with access via the temporary access route through Whitchurch Hospital. The Transportation Officer has considered the arrangement and raises no objection to the proposal.

As the principal access for these works would be the railway cutting means that construction vehicles would need to reverse down the cutting and turn within the Lady Cory field to exit the site. These vehicles will be marshalled by banksmen to ensure highway safety is maintained.

Ecology

This submission seeks the method of the removal of the trees to be felled as part of the bridges works approved under application 17/01735/MJR. This CEMP submission follows the agreed principles of the site wide CEMP approved by Committee in the previous submission reference 20/01515/MJR and therefore this submission is acceptable. It is important for committee to note that during these works that appropriate specialists will be on site to: a) ensure the felling of the trees accord with the submitted details and b) ensure that any unexpected matters that are found on site can be assessed by environmental experts. The proposed mitigation (not the subject of this application) and timeline would follow the details committee approved at its meeting in December 2020

NRW have considered these matters and consider the submission acceptable. It is important to note that NRW have issued a European protected species (EPS) licence for these works which requires an ecologist to be on site during the works and this requirement has also been acknowledged within this updated CEMP submission (see appendix C).

Noise and Vibration

Chapter 6.1.4 of the CEMP report sets out how the need to reduce noise to City Hospice and nearest residential properties. The report does set out that works would be undertaken during daylight hours; includes a strategy for complaint handling and communication with residents prior to undertaking 'noisy' work.

Paragraph 6.1.2 – that there will be a stakeholder communication strategy, which will include timely notice to affected parties (Recommendation 2 of this report).

Committee will also note that Shared Regulatory Service (Noise) raise no objection to this proposal.

This principle is acceptable and it is considered appropriate that further information will be submitted once a contractor has been appointed.

Air quality (including dust)

Chapter 5 of the CEMP has assessed these points including wheel washing facilities to reduce dust and speed reduced to 10mph on the site. Further detail is provided in paragraph 5.3.6 (Air Quality) which states:

- loaded vehicles that are carrying dust generating materials will be covered, for example with sheets, when leaving site;
- there will be no burning of materials on site;
- all plant and vehicles will be maintained in good order so that they do not emit dark smoke, grit or dust. Prior to start-up and on start-up, plant will be inspected daily to identify excessive smoke, leaks and other defects that may result in air quality issues. If such defects are observed, they shall be recorded, and the affected item of plant quarantined until it is repaired or removed from site and replaced;
- the use of diesel generators will be minimised, and battery powered generators or mains connection will be used where available;
- engines will be turned off when plant is are not in use to avoid 'idling';
- the site speed limit will be signposted and will not exceed 10mph; and
- given the proposal there is not a requirement for real time air quality monitoring but there will be daily inspections by the site manager.
- The details of the project manager, including a mobile number have been provided

These principles are considered acceptable as a basis for an appointed contractor to augment

8.2 Tree loss

The planning permission (reference 17/01735/MJR) anticipated a total tree loss of 184 trees, a number of which would be category 'A' trees. The updated Arboricultural Assessment (see appendix D) reduces the trees loss to 120 healthy trees (it must noted that young samplings or dead (category U) trees are not counted in the above). Committee will note that there is a requirement for a suitability qualified Arboriculturist to be on site during the works and provide the LPA with a report to demonstrate compliance with this

submission.

8.3 Closure of the public right of way

There is currently a legal order that allows Velindre to close the railway cutting and an appropriate diversion has been agreed with the PROW team and highways.

Summary

Such details as have been submitted are considered acceptable in principle and sufficient to allow a partial discharge of condition 17 (CEMP).

