

Head of Planning  
Cardiff County Council  
County Hall  
Cardiff  
CF10 4UW

## Draft For PAC

Dear Sir

### **Land accessed from De Braose Close, Danescourt, Cardiff.**

I am instructed by Taff Housing Association Ltd to submit the enclosed full planning application for the proposed development of 45 residential units together with associated infrastructure, public open space and woodland management on land accessed from De Braose Close, Danescourt, Cardiff.

All residential units will be affordable.

The application is supported by a full suite of supporting documents which together conclude that the proposals are compliant with planning policy at national and local level being sustainable development within the settlement boundary and causing no harm, subject to the imposition of appropriate planning conditions and the entering into of a S106 agreement.

In particular, the S106 agreement will deliver the Community Woodland Strategy on land to the north of the application site (and shown outlined in blue on the site location plan) and ensure its use for public open space in perpetuity. This includes for the treatment of Japanese Knotweed on land within their control and appropriate woodland management and planting.

The need for housing and affordable housing are material considerations which can weigh positively in the planning balance. In this case, the proposed development is for 45 residential dwellings all of which will be affordable.

The delivery of affordable homes is a priority of the Welsh Government as outlined in the recent letter dated July 8<sup>th</sup> 2019 from the Minister for Housing and Local Government to all Leaders and Chief Executives of Local Authorities in Wales.

The proposed development represents significant investment in affordable homes in this part of Cardiff – where there is significant need and provides valuable opportunities for people who cannot access the housing market to either rent or buy their own home.

The total investment in this project will be £10m.

There are currently 2728 people on the waiting list for an affordable home in Llandaff and Llandaff North. This represents one of the highest waiting requirements in the Cardiff Area.

The Cardiff Annual Monitoring Report (AMR) which measures the effectiveness of the Cardiff LDP against specific targets also identifies that the numbers of affordable dwellings needed are not being

delivered. The target for the end of 2018 was 1942 units. The Monitoring report identifies that 1073 units had been delivered by this time. 869 units less than anticipated.

The current Joint Housing Land Availability Study 2018 identifies that Cardiff has a 3.5 year supply – significantly below the 5 year supply required by Welsh Government. The Draft Statement of Common Ground for the 2019 study identifies a supply of 2.9 years. This document is currently with the Welsh Government who will validate and authorise publication of the final report.

There is therefore a need for development of this type in this location. This need is a material planning consideration which weighs in favour of the development.

In delivering this development, the applicants work closely with local Further Education and Higher Education Colleges and the shared 'Yprentice' scheme and can offer a minimum of 10 Apprenticeships and other employment opportunities for local residents.

In addition, a range of unpaid work experience placements both at trade and professional level will be created targeting local residents. The team will also work closely with local schools and colleges arranging talks and visits.

As a community-based housing association the applicants are committed to delivering maximum value for the Welsh pound. Taff Housing Association Ltd monitor the use of subcontractors and are proud to report 99% of subcontractors are based in South Wales. During the construction process workers will typically use local facilities including newsagents, supermarkets and cafes boosting those businesses. Similarly the spending power of 182 new residents will boost the local economy.

The following comprise this application:

- Completed application forms and Certificate B;
- Site location plan;
- Site Layout Plans, elevations and street elevations;
- Design and Access Statement;
- Transport Assessment;
- Outline Travel Plan;
- Ecological Appraisal Report;
- Land and Visual Impact Appraisal;
- Arboricultural Impact Assessment;
- Arboricultural Technical Note;
- Green infra Structure Strategy;
- Green Infra Structure Statement;
- Community Woodland Strategy;
- Archaeological and Heritage Assessment;
- Soil Resources Assessment;
- Acoustic Report;

- Air Quality Assessment;
- Drainage Strategy Report;
- Site Investigation Report;
- (Pre-application Consultation Report).

A cheque for the sum of £17,600 accompanies the planning application.

My clients and I look forward to discussing this application with you further. In the meantime, I will be grateful for your formal acknowledgement of receipt of this application.

Yours faithfully

**PHILIPPA COLE**

**Application for Planning Permission.  
Town and Country Planning Act 1990**

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Details**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Land at De Braose Close
Address line 1	Danescourt
Address line 2	<input type="text"/>
Town/city	Cardiff
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	314228
Northing (y)	179324

Description

Land accessed from De Braose Close and bounded by the Cardiff City line Railway to the north east, Radyr Court Road and Ty Isaf to the South East, the rear gardens of Nicholson Webb Close and Blethin Close to the South West and woodland to the north east.

