

MEMBER OF THE PUBLIC OBJECTIONS

COMMITTEE DATE: 19/01/2022

APPLICATION No. **21/02156/MNR** APPLICATION DATE: 03/09/2021

ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: East Cardiff Educational Trust
LOCATION: FORMER POLICE STATION, CRICKHOWELL ROAD, ST
MELLONS, CARDIFF, CF3 0EF
PROPOSAL: DEMOLITION OF FORMER POLICE STATION (SUI
GENERIS USE CLASS) AND CONSTRUCTION OF
COMMUNITY CENTRE (D1 NON-RESIDENTIAL
INSTITUTION)

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development, except where explicitly required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:
 - P001 – Proposed Site Block Plan
 - P100D – Proposed Ground Floor Plan
 - P101D – Proposed First Floor Plan
 - P102B – Proposed Roof Floor Plan
 - P201D – Proposed Elevations Sheet 1
 - P202C – Proposed Elevations Sheet 2
 - P900 – Materials Palette
 - Design and Access Statement, dated September 2021
 - Demolition Method Statement, by Bond Demolition dated November 2021

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
3. The development, hereby permitted, shall be undertaken in accordance with Sections 2, 3, 5.1, 5.5 and 5.6 of the Demolition Method Statement.

Reason: In the interests of highway safety in accordance with Policy T6 of the Cardiff Local Development Plan 2006-2026.
4. No part of the development, hereby permitted, except for Demolition

activities, shall be commenced until a scheme of Construction Management has been submitted to and approved by the Local Planning Authority. The management plan shall demonstrate that the proposed works would have no adverse impact upon the local highway network. Construction of the development shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety in accordance with Policy T6 of the Cardiff Local Development Plan 2006-2026.

5. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

An **Arboricultural Method Statement (AMS)** detailing the methods to be used to prevent loss of or damage to retained trees bounding the site.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

A **Tree Protection Plan (TPP)** in the form of a scale drawing showing the finalised layout and the tree protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: In the interests of protecting green infrastructure and mitigating the effects of climate change in accordance with Policies KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

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

- A soft landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect (as appropriate).
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting (as appropriate).
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect (as appropriate).
- Scaled tree pit sectional and plan drawings prepared by a qualified

landscape architect that show the Root Available Soil Volume (RASV) for each tree (as appropriate).

- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

Reason in the interests of green infrastructure and biodiversity to mitigate the effects of development and enhance the area in accordance with Policies KP15, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006-2026.

7. The Travel Plan proposals shall be implemented in accordance with Sec. 8.0 of the Design and Access Statement.
Reason : In the interests of promoting sustainable modes of transport in accordance with Policies KP5, T1, T5 and T6 of the Cardiff Local Development Plan 2006-2026.
8. Prior to beneficial use of the development, hereby approved, the cycle parking spaces shown on the approved plans be shall provided and thereafter retained.
Reason: In the interests of promoting sustainable modes of transport in accordance with Policies KP5, T1, T5 and T6 of the Cardiff Local Development Plan 2006-2026.
9. Members of the public shall only be admitted to or be allowed to remain on the premises between the hours of 0800-2330 on any day.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
10. The development, hereby approved, shall not be occupied until such time as a drainage scheme, incorporating where viable sustainable drainage techniques, has been implemented in accordance with details that have been approved by the Local Authority.
Reason: In the interests of water cycle management and averting flood risk in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: 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.

RECOMMENDATION 3: Welsh Water advise:

This site is crossed by a 225mm public foul sewer and a 675mm public surface water sewer with their approximate position being marked on the Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. It is unclear from the proposed plans whether the proposed development would be located within the protection zones of the public sewers measured 3 metres either side of the centreline of the 225mm public foul sewer and 3.5 metres either side of the centreline of the 675mm public surface water sewer. Our strong recommendation is that the site layout takes into account the location of the assets crossing the site. Although it may be possible to divert the assets if the developer applies under Section 185 of the Water Industry Act it may prove unviable for the purposes of this development and therefore we recommend the proposed development is repositioned to accommodate the required protection zone and easement.

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.

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.

If you have any queries please contact 0800 917 2652 or via email at developer.services@dwrcymru.com

RECOMMENDATION 4: Any works to existing or proposed adopted public highway are to be subject to agreements under the Highways Act 1980 between the developer and Local Highway Authority.

The developer be advised that any damage to the public highway resulting from development works must be repaired. It would be advised that a condition survey be undertaken prior to the commencement of development and submitted to the Local Highway Authority. The survey should consist of:

- A suitably scaled plan showing the location of all defects identified;
- A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey

RECOMMENDATION 5: 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.

RECOMMENDATION 6: Attention is drawn to the provisions of Part III of the Environmental Protection Act 1990 in respect of statutory nuisance relating to dust and noise where there is prejudice to health or a nuisance.

RECOMMENDATION 7: Schedule 3 of the Flood and Water Management Act 2010 effects all new developments where the construction area is of 100m² or more and, therefore, may be subject to surface water drainage proposals under the SAB application process.

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

In the meantime if you require further information please review our website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

1. **DESCRIPTION OF THE SITE AND PROPOSED DEVELOPMENT**

- 1.1 The application site comprises an existing building initially utilised as a police station which was granted planning permission for a place of worship in 2019 and has been in use for such purpose in recent times. Planning permission is sought for demolition of the existing building and

its replacement with a community facility.

- 1.2 The site is located within a suburban location to the east of the city and is predominately surrounded by a housing estate, however, the immediate area comprises a District Centre comprising commercial and community uses serving the estate and, therefore, the area is of a mixed use. The site bounds to the north and west an enterprise centre beyond which is a Doctors Surgery and Supermarket respectively. Directly opposite the site to the east, across Crickhowell Road, lies Willowbrook House Nursing Home to the north of which lies Willowbrook Technology Park. To the south of the site, across an access road to the rear of the Supermarket, lies the site of the former St Mellons Community Hall and Playground which benefits from planning permission for older persons independent living accommodation.
- 1.3 The proposed development would comprise a two storey L-shaped building, with a biodiverse green flat roof featuring domed rooflights, encompassing the footprint of the existing rectangular building and projecting northwards to effectively fill the width of the sited from which a new annexe projects rearwards along the northern boundary of the site. The front elevation, facing Crickhowell Road, would form the principal elevation comprising a glazed canopy, signage and a feature wall in decorative brick. The building would be finished principally in blue/grey brick with grey aluminium windows to all elevations.
- 1.4 A yard is retained to the rear of the building to the south west corner of the site and first floor access via an external staircase and balcony is provided. The land forward of the building and fronting Crickhowell Road would be retained as a green area with enhanced planting and a rain garden. Fifteen cycle parking spaces would be provided beneath the glazed canopy to the front of the building.
- 1.5 It is envisaged that the usage and occupation of the building will remain consistent with the existing use of the building being utilised for the same functions. The increased size of the facility would provide for a dedicated area for daily worship with other activities, including classes and other community uses, being undertaken within the ancillary spaces.

2. SITE HISTORY OF RELEVANCE

Application No :	18/02891/MNR
Proposal :	FORMER POLICE STATION (SUI GENERIS USE CLASS) TO BE CHANGE TO D1 NON-RESIDENTIAL INSTITUTION (MUSLIM PLACE OF WORSHIP)
Application Type:	FUL
Decision :	PER
Decision Date :	25/02/2019

Application No :	19/01502/MNR
Proposal :	CHANGE OF USE OF FORMER POLICE STATION (SUI GENERIS USE CLASS) TO CHANGED TO D1

Application Type: NON-RESIDENTIAL INSTITUTION (MUSLIM PLACE OF WORSHIP) AND TWO STOREY EXTENSION
Decision : FUL
Decision Date : PER
03/09/2019

Application No : 20/00110/MNR
Proposal : VARIATION OF CONDITION 2 TO SUBSTITUTE DRAWINGS
- PREVIOUSLY APPROVED UNDER 19/01502/MNR
Application Type: VAR
Decision : PER
Decision Date : 20/02/2020

3. POLICY FRAMEWORK

National Planning Policy

- Future Wales: The National Plan 2040 (2021)
- Planning Policy Wales (11th Ed, 2021)
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 15: Development and Flood Risk

Cardiff Local Development Plan 2006-2026 (2016)

- Policy KP1: Level of Growth
- Policy KP3(B): Settlement Boundaries
- Policy KP5: Good Quality and Sustainable Design
- Policy KP6: New Infrastructure
- Policy KP7: Planning Obligations
- Policy KP8: Sustainable Transport
- Policy KP13: Responding to Evidenced Social Needs
- Policy KP14: Health Living
- Policy KP15: Climate Change
- Policy KP16: Green Infrastructure
- Policy EN6: Ecological Networks and Features of Importance for Biodiversity
- Policy EN7: Priority Habitats and Species
- Policy EN8: Trees, Woodlands and Hedgerows
- Policy EN10: Water Sensitive Design
- Policy EN13: Air, Noise, Light Pollution and Land Contamination
- Policy T1: Walking and Cycling
- Policy T5: Managing Transport Impacts
- Policy T6: Impact on transport Networks and Services
- Policy R4: District Centres
- Policy C1: Community Facilities
- Policy C2: Protection of Existing Community Facilities
- Policy C3: Community Safety/Creating Safe Environments
- Policy W2: Provision for Waste Management Facilities in Development

