



# THE RADYR AND MORGANSTOWN ASSOCIATION

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Development Management  
Room 201  
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CF10 4UW (via email)

25 January 2018

Dear Sirs

**Application Ref: 17/03034/MJR.**  
**Taff Housing Association, De Clare Drive, Radyr, Cardiff**

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I write on behalf of the members of the Radyr & Morganstown Association and in support of the concerns being expressed by the Radyr Sidings Residents Association (who are part of our organisation).

The RMA has been involved in local planning issues for many years. I note that we wrote extensively in 2007 (and before) in respect of the development of the Sidings plot. Our concerns at that stage were that the site was being developed well beyond the original Outline Planning Agreement level of 350 dwellings, that parking was likely to be an issue (exacerbated by narrow access roads) and that pressure would be put on local amenities – plus a number of other issues. We stated that we were never against the development of the Sidings as it was a Brownfield site but the developers were overdeveloping it. Regrettably, despite the new residents clearly liking their homes, a lot of our fears have proven well-founded. Parking and access issues abound and safety concerns remain over what would happen if the bridge over the railway was blocked.

I turn now to the present application for 36 units on land that was originally designated for a residential care home accompanied, I recall, by some retail units. Again, we cannot really object to the development of this last bit of a Brownfield site, nor does it concern us that the development will be for affordable homes. Nevertheless, 36 units on a 0.75 acre plot is considerably in excess of the density of the rest of the estate and the development has even less parking provision than the existing dwellings. There is no evidence to suggest that residents in this proposed new development will have less use of a car than existing residents with the inevitable consequence that there will be more congestion and more conflict. Further traffic movements from the sidings area will also impact on the roads in the main part of Radyr, notably the Kings Road/Heol Isaf intersection. This intersection, and Heol Isaf itself, is already overloaded at peak times.

It is also the case that, since 2007, the demographic in the local area has changed considerably. Both local Primary schools are full and are heavily oversubscribed each year and other facilities (e.g. medical) are now full or overstretched. This situation is now becoming worse as the Plasdŵr development comes on-stream – again without provision for amenities at least in the short to medium term.

I therefore regret to say that, however much we would welcome more affordable housing in the area, the proposed scheme, which is yet more overdevelopment (reaching to the very edges of the site and constructed higher than adjacent properties), is not a satisfactory way of providing it.

In summary, the planning application should be refused on the grounds that it is overdevelopment of an already crowded site and the many aspects of infrastructure – parking, road capacity, schooling, medical services, etc simply do not exist to support it.

Yours faithfully,



NICK HAWKINS

Secretary, The Radyr and Morganstown Association

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