

PETITION

COMMITTEE DATE: 14/03/2024

APPLICATION NO: 24/00050/NMA

APPLICATION DATE: 10/01/24

ED: **WHITCHURCH/TONGWYNLAIS**

APP TYPE: Non-Material Amendment

APPLICANT: Velindre NHS University Trust

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

PROPOSAL: Proposed Non-Material Amendment to Planning Permission 22/02231/RES - addition of TCAR2 emergency access route (to the SE of the site), removal of the Hollybush bridge, updates to the position of the intake room, and lowering of the basement level by 300mm.

RECOMMENDATION 1:

That the changes are APPROVED as a non-material amendment to planning permission number 22/02231/RES dated 16th March 2023 (Condition 1) subject to all the remaining conditions and details of the original consent numbered 22/02231/RES.

1. BACKGROUND INFORMATION

1.1 This application is reported to Planning Committee following receipt of a valid on-line petition of 50 signatures, which requests that the application is considered by the planning committee *"to enable a thorough, transparent, public examination of the documents and decision-making; for the views of the communities to be heard and enable any concerns to be addressed"*.

1.2 The petition states as follows: -

"We, the undersigned, are of the view that the above listed application will have major effect on the immediate wider community. The community's concerns include the following: The lowering of the basement cannot be considered a Non-Material Amendment, given the additional environmental damage and increased HGV traffic through Whitchurch, and the effects on the amenities of local people. The revised HVAC intake room location has a material effect upon the PROWs that exist within this area of the development. The new alignments of the PROWs are not outlined on the maps for this application - in fact, the PROWs are not indicated or considered at all here. This application again includes a proposed incursion into the adjacent SSSI".

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site comprises the land to the North West of Whitchurch Hospital Playing Fields, which was the subject of outline planning approval (ref. 17/01735/MJR) for a proposed new Velindre Cancer Centre (see Figure 1).