Supplementary Planning Guidance

- Childcare Facilities (2017)
- Green Infrastructure (2017)
- Infill Sites (2017)
- Managing Transportation Impacts (2018)
- Planning Obligations (2017)
- Waste Collection and Storage Facilities (2016)

4. CONSULTEE RESPONSES

- 4.1 The Operational Manager (Waste Management) raises no objection, general advice in respect of waste management is provided.
- 4.2 The Operational Manager (Shared Regulatory Services – Pollution Control) has been consulted, no representations have been received.
- 4.3 The Operational Manager (Flood & Coastal Risk Management) has been consulted, no representations have been received.
- 4.4 The Operational Manager (Traffic and Transportation) raises no objection to the proposal. The traffic survey illustrates the vehicle demand and there should be little or no car parking or drop off on Crickhowell Road. The Travel Plan sets out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. Fifteen cycle parking spaces should be secured to promote this sustainable mode of transport. Consideration could be given to a contribution of £5,000 towards the investigation and implementation of Traffic Orders should they be needed as a result of any failure in the transport proposal following use of the development. Any damage caused to the public highway will be required to be repaired, a condition is recommended. A demolition and construction management plan should be provided.
- 4.5 The Councils Planner (Trees and Landscaping) advises that existing trees should not constrain the development based upon the assessments submitted and raises no objection to the proposal subject to conditions.
- 4.6 The Councils Planner (Ecology) has been consulted, no representations have been received.
- 4.7 South Wales Police advise that the current state of the area is resulting in high instances of anti-social behaviour. No objections are raised to the proposal and general guidance is provided.
- 4.8 Welsh Water raise concerns with regards the location of a public sewer, the applicant has been advised.

5. REPRESENTATIONS

- 5.1 The application was publicised by way of neighbour notification letters and a

significant level of representations have been received.

5.2 Circa. 50 individual persons have made representations objecting to the proposal. Approximately one third of the objectors have not provided address details, however, they largely purported appear to be St Mellons residents. The remaining objectors, which have provided address details, are all St Mellons residents living within walking distance of the site (max. 0.8 miles) including on Crickhowell Road and nearby Risca Close, Kingfisher Close, Rogerstone Close, Oakmeadow Drive and Willowbrook Gardens. The objections are based upon the following summarised grounds:

- the lack of car parking provided and the negative impact upon the highway network as a result of traffic congestion and parking;
- the resulting noise and disturbance from activities associated with such use;
- the proposed building and use is uncharacteristic of the area;
- the proposed use would not benefit the wider community and there is insufficient need for such a use;
- the proposal would intensify instances of Anti-social behaviour and crime;
- the building should revert to use as a Police Station.

5.3 Marginally in excess of 60 individual persons have made representations supporting the proposal. Approximately one tenth of the supporters have not provided address details, however, they largely purport or appear to be St Mellons residents. The remaining supporters, which have provided address details, are largely St Mellons residents with approximately two thirds living within walking distance of the site (max. 0.8 miles) including on nearby Kingfisher Close and Willowbrook Gardens. A small number of residents from the wider area including in other parts of St Mellons, Old St Mellons, Pontprennau and Llanrumney have indicated support for the proposal. Support has also been received from wider areas of Cardiff from residents of Tremorfa, Ely and Caerau as well as three representations from outside the City, Newport and Heston. In summary, the letters of support consider that the proposal would enhance the community, promote diversity and inclusion and make use of a currently disused site. Whilst it is noted that there is little evidence to suggest that traffic congestion and parking issues would result.

6. ANALYSIS

6.1 Introduction

6.1.1 The application site lies within the defined settlement boundary within a District Centre defined by its mix of uses.

6.1.2 Policy KP13 details that a key part of the successful progression of Cardiff as a City is to develop sustainable neighbourhoods, tackle deprivation and improve the quality of life for all. This should be achieved through a range of strategies including:

- Supporting the vitality, viability and attractiveness of existing District and

Local Centres and their regeneration, including retail and other commercial development and housing of an appropriate scale;

- Encouraging the provision of a full range of social, health, leisure and education facilities and community infrastructure for both existing and new communities that are accessible to all by walking and cycling and public transport;
- Supporting the regeneration of deprived communities within the city and maximising the additional benefits that new communities can bring to adjoining or surrounding communities;
- Encouraging the enhancement of communities through better equality of access to services for all, promoting cultural and wider diversity for all groups in society, and creating places that encourage social interaction and cohesion.

6.1.3 Policy R4 aims to promote and protect the shopping role of District Centres while supporting a mix of appropriate uses favouring retail, office, leisure and community facilities.

6.1.4 Policy C1 encourages new and improved community facilities, health and religious facilities.

6.1.5 Accordingly, the principle of the proposal, subject to other material considerations, is considered acceptable according with key policies which seek to progress and enhance the City.

6.1.6 The principal matters for consideration are:

- the quality of the proposed development and impact upon the character and appearance of the area;
- the effect of the proposal upon the amenity of the area and neighbouring occupiers;
- the transport impact.

6.2 Quality of the Proposed Development and Impact Upon the Character and Appearance of the Area

6.2.1 Policy KP5 seeks to ensure that new development responds *‘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’*. Whilst Policy C1 details that such a *‘facility should not detract from the character and appearance of a property or the locality’* and should be *‘designed with the greatest possible flexibility and adaptability to accommodate additional uses without compromising its primary and intended use’*.

6.2.2 The proposal seeks to introduce a sustainable contemporary building within an area of modern but traditionally designed buildings of significant variety, which are not of significant architectural merit. The form of the proposal, benefitting from a flat roof, differs from the surrounding buildings which benefit

from pitched roofs, however, there is significant variety to these pitched roofs. The proposed finishing materials reflect those that are characteristic of the area, albeit being a different colour. The overall scale of the building is reflective of the nearby context of the built form. The building would not be a pastiche of the existing buildings characteristic of the area seeking to create its own defined character. The contemporary high quality design which is of an appropriate scale would sit suitably within the streetscene enhancing the area, contributing to the variety of buildings within the area and would not detract from the general character of the area.

6.2.3 The protection and enhancement of green infrastructure to the frontage would have a positive impact in respect of visual amenity.

6.2.4 Accordingly it is considered that the proposal is of a high quality design would reflect the character and appearance of the area and accords with the principles of Policies KP5 and C1.

6.3 Impact Upon the Amenity of the Area and Neighbouring Occupiers

6.3.1 Policy KP5 states all new development will be required to ensure there is *'no undue effect on the amenity of neighbouring occupiers'*. Policy C1 states that such a facility should *'not unduly prejudice the amenities of neighbouring and nearby residential occupiers'*. Policy EN13 seeks to ensure that development is *'not permitted where it would cause unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination'*.

6.3.2 The scale of the proposal is appropriate to its setting and relative to neighbouring buildings and would have no adverse impact in this respect upon neighbouring occupiers or uses.

6.3.3 The use of the building, given the intrinsic use of the immediate area, is unlikely to have any detrimental impact upon the amenities of the area or neighbouring occupiers. The area has historically been utilised for similar purposes and the existing building is used for such purpose with little intensification envisaged. A condition is recommended restricting the hours of use to those permitted for the current use of the building.

6.3.4 The building and space around the building provide adequate space for management of the facility without any implications upon the amenity of the area.

6.3.5 Accordingly, it is considered that the proposal would have no detrimental impact upon the amenity of the area or neighbouring occupiers and, therefore, accords with the principles of Policies KP5, C1 and EN13.

6.4 Transport Impact

6.4.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car

and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking to ensure *'that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes'*. Whilst Policy T6 details that *'development will not be permitted which would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks'*. Policy C1 further supports the aforementioned goals detailing that such a facility should be readily accessible to the local community it is intended to serve by public transport, walking and cycling, and should not lead to unacceptable parking or traffic problems.

6.4.2 The proposal is located within a District Centre easily accessible to the local and wider community by walking, cycling and public transport.

6.4.3 In accordance with sustainable transport goals there is no minimum requirement for car parking. The rear yard is accessible to vehicles and provides space for the potential parking of a small number of vehicles and, when needed, for access by vehicles servicing the site.

6.4.4 A travel plan, seeking to reduce the private car as a mode of transport for accessing the facility, has been prepared.

