

Planning Statement

Land at East Bay Close, Atlantic Wharf, Cardiff

November 2021

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Introduction

1.1 This Planning Statement has been prepared on behalf of CNM Estates (the applicant) in support of a Full planning application at 1 East Bay Close, Cardiff for:

‘Development of 353 dwellings with associated access, landscaping, drainage, parking and other associated works.’

1.2 This Planning Statement is structured as follows:

- Section 2 summarises the site context and planning history.
- Section 3 provides a brief summary of the application proposal.
- Section 4 summarises relevant national and local planning policy and guidance.
- Section 5 assesses the proposal in relation to relevant planning policy.
- Section 6 sets our conclusions.

1.3 The documentation below is submitted in support of this Full planning application:

- Full planning application form and certificates
- Planning Statement by Turley
- Pre-application Consultation (PAC) Report by Turley
- Design and Access Statement by Rutter Architects
- Drawing pack by Rutter Architects comprising:
 - Drawing no. RA_1017_PL_001_Site Location Plan
 - Drawing no. RA_1017_PL_010_Existing Site Plan
 - Drawing no. RA_1017_PL_050_Proposed Site Plan
 - Drawing no. RA_1017_PL_055_Proposed Site Roof Plan
 - Drawing no. RA_1017_PL_100_Proposed Ground Floor Plan
 - Drawing no. RA_1017_PL_101_Proposed First Floor Plan
 - Drawing no. RA_1017_PL_102_Proposed 2nd to 8th Floor Plan
 - Drawing no. RA_1017_PL_109_Proposed Ninth Floor Plan
 - Drawing no. RA_1017_PL_110_Proposed Tenth Floor Plan
 - Drawing no. RA_1017_PL_111_Proposed 11th to 14th Floor Plan

- Drawing no. RA_1017_PL_115_Proposed Fifteenth Floor Plan
- Drawing no. RA_1017_PL_116_Proposed Roof Plan
- Drawing no. RA_1017_PL_200_Proposed Elevation 01
- Drawing no. RA_1017_PL_201_Proposed Elevation 02
- Drawing no. RA_1017_PL_202_Proposed Elevation 03
- Drawing no. RA_1017_PL_203_Proposed Elevation 04
- Drawing no. RA_1017_PL_204_Proposed Elevation 05
- Drawing no. RA_1017_PL_205_Proposed Elevation 06
- Drawing no. RA_1017_PL_206_Proposed Elevation 07
- Landscape drawing pack by Planit-IE comprising:
 - 2871-PLA-XX-XX-DR-L-0001_Landscape General Arrangement
 - 2871-PLA-XX-XX-DR-L-0002_Ground Floor General Arrangement
 - 2871-PLA-XX-XX-DR-L-0003_Roof Terrace Level 09 General Arrangement
 - 2871-PLA-XX-XX-DR-L-0004_Roof Terrace Level 10 General Arrangement
 - 2871-PLA-XX-XX-DR-L-0005_Roof Terrace Level 15 General Arrangement
- Daylight and Sunlight Report by Right of Light
- Air Quality Assessment by Aether
- Geo-Environmental Site Investigation Report by Earth Environmental & Geotechnical
- Soil Remediation Method Statement by Earth Environmental & Geotechnical
- Flood Consequence Assessment by RVW Consulting
- Drainage Strategy Statement by RVW Consulting
- Drawing no. C7032-RVW-XX-XX-DR-C-00001_P01_S0_Proposed Drainage Layout
- Transport Assessment by ADL Traffic
- Travel Plan by ADL Traffic
- Preliminary Ecological Appraisal by Middlemarch Environmental
- Preliminary Bat Roost Assessment by Middlemarch Environmental