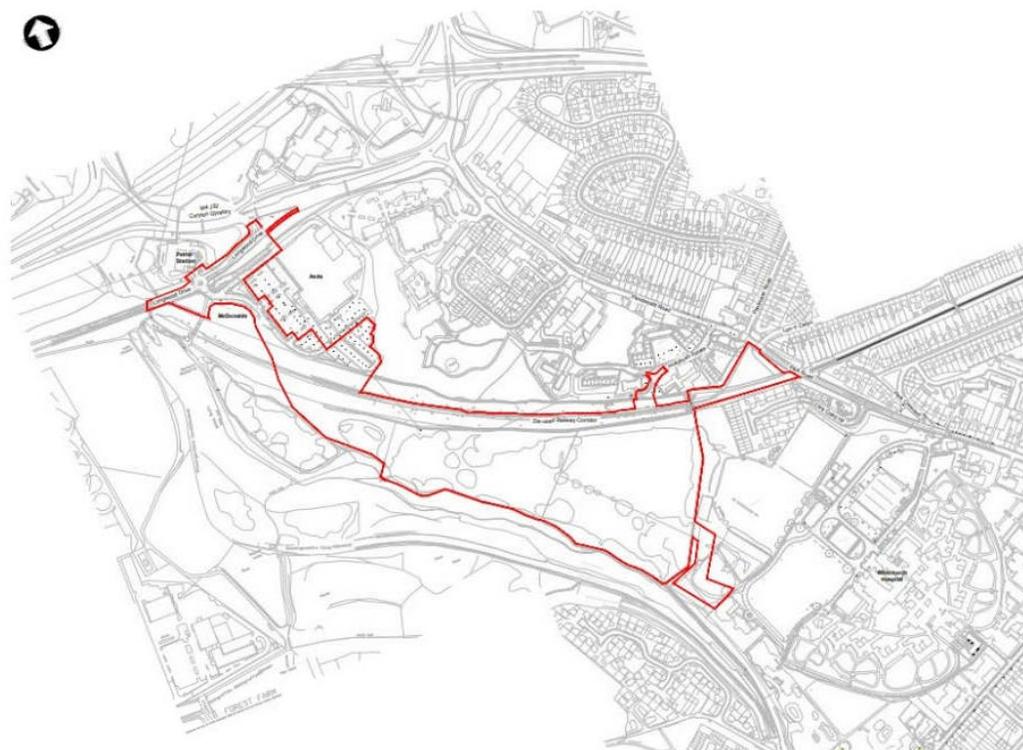


Figure 1: Site Location Plan

- 2.2 The site is 14.5 hectares in area and was formerly undeveloped land (prior to commencement of works at the site) characterised by rough grassland and scrub, enclosed by dense, broadleaved woodland and shrubs.
- 2.3 The boundary of the application site (established at outline stage) includes the main site for development of the hospital facility, and those areas required to facilitate access from the Coryton Gyratory and the emergency access route to the south.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 Following the grant of outline planning permission (including detailed approval of access matters) under ref. 17/01735/MJR for a new Velindre Cancer Centre (and associated development), permission was granted for the approval of all detailed design matters reserved by condition relating to layout, scale, appearance and landscaping (22/02231/RES).
- 3.2 This application has been made under s96A of the Planning Act 1990 (as amended for Wales) for a Non-Material Amendment (NMA) to the above planning permission (22/02231/RES), and seeks to amend the approved development as follows:

- The removal of the Hollybush bridge (formerly approved as the Emergency Access but now no longer required)
- The addition of an emergency access to the southeast of the site (TCAR2) (to reflect previous approval of the access)
- Revision to the position and design of the HVAC intake room
- Increase in the depth of the hospital basement level by 300mm

3.3 By way of background, the Reserved Matters consent identified two masterplan options – (Option A and Option B). Option A included the proposed emergency access bridge between the application site to the Hollybush Estate, which was also shown on the other approved drawings. Following the approval of the full application for the southern emergency access (see application 22/02280/FUL) the Hollybush bridge is no longer required and will not be built out (see figure 2 below).

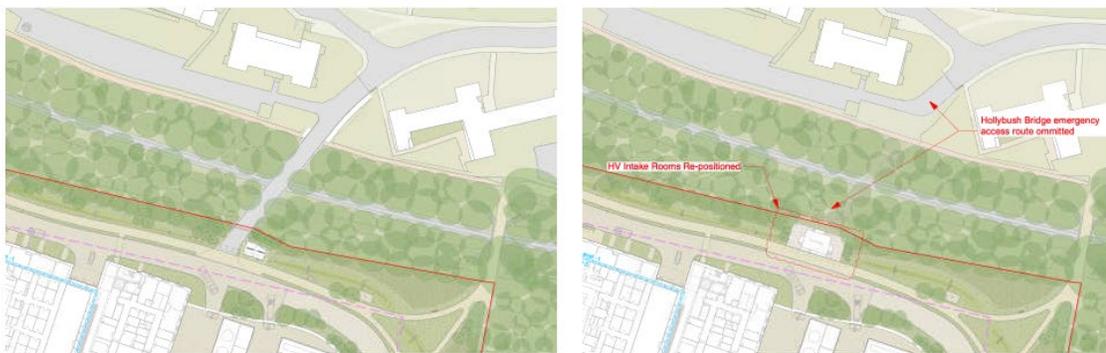
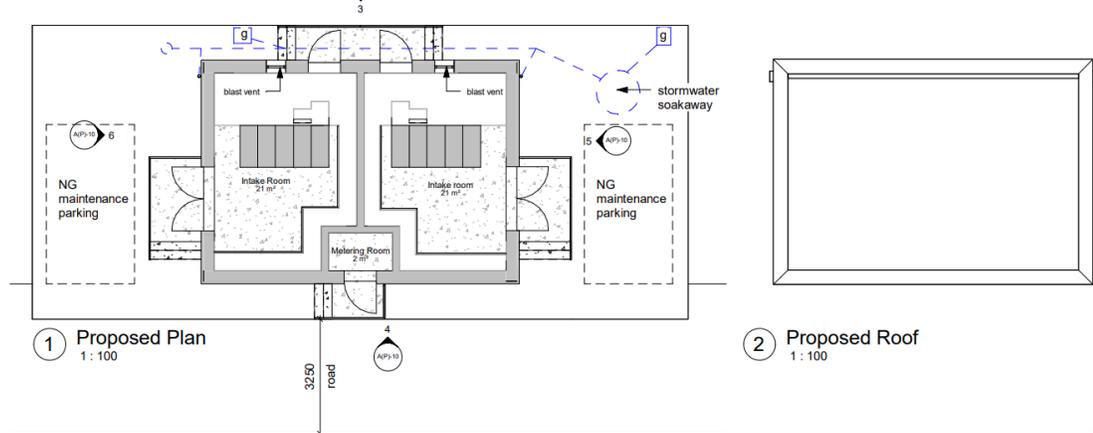