6.4.5 Given the acceptability of the proposal in principle with regard to sustainable transport policies and with regard to both the existing use of the site and the immediate area and in the absence of any evidence that the use of the facility would cause any harm to the highway network it would not appear to be appropriate to request contributions towards any Traffic Regulation Orders (see para. 4.4) that may only theoretically be required and are considered unlikely to be needed. Furthermore, a condition requiring any repairs to be undertaken to the public highway that result from development (see para. 4.4) would not be necessary, the repair of such damage can be achieved by separate legislation.

6.4.6 Accordingly, it is considered that the proposal accords with the principles of sustainable transport and should have no adverse impact upon the existing highway and amenities of the area, therefore, the proposal accords with the principles of Policies KP5, KP8, T1, T5, T6 and C1.

6.5 Other Matters

6.5.1 Policies KP15, KP16, EN6, EN7 and EN8 seek to ensure that Green Infrastructure is protected, that the effects of climate change associated with such loss are mitigated and biodiversity is enhanced. None of the trees within or bounding the site should constrain the proposal and the information already submitted demonstrates that an enhancement in this regard will be achieved including to the frontage of the site and a green roof. Conditions are recommended to secure the details of the aforementioned enhancements.

6.5.2 Policy EN10 details that *'development should apply water sensitive urban design solutions'* the process of integrating water cycle management with the built environment through planning and urban design. Furthermore, the purpose of Policy EN14 *'is to avert development from where it would be at risk from river, ordinary watercourse, costal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere'*. With regard to Chapter 6 of PPW and guidance within TAN15 surface water drainage is a material planning consideration and consideration to flooding caused by heavy rainfall and runoff from development in areas of known flooding is required to be given on a case by case basis. It should, however, be noted that since January 2019 additional control under the Water Management Act 2010 has been enacted in this regard and the proposed development may require approval under the 'SAB process'. The site is not in an area known for main river, sea, reservoir or surface water flood risk, therefore, on this basis it is considered the proposal is unlikely to have any adverse flood risk impact subject to the implementation of adequate surface water drainage, which should incorporate disposal by sustainable means. The application details SuDS, including a rain garden, are intended to be utilised, and, therefore, a condition is recommended in this regard and an advisory note relating to the 'SAB' process. Accordingly, it is considered, with due regard to national policy and guidance, that the proposal would accord with the principles of Policies EN10 and EN14.

7. **LEGAL CONSIDERATIONS**

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 given due consideration in the determination of this application.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

Removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

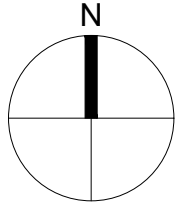
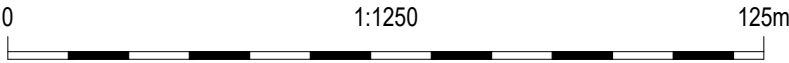
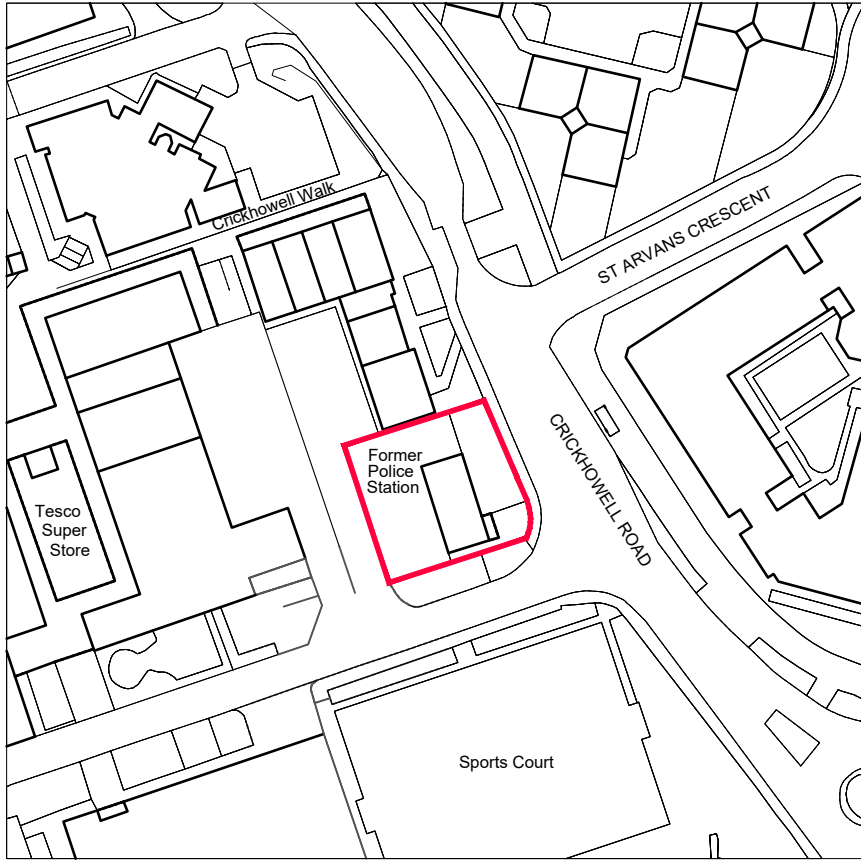
This duty has been given due consideration in the determination of this application.

Wellbeing of Future Generations (Wales) Act 2015

In reaching this recommendation officers have taken into account the requirements of Sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. This recommendation is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the WCFG Act.

8. CONCLUSION

- 8.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended that planning permission be granted.



CLIENT

ECET
EAST CARDIFF
EDUCATIONAL TRUST

PROJECT

16 CRICKELHOWELL RD
ST MELLONS
CARDIFF CF3 0EF

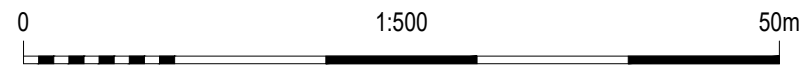
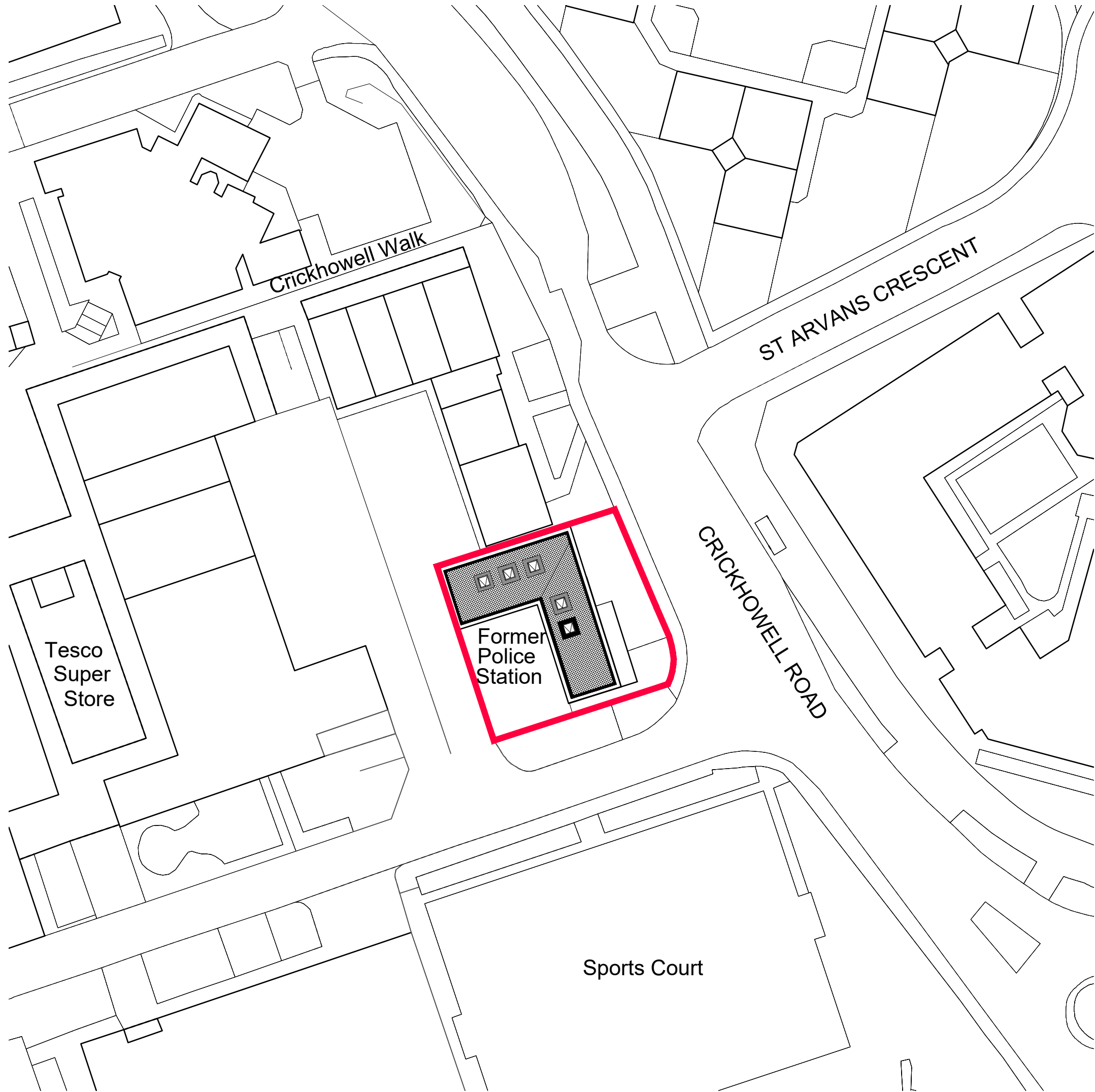
DWG TITLE