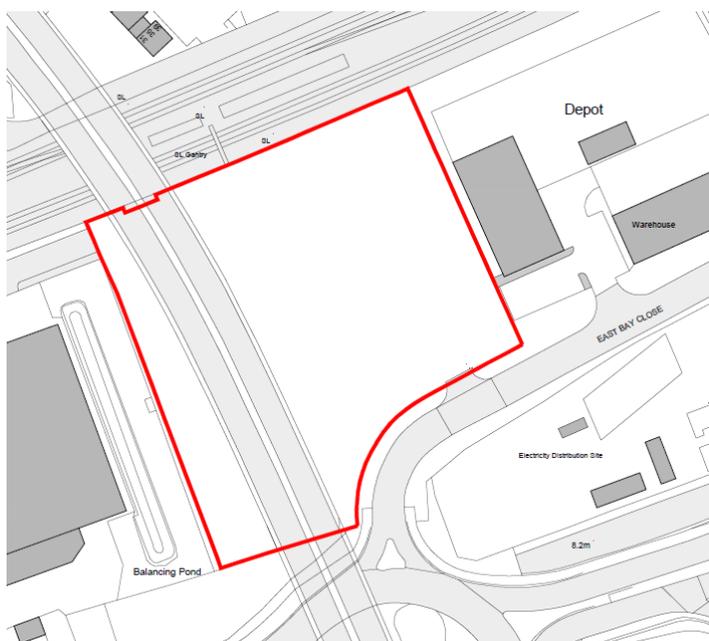
- Arboricultural Impact Assessment by Middlemarch Environmental
- Noise Impact Assessment by Hunter Acoustics

Site Context and Planning History

Site Context

- 2.1 The site is located to the south-east of Cardiff city centre and comprises approximately 0.98 hectares of vacant, brownfield land. The site was previously occupied by a car sales showroom which has now been demolished. The site benefits from existing access from East Bay Close.
- 2.2 There are a mix of uses in the immediate surrounding area, largely comprising residential, industrial and office uses. The site is bound:
- To the north by the main Cardiff – London railway line. Residential dwellings are located beyond this.
 - To the south by East Bay Close. Existing industrial units lie beyond this road.
 - To the east by a contained area of existing industrial units and warehouses. Residential dwellings lie beyond this.
 - To the west by the Central Link Road (A4234) flyover. Beyond this lies existing commercial buildings.
- 2.3 The site falls within flood zone C1. It is not located within or near a Conservation Area and there are no heritage assets within or in the vicinity of the site (such as listed buildings, registered parks, gardens or scheduled monuments). There are no environmental designations on the site.
- 2.4 The location of the site is shown in Figure 2.1 below:

Figure 2.1: Site Location Plan Extract



Accessibility

- 2.5 The site is located within a highly sustainable location. Cardiff Central Station is located 1km to the west of the site (approximately a 15 minute walk or 5 minute cycle). Cardiff Queen Street Station is approximately 1km north of the site (approximately a 15 minute walk or 7 minute cycle). These provide local and national connections.
- 2.6 | Bus stops are located along Tyndall Street, approximately a 2 minute walk from the site and on Ellen Street, approximately a 5 minute walk. These provide links to destinations throughout the city and beyond.
- 2.7 An existing cycle lane lies just off East Bay Close providing a cycle route along Tyndall Street and Herbert Street to Cardiff Central Station.
- 2.8 The site is also within walking distance to a number of facilities and services including:
- A Lidl supermarket located approximately 0.6km to the east of the site;
 - Saint Cuthbert's RC Primary school located approximately 1km to the south west of the site;
 - A Co-op located approximately 0.3km to the west of the site;
 - Cardiff and Vale College located approximately 1.2km to the west of the site;
 - A Tesco Express located approximately 0.9km to the north of the site; and,
 - Restaurants and a range of shops within Cardiff City Centre located approximately 1km to the north west of the site.