Figure 2: Omission of the Hollybush Bridge and associated footpath, that also shows the approved HV intake room and revised position under this NMA

3.4 The HV generator intake room, would be realigned and configured to the northern boundary, in order to improve maintenance access/configuration for the intake room (see figure 3 below).



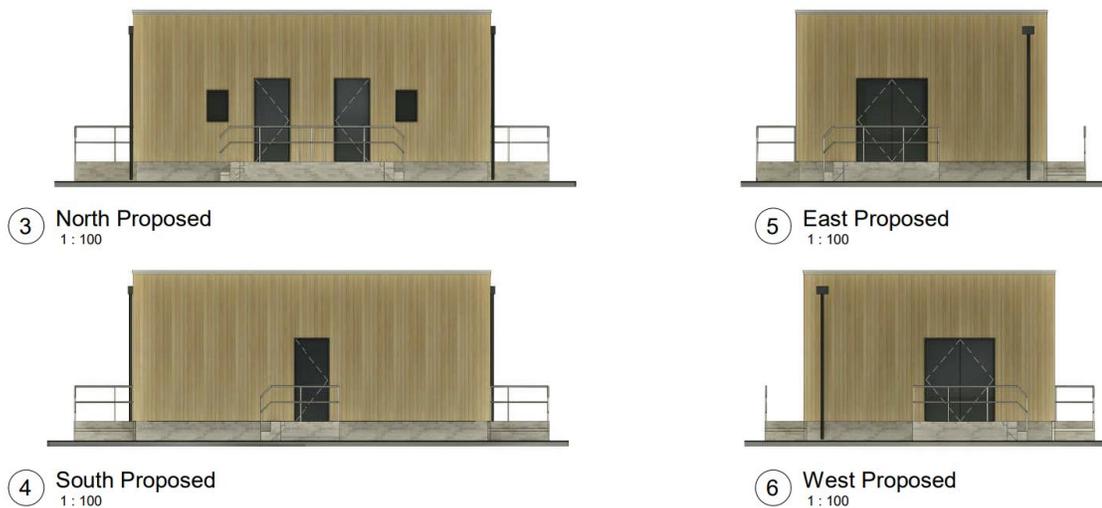


Figure 3: Proposed HV building plans and elevations

- 3.5 The addition of a permanent single carriageway emergency access route to the eastern boundary of the applicant site, would accord with the General Arrangement Masterplan Option B drawing approved under the reserved matters application (Drawing VCC-CAM-ZZ-ZZ-DR-LA-9002) which would link access from Park Road/Whitchurch (see figure 3).



Figure 4: Addition of emergency access (TCAR2)

- 3.6 The applicants seek to lower the approved basement level to the Velindre hospital by 300mm from 42.8m AOD to 42.5m AOD. The basement level is to be accessed via a vehicle access ramp within the lower ground floor car parking and as such it is stated that no proposed external landscape levels would be impacted by this change. According to the supporting information, the footprint to the basement would be unchanged with no proposed amendments to the internal floorspace.
- 3.7 The supporting information states that the reduced building footprint (from the Outline permission) has led to low clear heights in certain points of the building which has a major impact at the Basement Floor Level in both the occupied and car park areas (see figure 4 below).