8.4 Other matters not considered above

- Concern over the accuracy and legibility of the initial submission raised by objectors was considered valid and an updated document has been submitted with residents given an additional 21 days to make any additional comments;
- Since this submission was made the judicial review and the subsequent appeal have been dismissed;
- Concern over flooding from the loss of the trees and soil is noted but is considered to affect the railway cutting and would be limited in time and area;
- Access to the site accords with the principles set within the planning approval. The submission accords with the overarching CEMP that committee approved in December 2020;
- As discussed, and agreed by committee in December 2020, condition 17 is an overarching condition and that for various phases of development not all points are applicable. In terms of the felling of the trees and vegetation clearance, as outlined in plan 70066877-WSP-XX-XX-DR-ASC-P0-CEMP 1 and paragraph 2.1 of the CEMP submission sufficient information has been submitted to allow that phase of development to be undertaken;
- The submission is complex in nature due to the complexity of the site and proposal. However, the majority of the submission is information that was already approved under reference 20/01515/MJR and has been submitted to demonstrate how this submission accords with the principles approved by the Planning Committee;
- Concern has been raised that the planning process does not provide meaningful dialogue with the community affected by this proposal and that the LPA are only undertaking consultation as a tick box exercise. The requirements for community engagement are a legal requirement under the EIA regulations and there is a legal duty to consider representations made. This report is considered to represent the concerns raised and provides an assessment to allow the committee to make an informed planning judgement based upon the matter for consideration;

- As discussed above and reiterated here, this application does not allow the reopening of the principles set by the planning permission or the overarching CEMP discharge approved by the committee in 2020;
- The discharge of this condition accords with the principles set under planning permission 17/01735/MJR which was the subject of the EIA regulations and as such the environmental impact has been considered and the submitted Environmental Statement remains fit for purpose. It is also recommended that an ecologist and arboriculturist are on site to supervise the works being undertaken to ensure the environmental considerations are met on site.

Other matters relevant to the consideration of this application

- 8.5 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.6 Equality Act 2010. The Act 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, over and above any other person.
- 8.7 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 8.8 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that

a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:

- (a) Diversity between and within ecosystems;
- (b) The connections between and within ecosystems;
- (c) The scale of ecosystems;
- (d) The condition of ecosystems (including their structure and functioning);
- (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

EIA development

The application constitutes a 'subsequent application' for the purposes of Part 3, Regulation 9(1)(a) & (b) of the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The application has been prepared in substantial accordance with the parameter plans, drawing and documents that were approved as part of the planning permission for the new Velindre Cancer Centre (LPA reference 17/01735/MJR, granted 27/03/2018). This current application, in relation to a condition of that permission, does not give rise to any significant effect on the environment, beyond those which were considered as part of the Environmental Statement, that was approved under the above planning permission. The environmental information already before the local planning authority is considered adequate to assess the significant effects of the development on the environment, and has been taken into consideration as part of this application in accordance with the aforementioned Regulations. It is considered, therefore, that a further addendum to the Environmental Statement is not required to accompany this submission.

9. CONCLUSION

- 9.1 It is recommended that condition 17 is partially discharged in the manner outlined above at this time and that given the complexity of the development and of the site, that the phased discharge of this condition at key points within the programme is acceptable and appropriate to control key elements of the project as it progresses. Concerns raised are noted, but are not material to this stage of discharging the condition i.e. Condition 17- flooding. However, it is recognised that further work is required for Conditions 17
- 9.2 Such details which have been submitted will require further updating and definition to achieve full discharge in due course.
- 9.3 There are no technical objections to the discharging of the conditions and the submission is in line with the plans considered by the committee in December 2017.

9.4 For the above reasons, the proposal is considered acceptable and it is recommended that the condition 17 can be partially discharged as outlined in recommendation 1 of this report.