Planning History

- 2.9 The site benefits from an extant planning permission. Planning permission was granted in February 2018 (Cardiff Council reference 17/01300/MJR) for a 711 bedroom Purpose Built Student Accommodation (PBSA) scheme with associated landscaping and infrastructure. The approved scheme ranged from six (at the East Bay Close frontage) to ten storeys in height.
- 2.10 A subsequent Section 73 application (Cardiff Council reference 19/02684/MJR) to vary Condition 2 of permission 17/01300/MJR was approved in March 2020. The revised permission increased the number of student bedrooms from 711 to 728, as well as minor external alterations and revisions to the building footprint. A number of conditions attached to permission 19/02684/MJR have since been discharged.
- 2.11 Condition 1 attached to permission 19/02684/MJR states that development must be commenced within five years from the date of the decision (by 20 March 2025). The scheme subsequently stalled and the permission has not been lawfully implemented.
- 2.12 There are historic permissions on the site listed on Cardiff Council's online planning register. However, given the most recent permission (reference 19/02684/MJR), these

are not relevant to the development proposals. The planning history establishes the principal of development at the application site.

Pre-Application Advice

- 2.13 A Pre-application enquiry was submitted to Cardiff Council on 21 September 2021. An initial pre-application meeting was held with Cardiff Council on 13 October 2021. The principle of development was discussed, alongside the design, scale and massing requirements of the scheme. Revisions were subsequently made to the scheme in response to feedback from the Council, and a further pre-application meeting was held on 22 October 2021 to review the revised proposals.
- 2.14 Pre-application written feedback from a number of statutory consultees at Cardiff Council was received in November 2021, in relation to landscaping/trees, planning policy, housing and contaminated land. The Council confirmed that the principle of the loss of employment land has already been established with the grant of planning permission for student housing (reference 17/01300/MJR). Taking into account this recent planning history, the proposed development does not raise land use policy concerns.
- 2.15 The proposals have had regard to the comments received to date and have sought to integrate them where possible.

Proposed Development

- 3.1 This section of the Planning Statement describes the proposals for which planning permission is sought. Further details are set out in the accompanying Design and Access Statement and relevant supporting technical reports.
- 3.2 The application seeks full planning permission for the development of 353 dwellings with associated access, landscaping, drainage, parking, and other associated works.

Design and Layout

- 3.3 The proposed building will be situated on the eastern portion of the site. The building will be made up of two connected blocks. Each block benefits from a separate entrance lobby, internal amenity areas, bin store, staircases and lifts. The blocks range from 8 to 15 storeys, with the tallest element on the south-east corner of the building.
- 3.4 Car and cycle parking is provided to the west of the site and underneath the Central Link Road flyover. Bulk storage is also provided underneath the flyover. Landscaping and external amenity areas are provided throughout the site, in addition to rooftop gardens.
- 3.5 It is proposed to provide the following mix of one and two bed apartments:
- 175 x 1 bedroom
 - 178 x 2 bedroom
- 3.6 Figure 3.1 below provides an extract of the proposed site layout plan.

Figure 3.1: Proposed Site Layout



Landscaping

- 3.7 Careful consideration has been given to the proposed landscaping of the site. It is proposed to include a variety of hard and soft landscaping features to ensure the proposed development responds well to its immediate surroundings and creates a high quality environment for future residents.
- 3.8 In particular, the scheme proposes:
- Areas of grassland, trees, and planting along the perimeter of the site, providing a soft boundary between the proposed building and the surrounding uses;
 - Communal courtyard garden areas with planting, trees, play equipment and, seating;
 - A play area in the north-west corner of the site;
 - Landscaped roof gardens;

Access and Parking

- 3.9 A new site access is proposed off East Bay Close. The access road will lead into the main internal road that provides access to car parking and cycle storage.
- 3.10 A total of 49 car parking spaces, including 7 accessible bays, and 531 cycle spaces are proposed. It is also proposed to have two 'drop off' bays for deliveries, in closer proximity to the building.

Planning Policy and Guidance

- 4.1 This section of the Planning Statement provides a summary of the relevant planning policy context, including Cardiff Council's adopted development plan, as well as other materials considerations including supplementary planning guidance.

Statutory Development Plan

- 4.2 The development plan comprises:

- Future Wales: The National Plan 2040, published February 2021
- Cardiff Local Development Plan 2006 – 2026, adopted in January 2016

Future Wales: The National Plan 2040 (FW)

- 4.3 Future Wales: The National Plan 2040 [FW], was published in February 2021. FW is the national development framework for Wales and sets out the direction for development to 2040.