SECTION AA

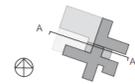


Figure 5: Typical section including basement as approved and proposed under the NMA

3.8 The supporting earthworks information states that the excavated building plateau has only been lowered by 200 mm throughout the design evolution, which has led to an improved structural solution, as well as an improved earthworks strategy to mitigate additional volume of ground to be excavated. It is calculated that the combination of the changes to the basement and method of working will result in a reduction in the volume of material that would be excavated (see figure 5).

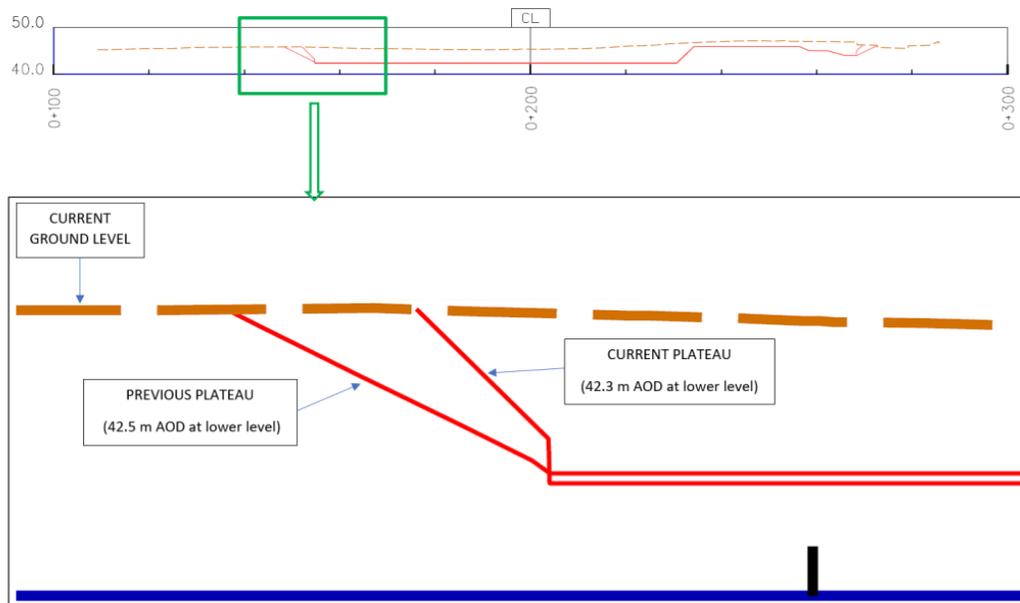


Figure 6: extent of change for proposed earthworks

3.9 Further information has been submitted by the applicant on the advice of the Planning Authority which included the following supporting documents and revised plans: -

- A(P)-10 REV 3 Proposed HV Rooms

- VCC-CAM-ZZ-ZZ-DR-LA-2001 General Arrangement - HV rooms
- Biocensus technical note
- VCC-CAM-ZZ-ZZ-DR-LA-0001 REV 5 Landscape Masterplan - wider context
- VCC-CAM-ZZ-ZZ-DR-LA-0002 REV 6 Landscape Masterplan
- Earthworks implications derived from the increased Basement Depth - Technical Note
- VCC-CAM-ZZ-ZZDR-LA-1321 Rev 5 Travel and Movement Diagrams - Cycle Links
- VCC-CAM-ZZ-ZZDR-LA-1322 Rev 5 Travel and Movement Diagrams - Pedestrian Movement
- VCC-CAM-ZZ-ZZDR-LA-1327Rev 5 Travel and Movement Diagrams - All Modes
- VCC-CAM-ZZ-ZZDR-LA-1329 Rev 5 Travel and Movement Diagrams - All Green Travel

3.10 The above plans and supporting documents provided additional information on the proposed HV inlet building, added all the public diverted routes across the application site, and provided a technical assessment of the changes lowering the basement level of the proposed hospital. Clarification was also provided on the ecological impacts of the changes which demonstrate that there would be a net improvement. There would be no impacts on habitat, in particular for dormice.

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

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.

20/01108/MJR - Proposed engineering works to longwood drive and the Asda access highway and car park arrangements, enabling access to the proposed Velindre cancer centre.
Granted 18/11/2020.