SITE
LOCATION
PLAN

DWG NO. **S000**

DATE **DECEMBER 2018**

SCALE **1:1250@A4**



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ECET
EAST CARDIFF
EDUCATIONAL TRUST

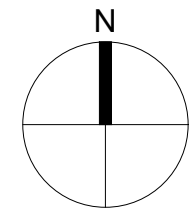
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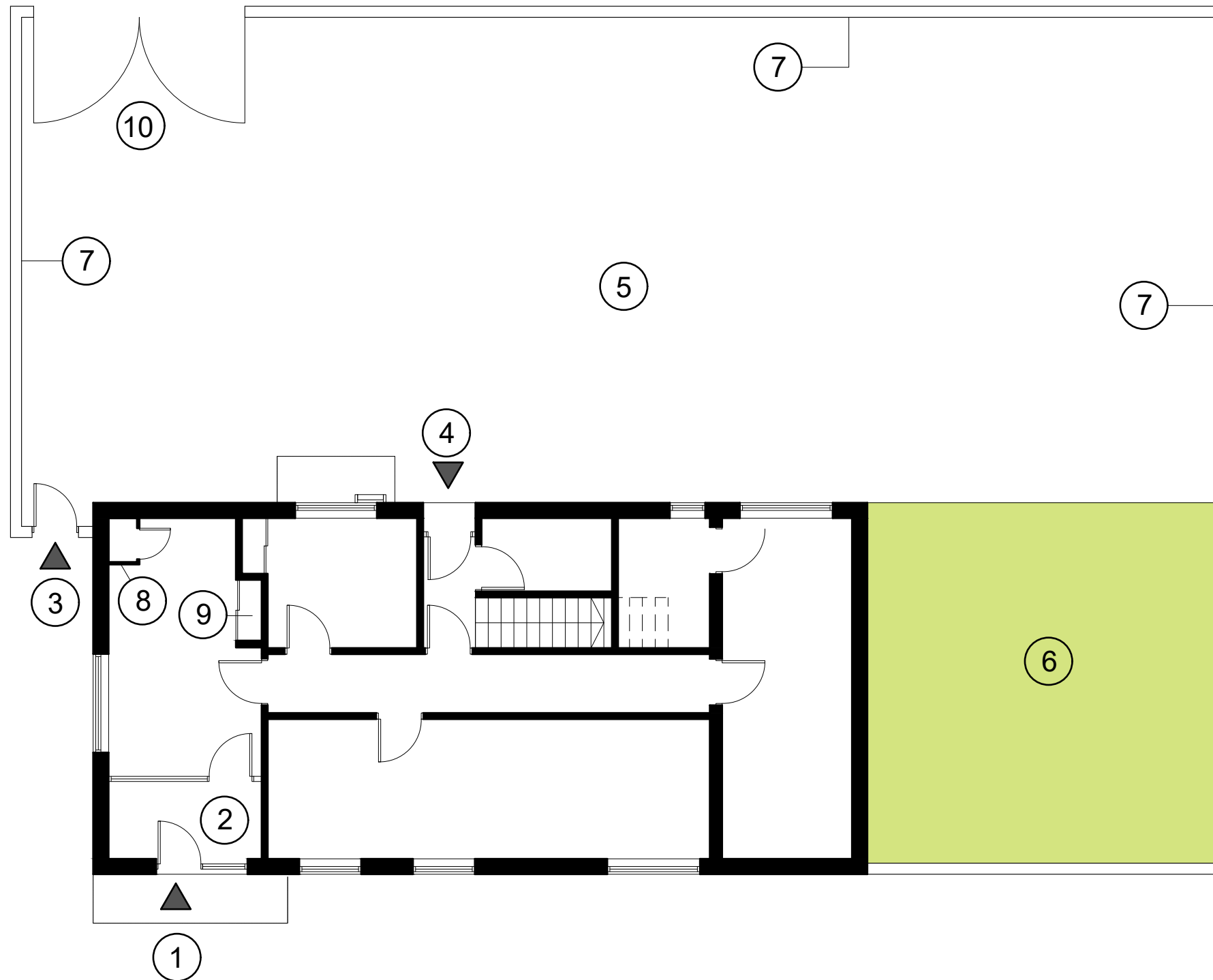
DWG TITLE
**PROPOSED
SITE BLOCK
PLAN**

DWG NO. P001

DATE SEPT 2021

SCALE 1:500@A3





KEY

- 1. Main Front Entrance
- 2. Lobby
- 3. Side Entrance
- 4. Rear Entrance
- 5. Tarmac Courtyard
- 6. Grassed Area
- 7. Boundary Wall
- 8. Gas Meter
- 9. Electrical Cupboard
- 10. Vehicular Access

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 EAST CARDIFF
 EDUCATIONAL TRUST

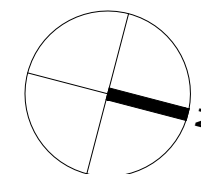
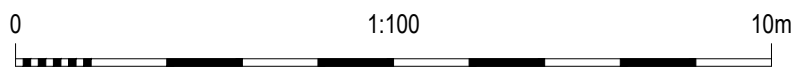
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

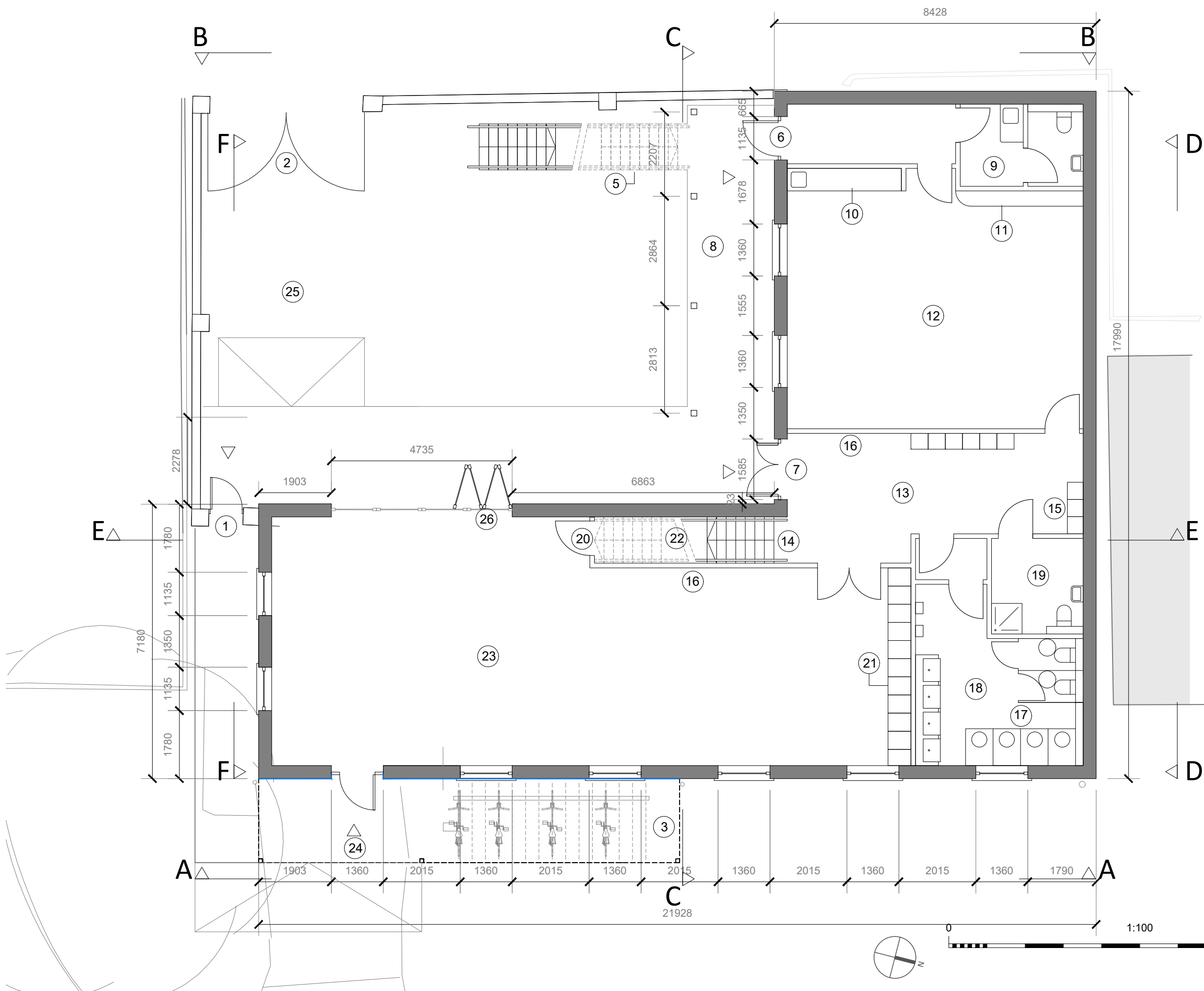
DWG TITLE
**EXISTING
 GROUND
 FLOOR
 PLAN**