- 4.4 The policies most relevant to this planning application are as follows:

- Policy 1 (Where will Wales Grow) states that Cardiff, Newport and the Valleys forms a National Growth Area where there will be growth in employment and housing opportunities and investment in infrastructure.
- Policy 7 (Affordable Homes) sets out how the Government will increase delivery of affordable homes.
- Policy 12 (Regional Connectivity) seeks to improve and integrate active travel and public transport.
- Policy 33 (National Growth Area) states that Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region.

Cardiff Local Development Plan 2006 – 2026 (LDP)

- 4.5 Cardiff's Local Development Plan (LDP) provides the planning framework for future development up to 2026.

- 4.6 The application site falls within a wider area identified as existing employment land (Policy EC1.22). Policy EC1 notes that existing employment sites are protected for B-class uses (and appropriate complementary uses).

- 4.7 The policies most relevant to this planning application are as follows:

- Policy KP5 (Good Quality and Sustainable Design) sets out the design principles new development should adhere to.
- Policy KP6 (New Infrastructure) states that new development will make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development.

- Policy KP7 (Planning Obligations) sets out that planning obligations will be sought to mitigate any impacts directly related to development and will be assessed on a case by case basis in line with Planning Policy Guidance.
- Policy KP8 (Sustainable Transport) requires that development in Cardiff is integrated with transport infrastructure and services to reduce travel demand and dependence on the car, and maximise use of sustainable and active modes of transport.
- KP16 (Green Infrastructure) sets out that development should demonstrate how green infrastructure has been considered and integrated into the proposals.
- Policy H3 (Affordable Housing) states the Council will seek 20% affordable housing on Brownfield sites that contain 5 or more dwellings.
- Policy EN7 (Priority Habitats and Species) sets out that development proposals that would have a significant adverse effect on the continued viability of habitats and species which are legally protected or identified as priorities in the UK or Local Biodiversity Action Plan will only be permitted under specific criteria. Where harm is unavoidable it should be minimised by effective mitigation.
- Policy EN10 (Water Sensitive Design) requires that development incorporates water sensitive urban design solutions.
- Policy EN13 (Air, Noise, Light Pollution and Land Contamination) sets out that development will not be permitted where it would cause or result in unacceptable harm due to air, noise, light pollution or land contamination.
- Policy EN14 (Flood Risk) sets out where appropriate, development should incorporate environmentally sympathetic flood risk mitigation measures such as Sustainable Urban Drainage Systems (SuDS).
- Policy T1 (Walking and Cycling) supports development proposals which incorporate opportunities for safe, convenient and attractive walking and cycling connections.
- Policy T5 (Managing Transport Impacts) seeks to ensure safe and convenient provision for different road users will be provided as part of new development where necessary.
- Policy T6 (Impact on Transport Networks and Services) states 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 C3 (Community Safety/Creating Safe Environments) seeks to promote a safe and secure environment in all new developments.
- Policy C5 (Provision for Open Space, Outdoor Recreation Children's Play and Sport) states that the provision for open space, outdoor recreation, children's

play and sport will be sought in conjunction with all new residential developments.

Other Material Considerations

Planning Policy Wales

4.8 Edition 11 of Planning Policy Wales (PPW) was published on 24 February 2021. PPW establishes key principles for the planning system. At the heart of PPW is to ensure the planning system contributes towards the delivery of sustainable development and improves the social, environment and cultural well-being of Wales.

4.9 Paragraph 1.18 states that:

“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”.

4.10 PPW also promotes the development of brownfield sites. In particular, paragraph 3.55 within Chapter 3 states:

“Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development”.

4.11 Paragraph 4.2.17 of PPW also states that maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration.

4.12 Paragraph 3.51 takes a positive approach to high density developments in urban areas and near major transport nodes.

4.13 Chapter 4 includes commentary on housing. Of particular note is paragraph 4.2.2 which identifies that the planning system must enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places.