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 - 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.

Approved 18/12/2020.

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

Approved 18/12/2020.

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.

Approved 09/12/2021.

22/02231/RES - Application for the approval of Reserved Matters pursuant to Outline Planning Permission reference 17/01735/MJR for the delivery of the new Velindre Cancer Centre, parking, landscape works, pedestrian infrastructure and all other ancillary works.

Granted 16/03/2023.

22/02280/FUL - Temporary construction access route to the site of the approved Velindre Cancer Centre. The north-south connecting section is then proposed to be converted to provide a revised emergency access for the approved Velindre Cancer Centre.

Approved 22/02/2023.

24/00167/NMA - Proposed Non-Material Amendment to Planning Permission 17/01735/MJR Deletion of Conditions 10 and 12 to reflect the removal of the Hollybush Bridge from the approved development.

Approved 21/02/2024.

5. CONSULTATION AND PUBLICITY

5.1 The Non-Material process and the nature of the proposal mean that no formal publicity or consultation was undertaken or required as part of the consideration of this application, although notification was sent to internal and external consultees.

5.2 The application has been available to view online, and in addition to the above-mentioned petition, in response 9 letters of objection have been received. The summary of the objections are outlined below: -

- The exclusion of the Hollybush Bridge is only briefly considered, and this involves a major change to the Emergency Access route which will be through Whitchurch Hospital.

- The omission of the Hollybush Bridge has been done in an extremely confusing manner with no consideration or notices given to Hollybush Estate residents
- Concerns that the diverted Rights of Way Whitchurch 106 / 107 / 108 are not showing on maps submitted by the developer [*Note: These details have now been added to the NMA plans*].
- The changed location of the HVAC intake room has a material effect upon footpaths (including PROWs)
- Concerns that a cycle route has been identified as going along a current pedestrian route.
- The Council has not provided any legal undertaking for the transfer of any part of this SSSI to the developer, or for any easement for the SSSI. The area of the SSSI should therefore be removed from the plans.
- The dormice bridges appear to be tokenistic attempt to support dormice habitat.
- The additional construction from the changes to the basement will cause further unacceptable vibrations and noise for local residents.
- Various train stations and routes are included in the plans but there are no plans for these stations or new routes. This would suggest that the plans are misleading.
- The amount of documentation is extensive and not clear.

6. INTERNAL CONSULTEE RESPONSES

6.1 The **Public Rights of Way Team** advises as follows:

Following revisions of plans that now include details of the diverted public footpaths, there is no objection to the removal of the access bridge linking the Hollybush Estate.

One issue still not resolved is that the Adopted Footpath from Park Road linking through the site to Asda is being upgraded to a shared use cycle path. This requires a Cycle Track Conversion Order [*Note: This is separate from the NMA application*].

6.2 The **County Ecologist** has advised as follows:

Following the submission of further information, I have no objections from an GI/biodiversity perspective and recommend approval of the revisions.

6.3 The **Tree Officer** has no objection from an arboricultural perspective.

6.4 **Parks Services** advises as follows:

We are pleased to see the removal of the Hollybush Bridge which have resulted in the loss of green infrastructure and habitat within the railway cutting. The HV

building will result in a larger footprint. Will this result in any loss of trees.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Natural Resources Wales:** No objections to the proposed amendments, subject to advice.
- 7.2 **Fire Service:** Raise no objections to the proposals.
- 7.3 **CADW:** Has no objection to the proposed development.

8. ANALYSIS

- 8.1 When assessing and determining whether a proposed change would qualify as a non-material amendment, the Welsh Government has issued Planning Guidance entitled 'Approving Non-Material Amendments to an Existing Planning Permission' (July 2014) which provides guidance for local planning authorities to consider the following tests, as a starting point:

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?

(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms?

(c) would the proposed change conflict with National or Development Plan policies?

- 8.2 In deciding whether a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission.