DWG NO. S100

DATE DECEMBER 2018

SCALE 1:100@A3





KEY

- 1. Main Entrance
- 2. Vehicular Entrance Gate
- 3. Covered bicycle stands providing 15 spaces.
(note: Gross floor area of building is 467sqm.
Bicycle spaces required 5no. +1 per 50sqm)
- 4. --
- 5. External staircase
- 6. Ladies entrance
- 7. Mens entrance
- 8. Covered canopy/walkway above
- 9. Accessible WC and baby change facility
- 10. Kitchenette
- 11. Shoe storage
- 12. Ladies prayer hall
- 13. Lobby
- 14. Access to upper rooms
- 15. Shoe storage
- 16. Wall space for information/islamic display/exhibition
- 17. Wudhu Area
- 18. WCs
- 19. Accessible WC
- 20. Storage
- 21. Book shelves
- 22. Incoming main/meter
- 23. Mens prayer hall
- 24. Fire exit
- 25. Permeable paving
- 26. Bi-folding doors

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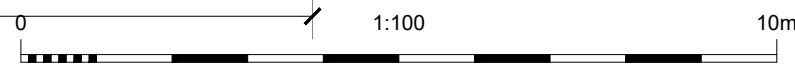
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

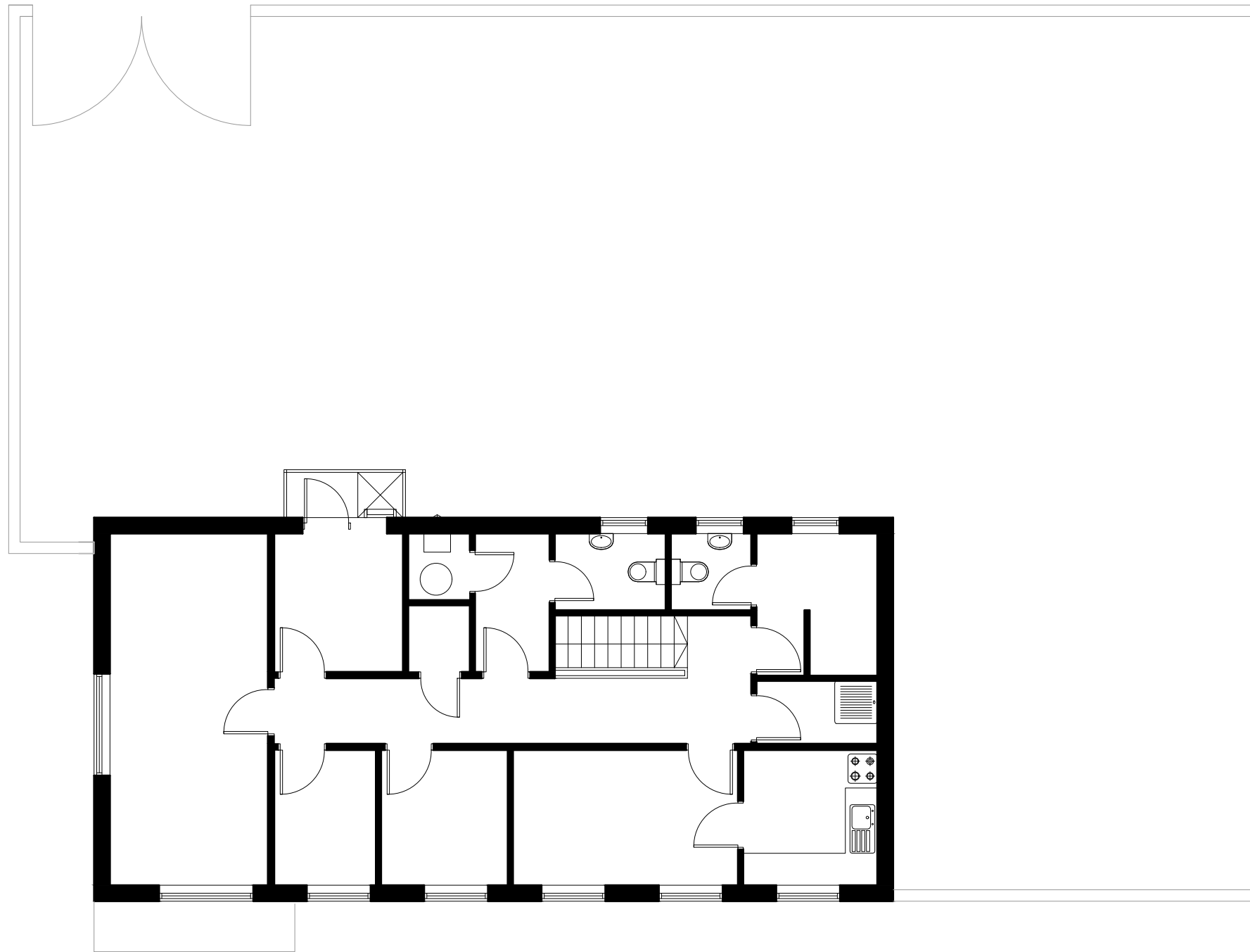
DWG TITLE
 PROPOSED GROUND
 FLOOR PLAN

DWG NO. P100D

DATE August 2021

SCALE 1:100@A3





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EAST CARDIFF
EDUCATIONAL TRUST

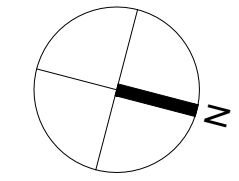
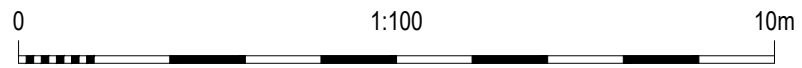
PROJECT
16 CRICKELHOWELL RD
ST MELLONS
CARDIFF CF3 0EF

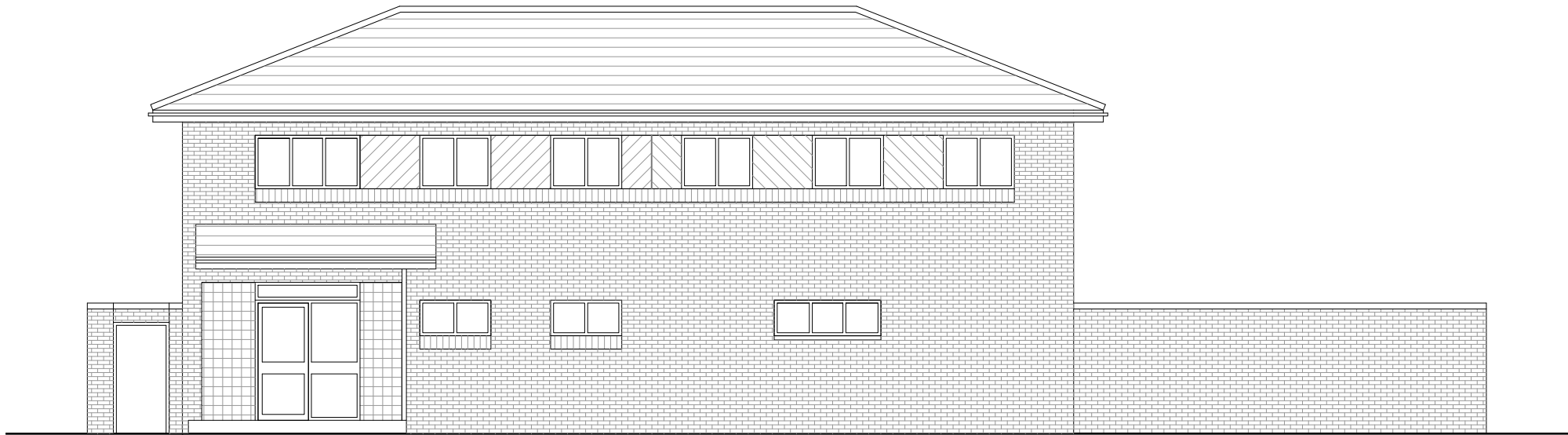
DWG TITLE
**EXISTING
FIRST
FLOOR
PLAN**

DWG NO. S101

DATE DECEMBER 2018

SCALE 1:100@A3

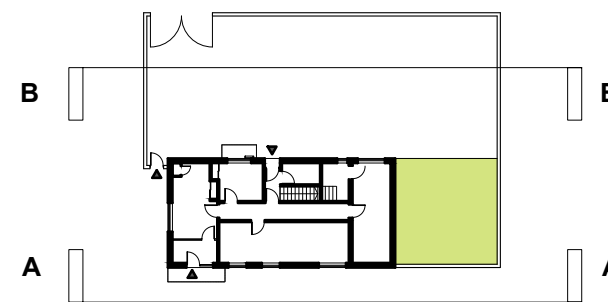




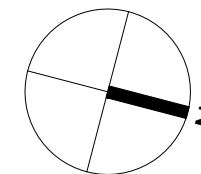
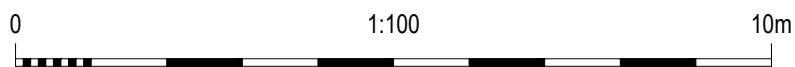
Existing front elevation AA