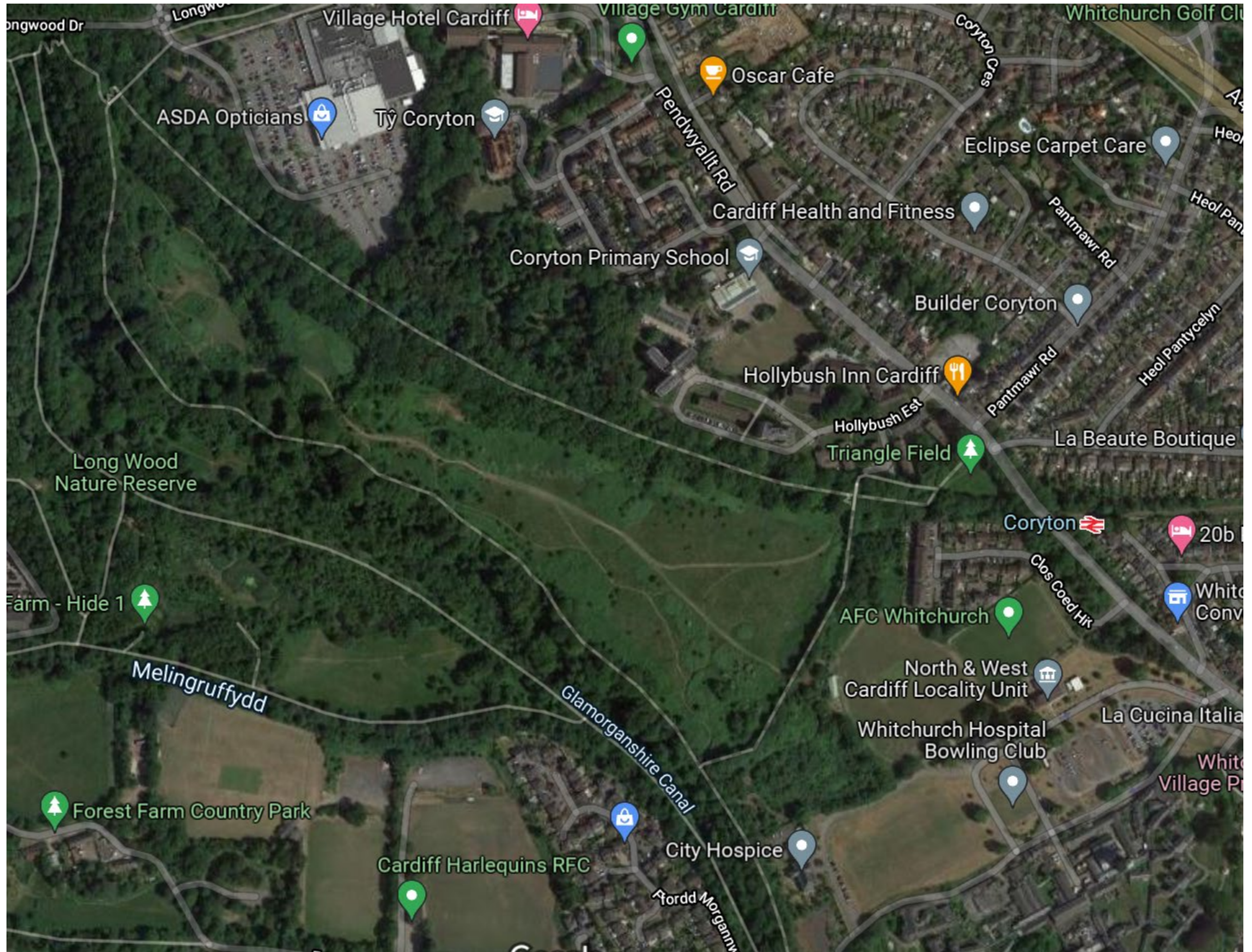