Reason for Application

- 8.3 The submissions have emphasised that full planning permission for the permanent emergency access solution via Whitchurch Hospital (currently used as a temporary construction access for the enabling works and cancer centre) was not formally approved until 22 February 2023 (LPA Ref: 22/02280/FUL).
- 8.4 Due to the timing of the reserved matters application (22/02231/RES) the approved plans (Option A) still include the originally proposed emergency access bridge linking the application site to the Hollybush Estate. Following the approval of application 22/02280/FUL the Hollybush bridge is no longer required and will not be built, so this application has submitted a set of revised drawings to reflect the approved 'Option B' Masterplan arrangement, showing the removal of the Hollybush bridge and to ensure consistency across all proposed drawings.

8.5 It is noted that an associated application for a Non-Material Amendment (NMA) to delete Conditions 10 and 12 to reflect the removal of the Hollybush Bridge from the approved development, has recently been approved on 21st February 2024 (ref. 24/00167/NMA).

Assessment

8.6 In assessing the application against the above tests, the following is noted:

- The proposals do not materially impact on the overall design or layout of the Velindre hospital site. While there are a large number of plans submitted, these only seek to update all approved documents to reflect the removal of the Hollybush Bridge.
- The proposed lowering of the basement does not change the overall height of the development as granted under the reserved matters. Moreover, the change plus structural solutions employed in the build will result in a reduction of the material to be excavated by just over 1000m³ (from 60,621.9m³ to 59,597.3 m³). This is considered to allay any local concerns expressed in the petition about *“additional environmental damage and increased HGV traffic through Whitchurch, and the effects on the amenities of local people”* as a result of the change in levels.
- The relocation of the emergency access has already been approved, while removal of the bridge would overall be a betterment on the original proposals for a link via the Hollybush Estate, as well as representing an improvement in terms of green infrastructure across the site as a whole.
- There would be no material changes in terms of impacts on environmental amenity as a result of the amendments, and the relevant conditions that were attached to the extant permission remain appropriate.
- The plans have been revised to include details of the diverted public footpaths, following which there are no concerns from the PRoW Officer, with the revised HVAC intake room location having no material effect upon the PROWs within this part of the site.
- Dormice, otter and bats, as well as their breeding sites and resting places, are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where a European Protected Species (EPS) is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will ‘not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range’.

- The proposed changes to the HV intake building have demonstrated that there would be no detrimental impact in ecological terms. The proposed changes will avoid the need to undertake any further vegetation clearance to what was already being undertaken under their approved licence. The changes also include the removal of the emergency access road, which provide additional benefits to the local dormouse population through avoiding fragmentation impacts and the need for woodland clearance to the north of the site. The overall development is providing a total of approx. 9.56 ha of enhanced (6.33 ha) and newly created (3.23 ha) habitat both in on-site and off-site. The NMA proposals have no impact upon the existing EPS licenses for the site.

8.7 In addition to the above, the following response is provided to local concerns (that have not been addressed above): -

- There are no changes to the boundary of the site or any impacts from the NMA proposals on the SSSI
- The NMA to lower the basement will have no additional impacts in terms of vibration or noise (and given the reduction in excavation such impacts would be proportionally reduced)
- The diverted Rights of Way have now been added to the NMA plans, which have also been amended to clarify that the footpath along the southern boundary (through the woodland) is not a cycle path.
- The NMA does not propose any changes to the identified train stations and routes included.

9. EIA Development

9.1 The host application was accompanied by an Environmental Statement. The application therefore constitutes a “subsequent application” for the purposes of Part 3, Regulation 9(1)(a) & (b) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. The application does not give rise to any significant effect on the environment, beyond those which were considered as part of the Environmental Statement approved under the original planning permission. On that basis, the environmental information already before the Local Planning Authority is considered adequate to assess the significant effects of the development on the environment and should be taken into consideration as part of this application in accordance with the provisions of Regulation 9(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. Having regard to the tests outlined above, the proposal can be considered a non-material amendment. For the reasons outlined above, it is the considered view of the Local Planning Authority that the Environmental Statement remains fit for purpose.