Existing rear elevation BB



KEY PLAN



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ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

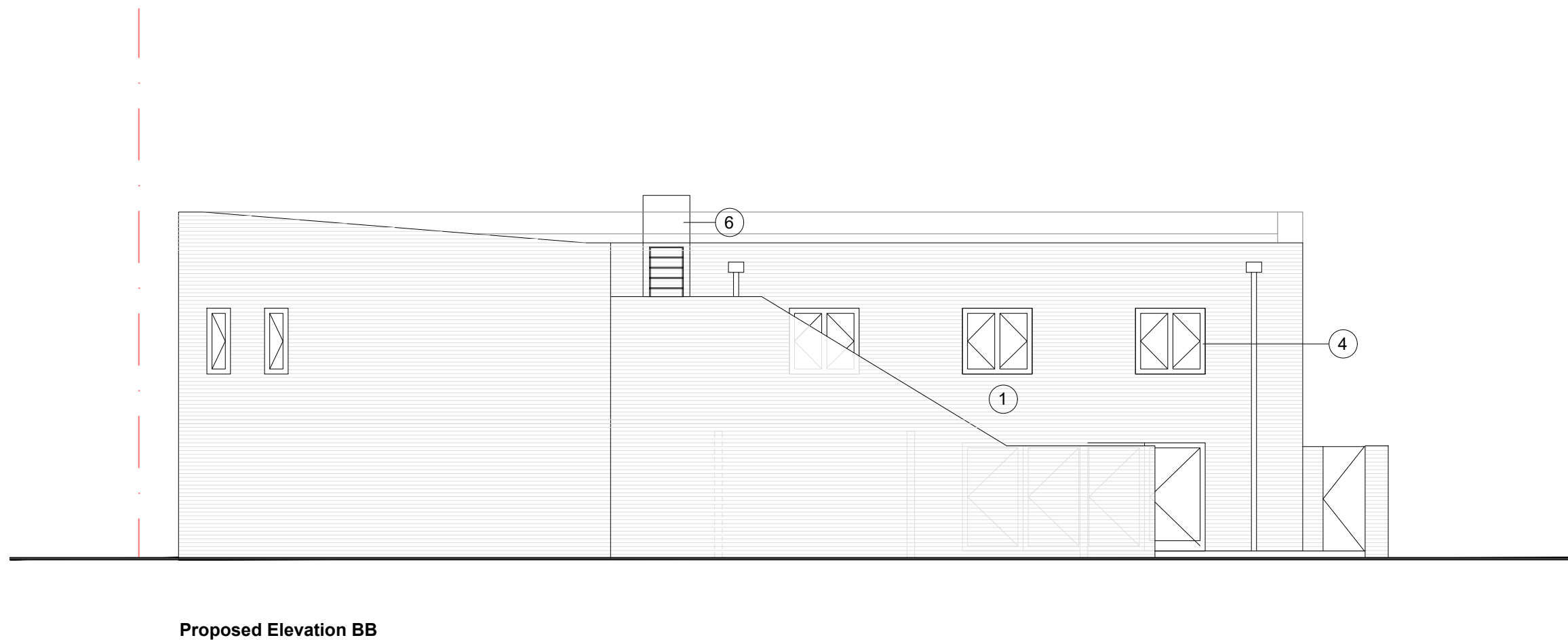
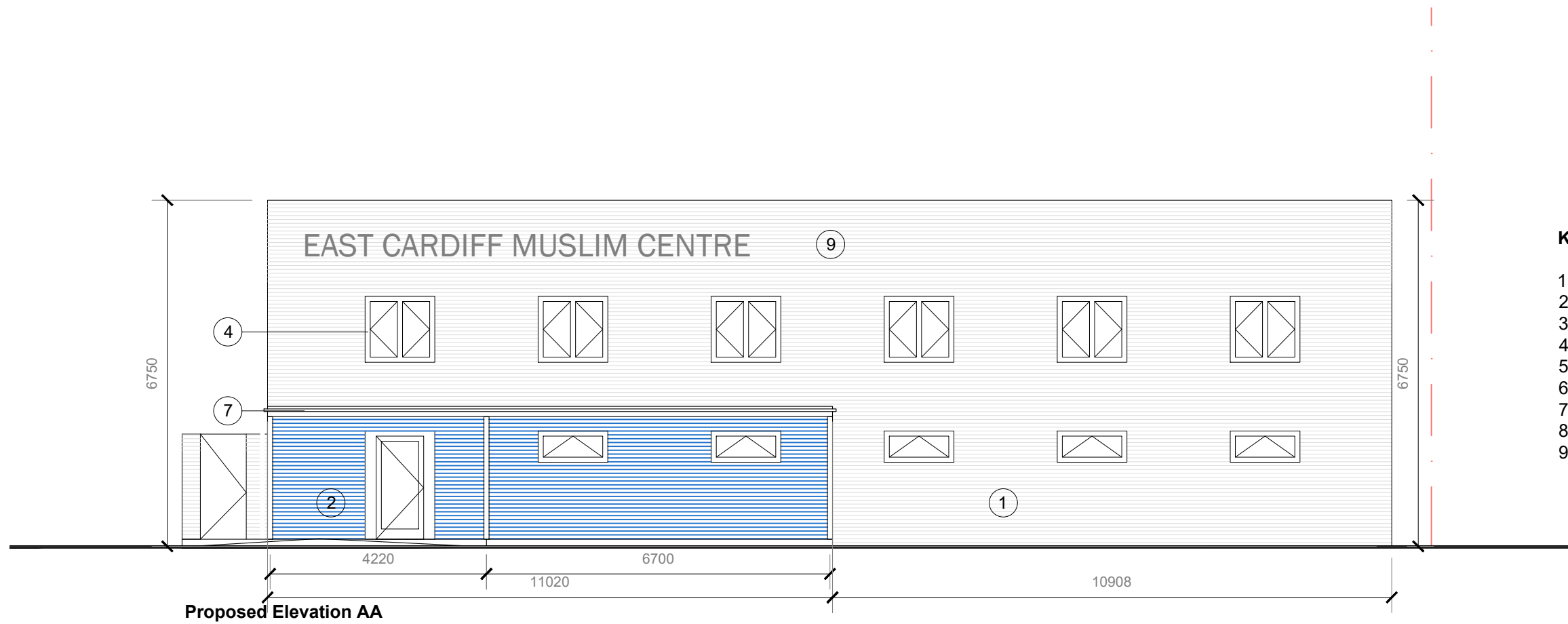
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
**EXISTING
 ELEVATIONS
 SHEET 1**

DWG NO. S201

DATE MAY 2018

SCALE 1:100@A3



CLIENT
ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

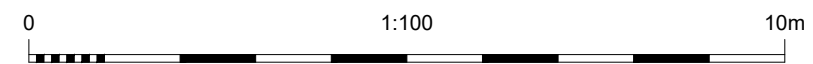
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