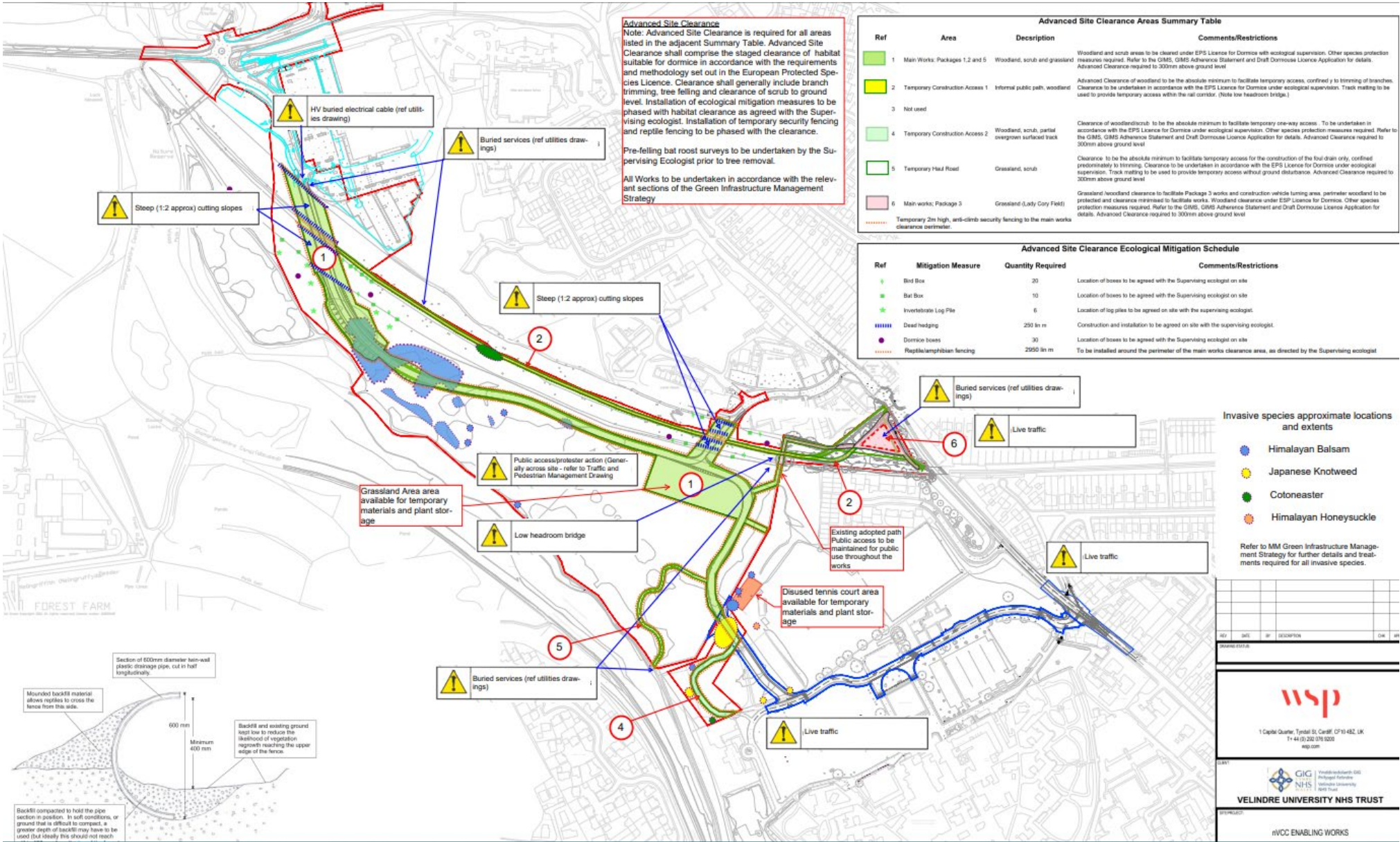