10. CONCLUSION

- 10.1 Taking into consideration the Welsh Government guidance referred to above, it is considered that the changes, individually and cumulatively, will not result in any material change to the overall scheme such that the proposal can be considered as a non-material amendment to planning permission ref. 22/02231/RES approved on 16th March 2023, subject to the conditions and details of the original consent.

11. RECOMMENDATION:

That the changes are APPROVED as a non-material amendment to planning permission number 22/02231/RES dated 16th March 2023 (Condition 1) subject to all the remaining conditions and details of the original consent numbered 22/02231/RES.

Condition 1 (List of Approved Plans)

1. The development hereby approved shall be undertaken in accordance with the following plans and documents:

SITE PLANS

VCC-WAB-ZZ-XX-DR-A-300001-Site Location Plan-28/11/2022

VCC-WAB-ZZ-XX-DR-A-300002 Rev P03-Site Boundary Plan-09/01/2024

VCC-WAB-ZZ-XX-DR-A-300003 Rev P03-Site Layout Plan- 09/01/2024

GENERAL ARRANGEMENT PLANS

VCC-WAB-ZZ-00-DR-A-301001-Basement Plan-28/11/2022

VCC-WAB-ZZ-01-DR-A-301002-Lower Ground Floor Plan-28/11/2022

VCC-WAB-ZZ-02 -DR-A-301003-Ground Floor Plan-28/11/2022

VCC-WAB-ZZ-03-DR-A-301004-First Floor Plan-28/11/2022

VCC-WAB-ZZ-04 -DR-A-301005-Second Floor Plan-28/11/2022

VCC-WAB-ZZ-RF-DR-A-301006-Roof Plan-28/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-2001 – General Arrangement HV Rooms-06/02/2024

A(P)-10 REV 3 Proposed HV Rooms-13/12/2023

GENERAL ARRANGEMENT SECTIONS

VCC-WAB-ZZ-XX-DR-A-302001-Sections A-A, B-B, C-C & D-D-28/11/2022

VCC-WAB-ZZ-XX-DR-A-302002-Sections E-E, F-F, G-G & H-H-28/11/2022

VCC-WAB-ZZ-XX-DR-A-302003-Sections I-I, J-J & K-K-28/11/2022

VCC-WAB-ZZ-XX-DR-A-302004-Sections L-L & M-M-28/11/2022

GENERAL ARRANGEMENT ELEVATIONS

VCC-WAB-ZZ-XX-DR-A-303001-Elevations-28/11/2022

VCC-WAB-ZZ-XX-DR-A-303002-Elevations-28/11/2022

LANDSCAPE DRAWINGS

General Arrangement Plans:

VCC-CAM-ZZ-ZZ-DR-LA-0001 Rev 5 - Landscape Masterplan (Wider Context)-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0002 Rev 6 - Landscape Masterplan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0003-Landscape Levels Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0004-Hard Landscape Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0005-Soft Landscape Summary-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0006-Landscape SUDS Infrastructure-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0007-Soil Management Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0008-Growing Medium Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0040-Masterplan Roof Level-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0050-Proposed Trees-22/09/2022

Tree Planting Schedules:

VCC-CAM-ZZ-ZZ-DR-LA-0010-Woodland/Meadow Ecotone Trees - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0011-Dormouse Habitat and Woodland Trees 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0012-Garden Trees-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0013-Orchard Trees-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0014-Roof Garden and Atrium Trees-22/09/2022

Planting Schedules:

VCC-CAM-ZZ-ZZ-DR-LA-0015-Neutral Grassland Wildflower Meadow - 12/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0016-Seasonally Wet Wildflower Meadow - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0017-Frequently Wet Wildflower Meadow - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0018-Shade Tolerant Wildflower Meadow - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0019-Retention Pond With Aquatic Planting - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0022-Prairie Perennial, Herbaceous & Shrub - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0023-Physic Garden - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0024-Mixed Native Hedge - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0025-Biodiverse Green Roof - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0026-Roof Garden - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0027-Atrium - 22/09/2022

Strategy Plans:

