

From:Chivers, Dawn
Sent:Thu, 11 Jan 2018 15:40:33 +0000
To:Jones, Justin
Cc:DC Consultations
Subject:FW: RE: 17/03034/MJR, LAND AT DE CLARE DRIVE, RADYR, CARDIFF

From: McKerlich, Roderick (Cllr)
Sent: 11 January 2018 14:54
To: Development Management
Cc: Jones, Justin; radyrsidings@gmail.com; Radyr and Morganstown Community Council; helenlloydjones; RALPH VAUGHAN
Subject: RE: 17/03034/MJR, LAND AT DE CLARE DRIVE, RADYR, CARDIFF

I am objecting to this development on the following grounds and I ask that this should go for determination to planning committee when I would like to speak .

- The proposed density of 36 units on a 0.75 acre plot is grossly excessive. Taylor Wimpey who did most of that Sidings development constructed about 50% more units than were in the outline planning application for the entire plot; that is why the development is so congested with narrow streets and parking problems. Having said that, T-W did not approach the housing density now proposed. Indeed when T-W obtained a similar infill plot of 0.5 acres they applied successfully to put 9 units on that plot. By comparison, Taff Housing Association want to put 36 units where T-W, proportionately, would put 14. As already pointed out, T-W was fairly bold in jamming in as many units as possible, so it is remarkable to see someone being dramatically bolder in this regard
- The design of the proposed development is out of keeping with the surrounding architecture

- Parking availability – there are concerns over the limited number of proposed parking spaces for the development because of the number of houses already built by T-W
- School places – the authority will be aware of real pressures that have existed on school places in the Radyr area in recent years and the necessary steps taken to address them. The available school places in the catchment area of Radyr and Morganstown are barely sufficient to meet existing demand.
- Public open space deficit: this was assessed when outline permission was given for the original 300 dwellings and a financial contribution was made in the s106 agreement. Since then some 150 extra homes have been built and this would add a further 36; clearly the cumulative deficit in open space is now very large.

Regards

Rod McKerlich

Phone number 029 20842764