Figure 1.1 – Area of Proposed Site Clearance



Advanced Site Clearance
 Note: Advanced Site Clearance is required for all areas listed in the adjacent Summary Table. Advanced Site Clearance shall comprise the staged clearance of habitat suitable for dormice in accordance with the requirements and methodology set out in the European Protected Species Licence. Clearance shall generally include branch trimming, tree felling and clearance of scrub to ground level. Installation of ecological mitigation measures to be phased with habitat clearance as agreed with the Supervising ecologist. Installation of temporary security fencing and reptile fencing to be phased with the clearance.
 Pre-felling bat roost surveys to be undertaken by the Supervising Ecologist prior to tree removal.
 All Works to be undertaken in accordance with the relevant sections of the Green Infrastructure Management Strategy

Ref	Area	Description	Comments/Restrictions
1	Main Works: Packages 1, 2 and 5	Woodland, scrub and grassland	Woodland and scrub areas to be cleared under EPS Licence for Dormice with ecological supervision. Other species protection measures required. Refer to the GMS, GMS Adherence Statement and Draft Dormouse Licence Application for details. Advanced Clearance required to 300mm above ground level
2	Temporary Construction Access 1	Infernal public path, woodland	Advanced Clearance of woodland to be the absolute minimum to facilitate temporary access, confined to trimming of branches. Clearance to be undertaken in accordance with the EPS Licence for Dormice under ecological supervision. Track matting to be used to provide temporary access within the rail corridor. (Note low headroom bridge.)
3	Not used		
4	Temporary Construction Access 2	Woodland, scrub, partial overgrown surfaced track	Clearance of woodland/scrub to be the absolute minimum to facilitate temporary one-way access. To be undertaken in accordance with the EPS Licence for Dormice under ecological supervision. Other species protection measures required. Refer to the GMS, GMS Adherence Statement and Draft Dormouse Licence Application for details. Advanced Clearance required to 300mm above ground level
5	Temporary Haul Road	Grassland, scrub	Clearance to be the absolute minimum to facilitate temporary access for the construction of the four drain only, confined predominantly to trimming. Clearance to be undertaken in accordance with the EPS Licence for Dormice under ecological supervision. Track matting to be used to provide temporary access without ground disturbance. Advanced Clearance required to 300mm above ground level
6	Main works: Package 3	Grassland (Lady Cory Field)	Grassland/woodland clearance to facilitate Package 3 works and construction vehicle turning area, perimeter woodland to be protected and clearance minimised to facilitate works. Woodland clearance under EPS Licence for Dormice. Other species protection measures required. Refer to the GMS, GMS Adherence Statement and Draft Dormouse Licence Application for details. Advanced Clearance required to 300mm above ground level

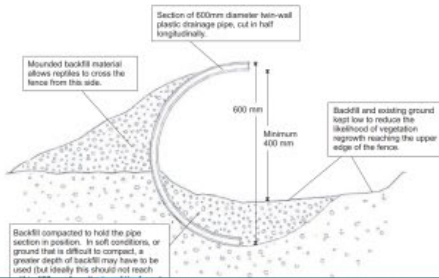
Temporary 2m high, self-climb security fencing to the main works clearance perimeter.

Ref	Mitigation Measure	Quantity Required	Comments/Restrictions
1	Bird Box	20	Location of boxes to be agreed with the Supervising ecologist on site
2	Bat Box	10	Location of boxes to be agreed with the Supervising ecologist on site
3	Invertebrate Log Pile	6	Location of log piles to be agreed on site with the supervising ecologist
4	Dead hedging	250 in m	Construction and installation to be agreed on site with the supervising ecologist
5	Dormice boxes	30	Location of boxes to be agreed with the Supervising ecologist on site
6	Reptile/amphibian fencing	2550 in m	To be installed around the perimeter of the main works clearance area, as directed by the Supervising ecologist