**2. Applicant Details**

Title	Ms
First name	Lisa
Surname	Way
Company name	Taff Housing Association Ltd
Address line 1	Alexandra House
Address line 2	307 -315 Cowbridge Road East
Address line 3	<input type="text"/>
Town/city	Cardiff
Country	United Kingdom

## 2. Applicant Details

Postcode	CF5 1JD
Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

Title	Ms
First name	Philippa
Surname	Cole
Company name	Philippa Cole. Planning Consultant
Address line 1	14 Ty Gwyn Crescent
Address line 2	Penylan
Address line 3	
Town/city	Cardiff
Country	United Kingdom
Postcode	CF23 5JL
Primary number	02920481351
Secondary number	07717504767
Email	pipcole@btinternet.com

## 4. Site Area

What is the site area?	2.88
Scale	hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes  No

## 5. Description of the Proposal

Please describe the proposed development including any change of use

Residential development comprising 45 dwellings together with associated infrastructure, public open space and woodland management.

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

Overgrown grassland, dense scrub and scattered trees crossed by 2 public rights of way.

## 6. Existing Use

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Agricultural

When did this use end  
(if known)?

**Does the proposal involve any of the following?**

Land which is known or suspected to be contaminated for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

### Application advice

**If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.**

Does your proposal involve the construction of a new building?

Yes  No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Greenfield land	1.2

## 7. Materials

Does the proposed development require any materials to be used in the build?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):**

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Render through colour rough cast render - off white. Facing brick: red multi clay

  

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Charcoal grey concrete tiles

  

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	white UPVC Window cills - red plain tiles

  

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	TBC Entrance canopies - Pre - fabricated porch - white

## 7. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Brick wall with galvanised mild steel black painted railings. Close boarded timber fencing.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Tarmacadam. Concrete brick pavioours laid in herringbone fashion. Pre cast concrete paving slabs (600x600x 50mm)

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	TBC. To adoptable standards where applicable.

Other type of material (e.g. guttering) Facias, soffits, Gutters, D'pipes	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	UPVC white and UPVC Black

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement, plans ref SK001P, SK 05 P, SK 0016 P SK03B SK 04 A, SK05A, SK 006 A, SK007A, SK008A, SK009A, SK010, SK011, SK 012, SK013, SK 014 and SK015., Green Infra Structure Strategy Plan, Landscape Strategy, Engineering Strategy

The following also accompany the application:

- Site location plan;
- Transport Assessment; incl Outline Travel Plan;
- Ecological Appraisal Report;
- Landscape and Visual Impact Appraisal;
- Arboricultural Impact Assessment;
- Arboricultural Technical Note;
- Green Infra Structure Statement;
- Community Woodland Strategy;
- Archaeological and Heritage Assessment;
- Soil Resources Assessment;
- Acoustic Report;
- Air Quality Assessment;
- Drainage Strategy Report;
- Site Investigation Report;
- (Pre-application Consultation Report);

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal?  Yes  No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

**If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding?  Yes  No

Refer to the Welsh Government's Development Advice Maps website.

**If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## 12. Biodiversity and Geological Conservation

**To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.**

**Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local



## 12. Biodiversity and Geological Conservation

planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See engineering layout and Drainage strategy

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

The layout plans have provided for on plat areas to store waste and identified areas for the collection of waste in line with Cardiff Council SPG.

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

## 16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

## 18. Employment

Will the proposed development require the employment of any staff?

Yes  No

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

## 20. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes  No

## 22. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

If Yes, please provide details:

DETAILS TO BE PROVIDED FOLLOWING PAC

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent  
 The applicant  
 Other person

## 25. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Chris
Surname	Ellis
Reference	PA/19/00031/MJR

Date (Must be pre-application submission)

Details of the pre-application advice received

No policy objection to development. Access acceptable. Need to provide 15m ecotone between development and retained woodland (incorporated into the proposals). Reduced road widths (incorporated into proposals). Minimise loss of trees. S106 contributions.

## 26. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

## 26. Authority Employee/Member

Do any of these statements apply to you?

Yes  No

## 27. Ownership Certificates

### Certificate of Ownership - Certificate B - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Name of Owner	Nabatean Ltd
Number	
Suffix	
House Name	
Address line 1	C/O Le Gros Solicitors
Address line 2	22 Windsor Place
Town/city	Cardiff
Postcode	CF10 3BY
Date notice served	

Person role

- The applicant  
 The agent

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Philippa"/>
Surname	<input type="text" value="Cole"/>
Declaration date	<input type="text"/>

Declaration made

## 28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role

The applicant  The agent

Title	<input type="text" value="Ms"/>
First name	<input type="text" value="Philippa"/>
Surname	<input type="text" value="Cole"/>
Declaration Date	<input type="text"/>

Declaration made

**29. Declaration**

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)