Technical Advice Notes

4.14 PPW is supported by Technical Advice Notes (TANs) providing detailed planning advice. The following are of relevance to this development proposal:

- TAN 2: Planning and Affordable Housing
- TAN 12: Design
- TAN 15: Development and Flood Risk
- TAN 16: Sport, Recreation and Open Space
- TAN 18: Transport

Supplementary Planning Guidance

4.15 Cardiff Council has adopted the following Supplementary Planning Guidance (SPGs) which are material in the consideration of applications and are of relevance to the proposed development:

- Tall Buildings SPG (January 2017) supplements policies in the LDP relating to good quality and sustainable design in relation to the development of tall buildings.
- Managing Transportation Impacts SPG (July 2018) sets out the Council's approach to assessing and managing the transport impacts of developments. The document also includes the parking standards which apply to different types of development.
- Residential Design Guide SPG (January 2017) outlines the issues that a design for new residential development in Cardiff should address as it seeks planning permission.
- Planning Obligations SPG (January 2017) sets out the Council's approach to planning obligations when considering applications for development in Cardiff.
- Waste Collection and Storage Facilities (October 2016) sets out the requirements for waste collection and storage.

Emerging Planning Policy

Local Development Plan Review

4.16 The Council is preparing a new LDP for Cardiff. This will replace the currently adopted Plan. On the 30 March 2021, the Welsh Government approved the Cardiff Replacement LDP Delivery Agreement which sets out the stages for preparing a new LDP.

4.17 Consultation on the Draft Vision, Issues and Objectives, and Draft Integrated Sustainability Appraisal Scoping Report took place from 28 May to the 23 July 2021. The call for candidate sites took place from 28 May to the 20 August 2021. The council is currently considering the responses to the above consultations. The consultation on strategic options is scheduled to occur for 10 weeks between November 2021 and February 2022.

Planning Assessment

5.1 This section of the report considers the key planning considerations of the development. The key planning considerations include:

- Principle of development
- Housing mix and affordable housing
- Design and layout
- Landscaping and trees
- Ecology
- Transport, parking and access
- Flood risk and drainage
- Contamination
- Development contributions

Principle of Development

5.2 Cardiff Council identified in written pre-application feedback (received in November 2021) that the loss of employment land on this site has already been established, and therefore the proposed development does not raise land use policy concerns.

5.3 The proposal will redevelop this vacant, brownfield site to provide 353 new homes including a mix of tenures. The proposed development will make efficient use of this brownfield site.

5.4 The site is in a sustainable location in proximity to a range of services and facilities, and is within walking and cycling distance of Cardiff City Centre. There are also two train stations (Cardiff Central and Queens Street) within a 15 minute walk from the site, and bus stops a 2 minute walk away on Tyndall Street.

5.5 It is therefore considered that the principle of residential development on this site is already established by the extant student accommodation (reference 17/1300/MNR and 19/02684/MJR).

Housing Mix and Affordable Housing

5.6 Policy 7 of FW (Affordable Homes) sets out how the Government will increase delivery of affordable homes. Technical Advice Note (TAN) 2 (Planning Affordable Housing) provides further guidance on planning for affordable housing.

- 5.7 Policy H3 (Affordable Housing) of the adopted Local Development Plan (LDP) states that the Council will seek 20% affordable housing on brownfield sites that contain 5 or more dwellings.
- 5.8 The proposed development will provide a mix of tenures in accordance with policy H3. A mix of one and two bedroom units is provided. A suitable level of affordable housing will be negotiated with the Council and secured by Section 106 Agreement.
- 5.9 The proposals therefore comply with planning policy in relation to affordable housing.

Design and Layout

- 5.10 LDP policy KP5 (Good Quality and Sustainable Design) sets out the design principles new development should adhere to. Policy C3 (Community Safety/Creating Safe Environments) seeks to promote a safe and secure environment in all new developments.
- 5.11 The Tall Buildings SPG and Residential Design Guide SPG provide further guidance on designing good quality and sustainable development.
- 5.12 Details of the proposed design and layout of the scheme are provided in the submitted Design and Access Statement (DAS) and architectural plan pack. The DAS provides an overview of the existing site context, constraints, and opportunities, and details how these have influenced the design development. A range of options for the massing and layout of the development have been considered. The submitted proposal is informed by pre-application discussions with the Council's planning and design officers.
- 5.13 The proposal seeks to deliver a high quality development which incorporates landscaping throughout and enhances the existing site, in accordance with national and local planning policy and guidance.