Invasive species approximate locations and extents

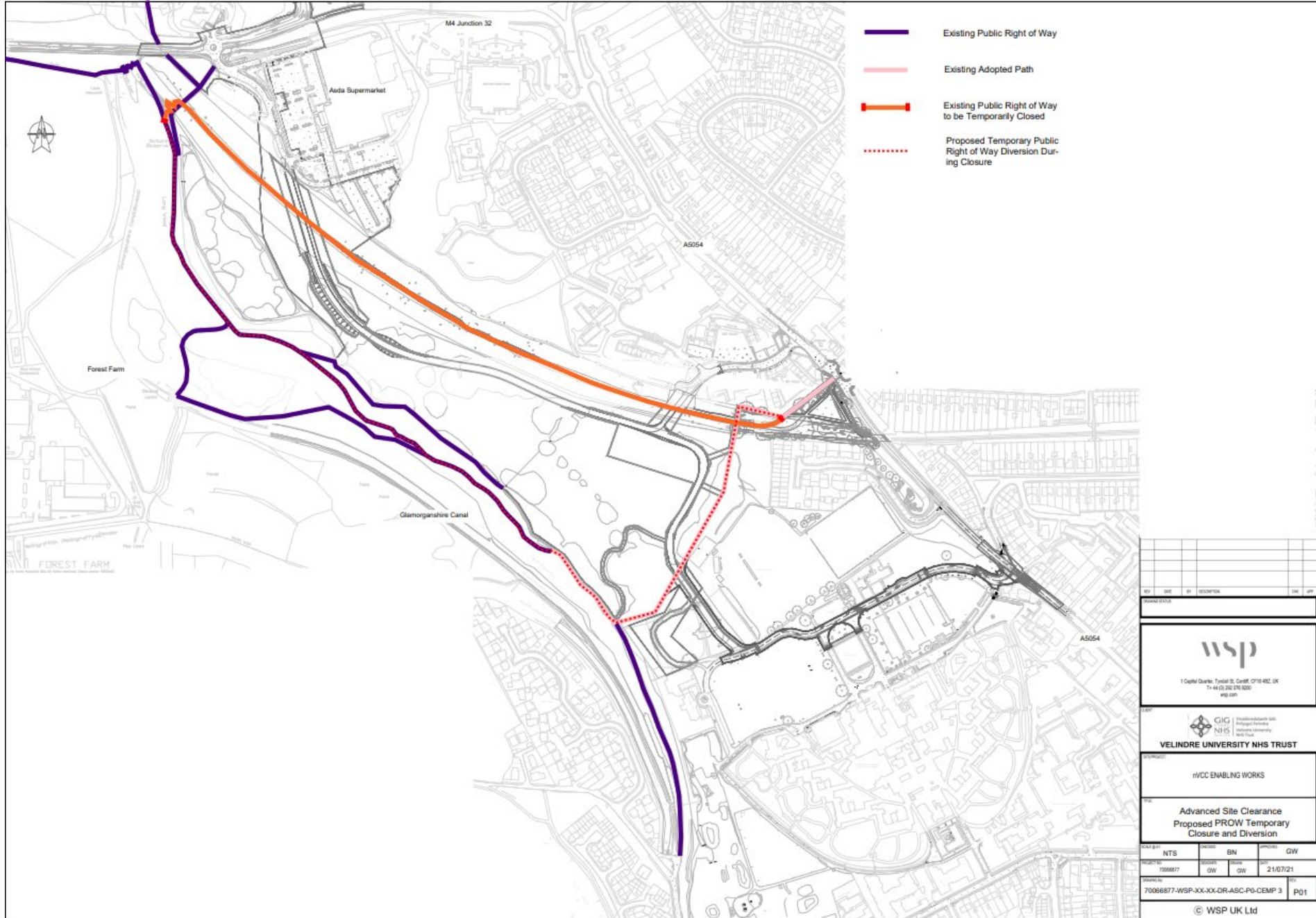
- Himalayan Balsam
- Japanese Knotweed
- Cotoneaster
- Himalayan Honeysuckle


Refer to MM Green Infrastructure Management Strategy for further details and treatments required for all invasive species.



REV	DATE	BY	DESCRIPTION	CHK	APP
DRAWN: 03/18					
1 Capital Quarter, Tyndal St, Cardiff, CF10 4BE, UK T: +44 (0) 202 076 5000 www.wsp.com					
CLIENT: <div style="display: flex; align-items: center;"> <div style="margin-left: 10px;"> Health and Wellbeing Delivery Velindre University NHS Trust Cardiff, Wales </div> </div>					
PROJECT: <div style="display: flex; align-items: center;"> <div style="margin-left: 10px;"> VELINDRE UNIVERSITY NHS TRUST </div> </div>					
PROJECT CODE: mVCC ENABLING WORKS					





 <p>1 Capital Quarter, Tynall St, Cardiff, CF10 4BC, UK T: +44 (0) 2920 570 000 wsp.co.uk</p>			
 <p>VELINDRE UNIVERSITY NHS TRUST</p>			
<p>#/CC ENABLING WORKS</p>			
<p>Advanced Site Clearance Proposed PROW Temporary Closure and Diversion</p>			
DATE: 01/21	NTS	DRAWN: BN	APPROVED: GW
PROJECT: 7306877	ISSUE: GW	DATE: 21/07/21	
DRAWING: 70068877-WSP-XX-XX-DR-ASC-P0-CEMP 3			REV: P01
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