VCC-CAM-ZZ-ZZ-DR-LA-0030-Habitat Retention & Management Plan -

22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0031-Ecological Enhancement Plan - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0035-Irrigation Strategy - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0037-Façade Maintenance Access Plan-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0038-Landscape Parking Provision Strategy-
22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0039-Hierarchy of Space - 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1320-Travel and Movement Diagrams - Public
Transport Links-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0051 revision 5 Proposed Detailed Tree Planting
Plan 30/11/2022

**VCC-CAM-ZZ-ZZ-DR-LA-1321 Rev 5-Travel and Movement Diagrams -
Cycle Links 22/09/2022**

**VCC-CAM-ZZ-ZZ-DR-LA-1322 Rev 5-Travel and Movement Diagrams –
Pedestrian Movement-22/09/2022**

VCC-CAM-ZZ-ZZ-DR-LA-1323-Travel and Movement Diagrams - Private
Cars, Taxi & Mini-bus-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1324-Travel and Movement Diagrams – Ambulance
Access-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1325-Travel and Movement Diagrams – Servicing
Access- 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1326-Travel and Movement Diagrams – Emergency
Access - Fire Tender-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1327 Rev 5-Travel and Movement Diagrams - All
Modes 22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-1328-Travel and Movement Diagrams - All Vehicular
22/09/2022

**VCC-CAM-ZZ-ZZ-DR-LA-1329 Rev 5-Travel and Movement Diagrams - All
Green Travel 22/09/2022**

VCC-CAM-ZZ-ZZ-DR-LA-1352-Key Plan Landscape Pavilions and Structures-
22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-9002-Masterplan- Option B (TCAR2 with Hollybush
Bridge Omitted)-29/11/2022

Sections:

VCC-CAM-ZZ-ZZ-DR-LA-0100 Rev 4-Section Key-22/09/2022

VCC-CAM-ZZ-ZZ-DR-LA-0101-Section A-A-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0102-Section B-B-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0103-Section C-C-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0104-Section D-D-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0105-Section E-E-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0106-Section F-F-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0107-Section G-G-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0108-Section H-H-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0109-Section I-I-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0110-Section J-J-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0111-Section K-K-29/11/2022

VCC-CAM-ZZ-ZZ-DR-LA-0112-Section L-L-29/11/2022

Details:

VCC-CAM-ZZ-ZZ-DR-LA-9004-Typical Tree Planting Details-30/11/2022

Documents

Updated Design and Access Statement prepared by White Architects (dated November 2022).

Transport Conformity Statement dated 30 November 2022 prepared by Steer. Planning Statement (REVISION A) prepared by Turley.

Environmental Statement as prepared by Mott McDonald

Desk Based Heritage Assessment prepared by Archaeology Wales.

Geo-Environmental Technical Assessment Update prepared by Arup.

Arboricultural Impact Assessment (including Method Statement and Tree Protection Plan) prepared by Mott McDonald and WSP.

Updated Arboricultural Impact Assessment prepared by Arb TS.

Updated Landscape Strategy prepared by Camlins dated January 2023.

Updated Landscape Habitat Maintenance and Management Plan prepared by Camlins dated January 2023

Flood Consequences Assessment prepared by Arup

Drainage Strategy prepared by Arup (Reference VCC-ARUP-ZZ-XX-RPC 0004).

Dormouse Mitigation and Management Strategy.

Updated Ecological Assessment Update prepared by RSK BioCensus dated January 2023.

External Lighting Strategy Update prepared by Hydrock (VCC-HYD-XX-XX-RP-E074002) dated January 2023.

Noise Compliance Statement prepared by Hydrock (VCC-HYD-XX-XX-RP-O555002 - Back-up Generators - Preliminary Noise Assessment).

Air Quality Compliance Statement prepared by RSK Report No.: 445158 01 (03).

Landscape NMA Planning Submission Note – 09/01/2024

RSK Biocensus Technical Note-09/02/2024

Earthworks implications derived from the increased Basement Depth Technical Note-01/03/2024

Non Material Amendment Report Basement Level Adjustment-05/03/2024 (Includes proposed sections to the basement under the NMA)

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.

Note: **BOLD** plans form part of application ref. 24/00050/NMA