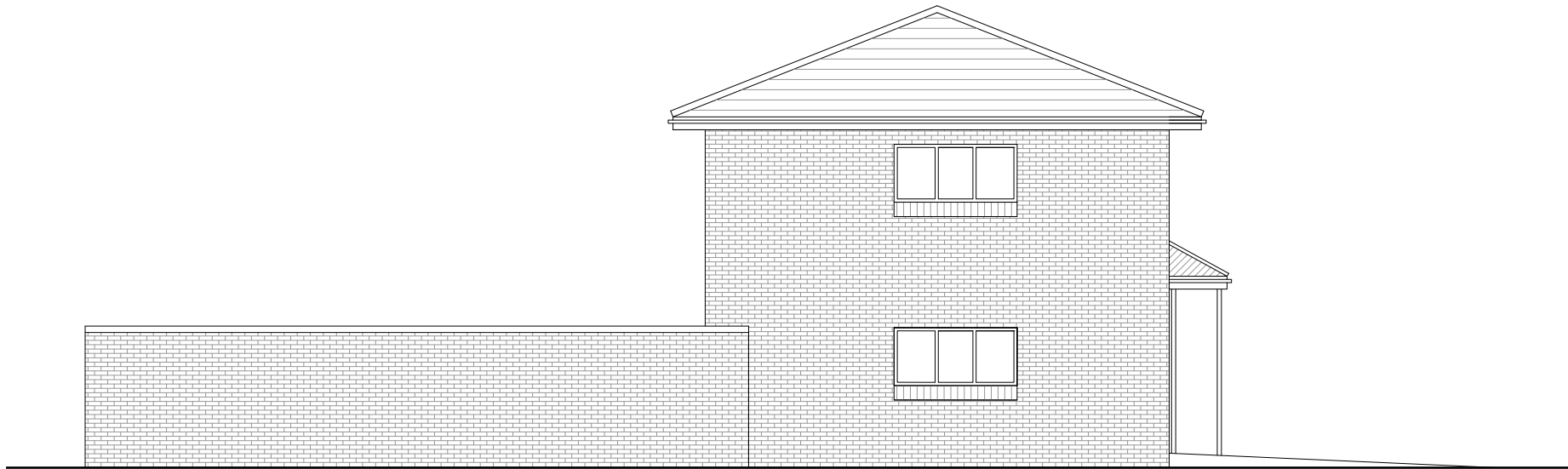
DWG TITLE
**PROPOSED
 ELEVATIONS
 SHEET 1**

DWG NO. P201D

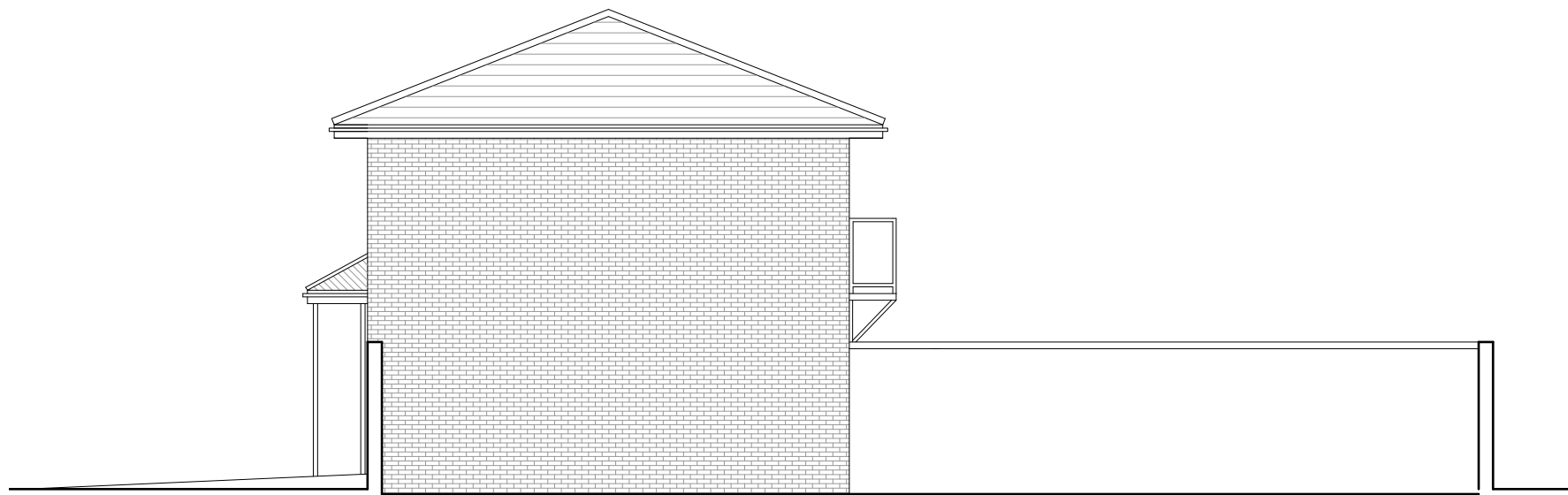
DATE August 2021

SCALE 1:100@A3

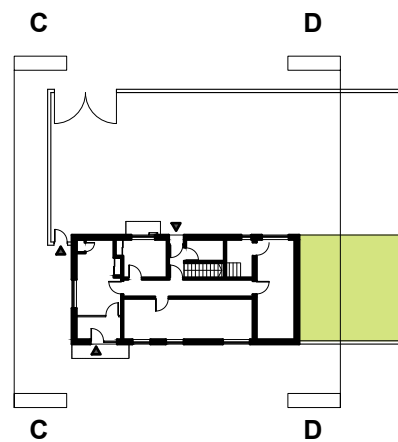
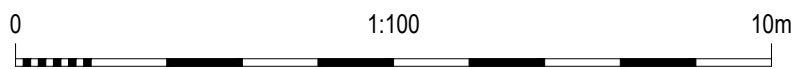




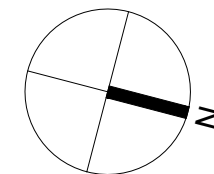
Existing side elevation CC



Existing side elevation DD



KEY PLAN



CLIENT
ECET
 EAST CARDIFF
 EDUCATIONAL TRUST

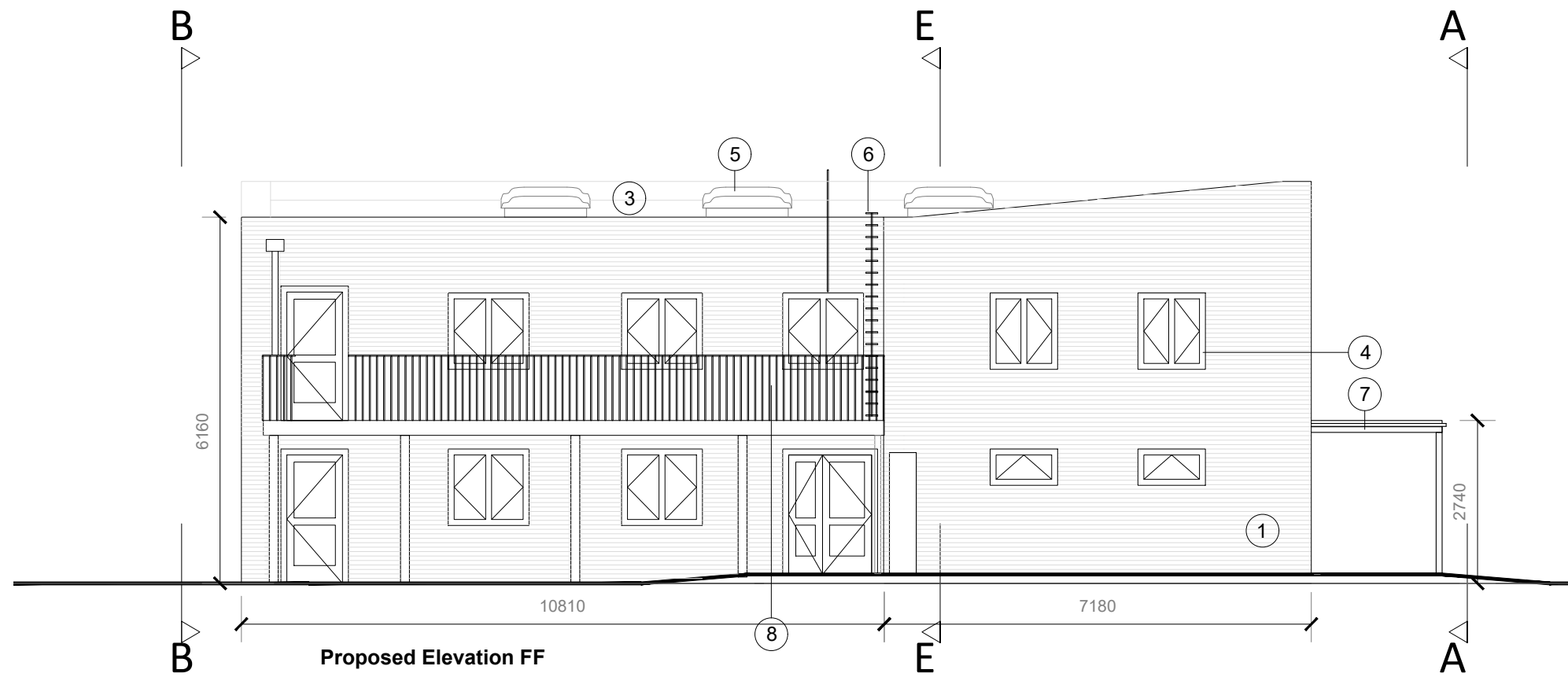
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