Landscaping and Trees

- 5.14 LDP policies KP16 (Green Infrastructure) and C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport) set out that development should integrate green infrastructure, and provide open space including children's play areas. The Planning Obligations SPG provides guidance on the type and scale of open space required for new development.
- 5.15 An Arboricultural Impact Assessment (AIA) is submitted, and demonstrates that there are no existing high value (Category A) trees on the site. There is only one tree on site of moderate value (Category B), and the remainder are of low quality (Category C). The proposals require the removal of the Category B tree to accommodate the new development, however, the landscaping scheme proposes that a number of new trees are planted throughout the site.
- 5.16 The submitted Design and Access Statement and landscape plan pack provide details of the proposed landscaping scheme. The proposals include landscaping that is integrated throughout the site, and incorporate a range of external amenity spaces including courtyards, seating areas, play space, and rooftop gardens.

- 5.17 It is considered that the landscaping proposals will provide a high quality external environment and will enhance the existing condition of the site.

Ecology

- 5.18 LDP policy EN7 (Priority Habitats and Species) sets out that development proposals that that would have a significant adverse effect on the continued viability of habitats and species which are legally protected or identified as priorities in the UK or Local Biodiversity Action Plan will only be permitted under specific criteria. Where harm is unavoidable it should be minimised by effective mitigation.
- 5.19 A Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PRA) are submitted. The PEA provides an overview of a desk study exercise and a walkover survey, and sets out recommendations. The PRA provides a summary of a survey on existing structures and trees on the site that could offer potential roosting locations, and provides recommendations.
- 5.20 It is considered that the recommendations can be taken into account in the proposed scheme and by applying conditions to the Council's decision for this planning application as appropriate. This will be reviewed with Cardiff Council at the appropriate time.

Transport, parking and access

- 5.21 FW policy 12 (Regional Connectivity) seeks to improve and integrate active travel and public transport. TAN 18 (Transport) provides further guidance on the design of development in relation to transport.
- 5.22 LDP policies KP8 (Sustainable Transport), T1 (Walking and Cycling), T5 (Managing Transport Impacts) and T6 (Impact on Transport Networks and Services) seek to promote sustainable travel, and avoid unacceptable harm to the safe and efficient operation of the highway, public transport, and other movement networks.
- 5.23 The Managing Transport Impacts SPG provides further guidance and sets out parking standards. The parking standards require a maximum of one car parking space per apartment.
- 5.24 A Transport Assessment (TA) and Travel Plan (TP) are submitted. The TP provides a package of measures designed to reduce the number and length of car trips generated by the proposed development. The TP also seeks to support more sustainable forms of travel and reduce the overall need to travel.
- 5.25 The TA details that the proposals will provide 49 car parking spaces, including 7 accessible bays, and 531 cycle parking stores. An appropriate proportion of bays will be equipped with active/passive electric vehicle charging points. The proposed level of parking is considered to comply with the Council's parking standards.
- 5.26 The TA has also assessed the accessibility of the site, and proposes the extension of the footways on Tyndall Street/East Tyndall Street to improve pedestrian access to the site. This will form part of Section 278 works. An assessment of the impact of the

development on traffic generation has been undertaken, and demonstrates that the development will not have any adverse traffic impact on the local network.

- 5.27 The TA concludes that the site is in a sustainable location, and that with the proposed site access arrangements and improvements to the pedestrian and cycle infrastructure in the vicinity of the site, the proposed development is acceptable in highways/movement terms. There are considered to be no justifiable highways or transportation grounds to refuse this planning permission.

