



& Morganstown Community Council Cyngor Cymuned Radur a Threforgan

The Old Church Rooms
Park Road
Radyr
Cardiff CF15 8DF

22nd January 2018

James Clemence
Head of Planning
Cardiff County Council
Development Management
County Hall
Atlantic Wharf
CARDIFF
CF10 4UW

FAO Justin Jones

Dear Sirs,

Town & Country Planning Act 1990
Application Ref: 17/03034/MJR
Taff Housing Association – De Clare Drive, Radyr, Cardiff

Radyr and Morganstown Community Council objects to this application

These are some of the concerns of the Community Council has with respect to this planning application and why it is therefore objecting to the application.

Density

Taf Housing Association are applying to build 36 units of affordable housing on the site. This is far higher than the density Taylor Woodrow used, and they built more houses than the planning application had granted.

This is far too high a density. Even if people can only afford to have social housing, they deserve better than a sardine tin approach to their dwelling space. It is an unacceptable density.

Overdevelopment

The Sidings is already overdeveloped and there are existing problems that will be exacerbated should this application be accepted.

Parking

There is not enough off-road parking. There are already problems with parking in the Sidings. Every house should have had at least two car parking spaces, one of which should have been wide enough for disabled people in wheelchairs to use a car.

Any development on the Sidings must have parking for two cars per dwelling and one of those parking bays should be suitable for disabled people and should be close to the door of their dwelling.

Roads

The existing roads in the Sidings have not been adopted. There is great concern amongst the existing residents that the roads could be damaged during the building of the site. They do not know how they could get the damage repaired and who would pay.

Traffic

The Community Council has been flagging up many traffic issues in Radyr. The new Park and Ride scheme from Radyr station has increased the use of Kings Road and it is becoming harder and harder to access Kings Road from the Sidings.

The extra development elsewhere in and around Radyr is already further pressurising and exacerbating the traffic problems on Heol Isaf, making it extremely difficult for residents in the Sidings to access Heol Isaf at peak travelling times.

Any development in the Sidings would make it even harder to exit the Sidings estate.

Easily accessible public transport

It has been implied that there is a network of easily accessible public transport available.

Bus

It has been suggested that buses can be accessed in Llandaff North by using a nearby bridge. Although physically possible for the fit and the brave, this is not a route that could be sanctioned as a regular route to work.

Consultation of <https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lan=eg> shows that the path to access the bridge is likely to flood quite often and the community council is aware that the river rises over the path by several feet. There are some old and badly maintained steps between the path and the path beside the railway line on the bridge. Only able-bodied people can get up them. The path beside the railway line is not suitable for prams and pushchairs.

Furthermore, to access the path that takes you to the bridge, it is necessary to walk to the railway station and then go under the railway bridge at the station to pick up the path, which is not a public right of way at present.

There is another bridge further down the river where access is easier, but the distance is further.

Accessing the bus from Heol Isaf, involves walking through the estate and up Kings Road which is a steady uphill. Pushing a pram or a pushchair on either route would be a struggle.

Train

The train station is closer than the bus but even that involves a considerable walk with a significant gradient to negotiate.

Access to shops and amenities

There are no shops, cafes or community facilities on the Sidings estate.

Parents with young families will find it very difficult to get to the shops, and other amenities such as the local primary school or the library unless they use a car. This means that off-road parking, (see above) is a must for any new dwellings on the Sidings.

Local amenities such as schools and the medical centre

There is already pressure on the primary local schools in Radyr because there are not enough places for all the children. It cannot be assumed that people living on this new development would be able to get a place for all their children in the same school, nor that the school would be in Radyr.

The GP medical centre is finding it increasingly difficult to service the growing population in Radyr and there is almost no extra capacity at a time when there are houses being built at Clos Parc Radyr under the Plasdŵr development,

Public space

Although it looks as if there is a lot of green space around the estate, it is not easy to access what is available and on the estate, itself there is a shortage of public space. This development will further reduce the small amount of green space that is available.

Light

Every house has a right to light. The Sidings is built at the bottom of what was a river cliff. As such it gets limited sunshine, especially during the winter. This current application will significantly affect the amount of natural light houses to the east of the site will receive.

Sewage

The problem with dealing with sewage is a major concern. There have already been problems in 2017 at the Sidings where the estate had to be accessed and the system cleaned and unblocked. The existing foul waste water system is struggling to cope.

This is not surprising as Taylor Woodrow put 50% more houses on to the land than the original planning permission for the Sidings development had been granted.

There are issues taking sewage away from the Sidings. Geographically the nearest waste water treatment works is in Rhydlafar and the sewage would need to be pumped to reach the works. The consequences of pump failure due to lack of power would be appalling. Added to which in the Plasdŵr development documents, it is admitted there may not be enough capacity at Rhydlafar to deal with the sewage.

Several new houses on Heol Isaf had to have their own septic tanks because there was not the capacity to add more properties on to the existing sewage pipes in Radyr. These houses have generous gardens and their septic tanks are hidden away. This is not an option on the site under consideration.

Yours sincerely,

Cllr Ralph V
Chairman