DWG TITLE
**EXISTING
 ELEVATIONS
 SHEET 2**

DWG NO. S202

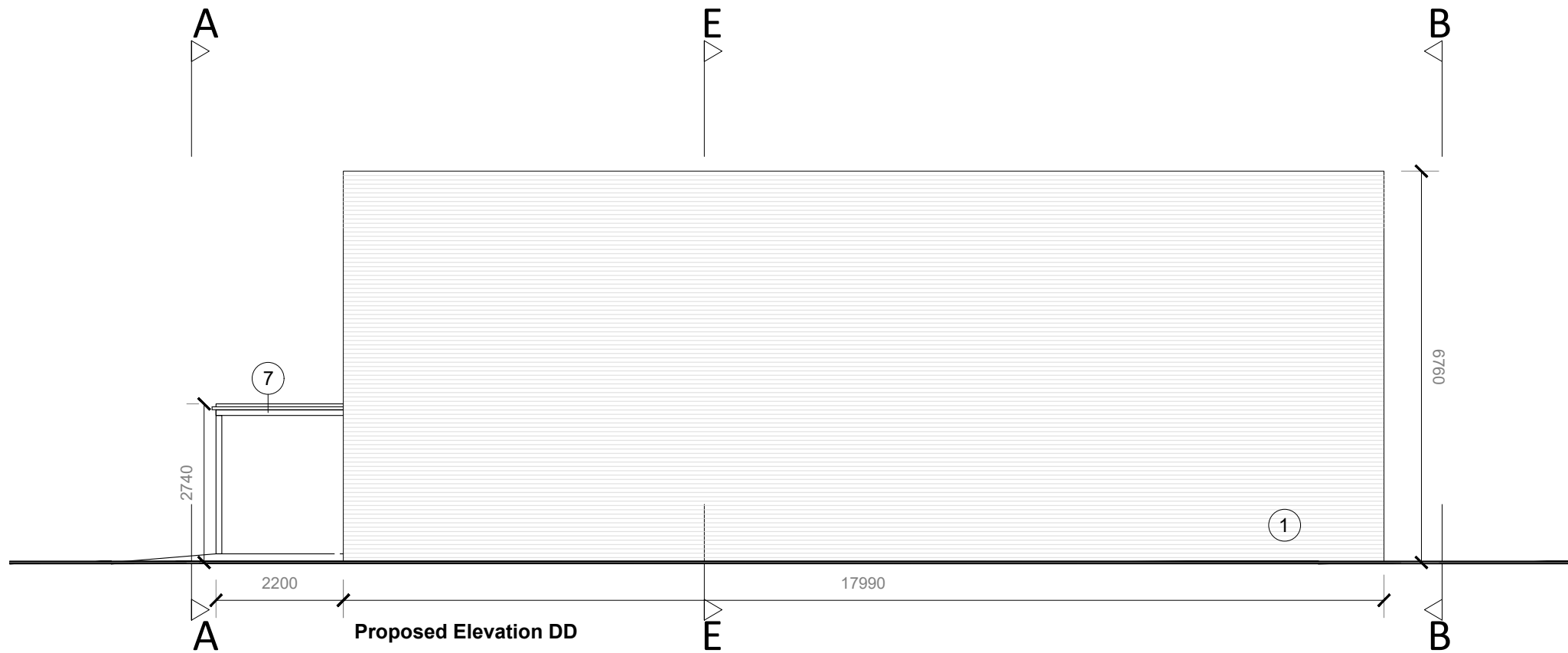
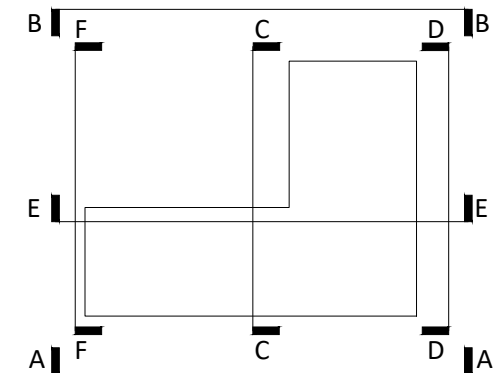
DATE MAY 2018

SCALE 1:100@A3



KEY

- 1. Blue-grey brick
- 2. Feature wall in decorative glazed brick slips (design TBC)
- 3. Biodiverse roof
- 4. Aluminium windows to RAL 7016
- 5. Dome rooflights
- 6. Ladder with ladder guard
- 7. Covered bicycle stand to RAL 7016 with RAL 9010 soffit
- 8. Metal stair and balustrading to RAL 7016



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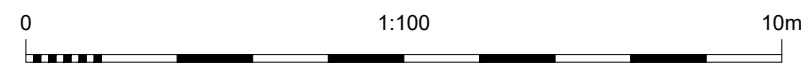
PROJECT
 16 CRICKELHOWELL RD
 ST MELLONS
 CARDIFF CF3 0EF

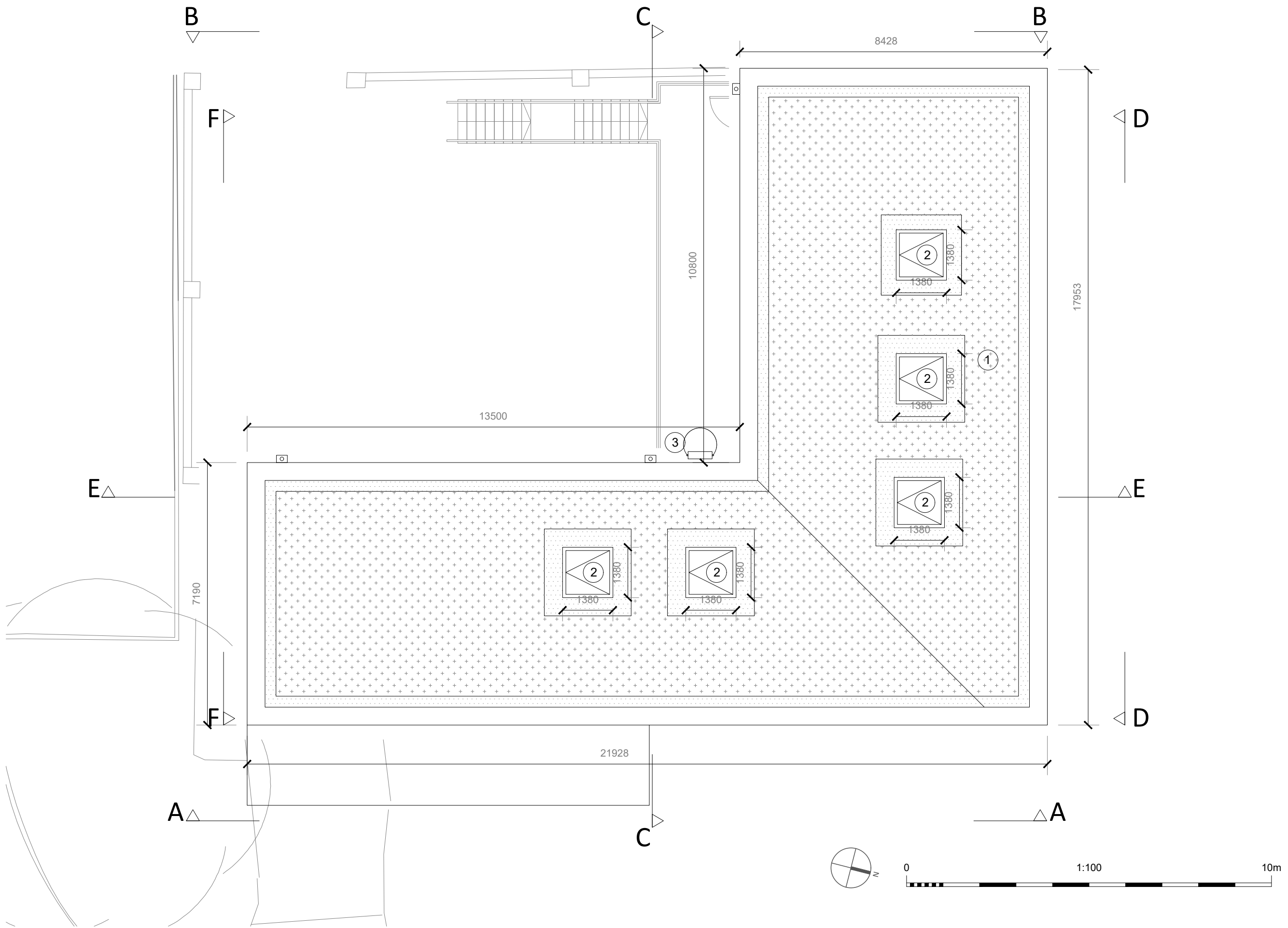
DWG TITLE
**PROPOSED
 ELEVATIONS
 SHEET 2**

DWG NO. P202C

DATE August 2021

SCALE 1:100@A3





KEY

- 1. biodiverse roof
- 2. Dome rooflights
- 3. Ladder with ladder guard
- 4. Parapet

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PROJECT

16 CRICKELHOWELL RD
ST MELLONS
CARDIFF CF3 0EF

DWG TITLE

PROPOSED ROOF PLAN

DWG NO. P102B

DATE August 2021

SCALE 1:100@A3