Flood Risk and Drainage

- 5.28 TAN 15 (Development and Flood Risk) provides guidance on considering flood risk and drainage in development proposals.
- 5.29 LDP policies EN10 (Water Sensitive Design) and EN14 (Flood Risk) require that new development considers flood risk mitigation and incorporates water sensitive design solutions including Sustainable Urban Drainage Systems (SuDS).
- 5.30 A Flood Consequence Assessment (FCA), Drainage Strategy Statement, and Drainage Layout are submitted in support of this application.
- 5.31 The FCA has assessed the flood risk associated with the site, and whether the site can be justified in terms of TAN 15. The FCA concludes that the proposals do not aggravate or increase the risk of flooding to the existing site or to surrounding properties. Based upon the published guidelines and TAN 15, the proposed development is considered to meet the acceptability criteria.
- 5.32 The Drainage Strategy Statement sets out the proposed drainage strategy for the site, and demonstrate how surface water and foul drainage for the development will be managed and disposed of. SuDS features are proposed and are detailed in the Drainage Layout.
- 5.33 Overall it is considered that the proposals comply with national and local policy and guidance in relation to flood risk and drainage.

Contamination

- 5.34 LDP policy EN13 (Air, Noise, Light Pollution and Land Contamination) sets out that development will not be permitted where it would cause or result in unacceptable harm due to air, noise, light pollution or land contamination.
- 5.35 An Air Quality Assessment (AQA), Noise Assessment, Geo-Environmental Site Investigation report (SI), and Soil Remediation Method Statement (SRMS) are submitted in support of this application.

Air Quality

- 5.36 The AQA details that the site is located outside of, but near to, the Cardiff City Centre Air Quality Management Area (AQMA). The AQA concludes that the air quality objectives are predicted to be met and therefore no mitigation is required. Measures such as providing secure and covered cycle storage, car share schemes, and installing

electric charging points will reduce the emissions arising from the development. In relation to air quality, the scheme therefore complies with LDP policy EN13.

Land Contamination

5.37 The SI summarises all information collected in relation to ground conditions, and provides recommendations on geotechnical design and potential ground contamination risk for the proposed development. The site is assessed to have a low to moderate risk from soil contamination, and the SRMS provides guidance for the remediation of the soil contamination. The requirement for any conditions relating to contamination and remediation will be reviewed with Cardiff Council, in accordance with policy EN13.

Planning Obligations

5.38 Local Plan policies KP6 (New Infrastructure) and KP7 (Planning Obligations) require that new development makes appropriate provision for, or contribute towards infrastructure required as a consequence of the development. The Planning Obligations SPG provides further guidance on the Council's approach to planning obligations for new development in Cardiff.

5.39 Financial contributions will be sought and secured by via a Section 106 (S106) agreement with Cardiff Council, as necessary. Details will be subject to discussions with the Council, but in accordance with the LDP may include (but not be limited to):

- Affordable housing provision – a minimum of 20% of homes in accordance with LDP policy H3
- Creation and maintenance of open space and play equipment
- Highway works –improvements to footpaths on Tyndall Street/East Tyndall Street

5.40 As well as the S106 contributions and the provision of new market and affordable homes, there are further economic benefits arising from new residential development. The construction of the development will provide employment during the construction process and in the long term the new residents on the site will contribute to the local economy through the use of local services and the payment of Council Tax.

Conclusions

- 6.1 This Planning Statement demonstrates that the proposed residential development at 1 East Bay Close, Cardiff will make effective use of a vacant, brownfield site to provide 353 new homes including a mix of tenures. The principle of development is established by the extant student accommodation (reference 17/1300/MNR and 19/02684/MJR).
- 6.2 The site is in a sustainable location in proximity to a range of services and facilities including shops, schools and supermarkets, and is within walking and cycling distance of Cardiff City Centre. There are also two train stations (Cardiff Central and Queens Street) within a 15 minute walk from the site, and bus stops a 2 minute walk away on Tyndall Street.
- 6.3 The proposed development is of a high quality and incorporates landscaping, open space, Sustainable Urban Drainage Systems (SuDS).
- 6.4 It is therefore considered that the proposed development complies with national and local planning policy and guidance and should be approved without delay.

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