



6 New Bridge Street
London EC4V 6AB
T: 020 7489 0213
F: 020 7248 4743
E: info@dwdllp.com
W: dwdllp.com

PLANNING STATEMENT

**MERCHANT PLACE AND CORY'S
BUILDINGS
BUTE PLACE AND BUTE STREET
CARDIFF
CF10 5AJ**

Date: August 2022

Ref: 15840

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Revision	Description	Originated	Checked	Reviewed	Authorised	Date
1	Draft	CB	HS	HS	EP	14.07.2022
2	Final	HS	HS	HS	EP	05.08.2022
DWD Job Number: 15840						

1.0 INTRODUCTION

1.1 Cardiff Sixth Form College ('CSFC') which is part of the Dukes Education Group has agreed terms to acquire two development sites to provide a permanent new home for the College's teaching space and boarding accommodation in Cardiff. The sites which have been identified as a permanent home for the CSFC are (see Site Location Plan at Appendix 1):

- Site 1: Merchant Place and Cory's Building, Bute Place and Bute Street, Cardiff; and
- Site 2: Plot 5 Parmer Waterside, Pierhead Street, Cardiff.

1.2 The development strategy is to deliver both sites simultaneously however for the purpose of the planning application process two separate applications will be submitted for each site. This planning statement has been prepared in support of an application for full planning permission and listed building consent for a proposed teaching accommodation at Merchants Place and Cory's Building, Bute Street, Cardiff (Site 1). The proposed boarding accommodation at Plot 5, Palmer Waterside (Site 2) will be progressed through a separate planning application which will be submitted in due course.

1.3 Full planning and listed building consent is sought from Cardiff Council for the following development:

"Partial demolition of existing buildings and the redevelopment of the site to provide an educational facility (Use Class F1), including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works"

1.4 This Planning Statement describes the Proposed Development and assesses the development with regards to relevant planning policies of the Development Plan, national policies and other material considerations. This Statement will also outline the material benefits of the proposal.

1.5 This application is supported by the following technical reports that should be read in conjunction with the Planning Statement:

- Application Form (submitted online);
- Transport Statement, prepared by Apex Transport Consultants;
- Travel Plan, prepared by Apex Transport Consultants;
- Design and Access Statement, prepared by Expedite Architects;

- Noise Impact Assessment, prepared by Hoare Lea;
- Landscaping Scheme, prepared by Expedite Architects;
- Flood Consequence Assessment, prepared by Expedite;
- Drainage Scheme and Drainage Statement, prepared by Expedite;
- Energy Assessment, prepared by Expedite;
- Broadband Infrastructure Statement, prepared by Expedite;
- Tree Survey Report, prepared by Arboricultural Technician Services;
- Land Contamination Assessment, prepared by Integral;
- Ecology Survey Report, prepared by Just Mammals Ltd;
- Archaeological Assessment, prepared by RRARC;
- Heritage Assessment, prepared by Ashley Davies Architects;
- Heritage Impact Statement, prepared by Ashley Davies Architects;
- Heritage Repair Works Statement, prepared by Expedite;
- Daylight and Sunlight Assessment, prepared by RWDI;
- Wind Microclimate Assessment, prepared by RWDI;
- Green Infrastructure Statement, prepared by Expedite.
- Fire Statement, prepared by Hydrock.

1.6 In addition, the following drawings have been submitted with the application to illustrate the proposed scheme.

Table 1.1 – Application Drawings

DRAWING NUMBER	DRAWING TITLE
21.22-EDS-XX-ZZ-DR-A-(00)000-02	Site Location Plan
21.22-EDS-XX-XX-DR-A-(00)100-02	Existing Site Plan
21.22-EDS-XX-XX-DR-A-(00)201-02	Proposed Site Plan
21.22-EDS-XX-XX-DR-A-(00)301-02	Servicing Strategy
21.22-EDS-XX-XX-DR-A-(01)000-02	Existing Ground Floor Plan
21.22-EDS-XX-XX-DR-A-(01)001-02	Existing First Floor Plan
21.22-EDS-XX-XX-DR-A-(01)002-02	Existing Second Floor Plan
21.22-EDS-XX-XX-DR-A-(01)003-02	Existing Third Floor Plan
21.22-EDS-XX-XX-DR-A-(01)004-02	Existing Fourth Floor Plan
21.22-EDS-XX-XX-DR-A-(01)005-02	Existing Fifth Floor Plan

21.22-EDS-XX-XX-DR-A-(01)010-02	Existing Basement Floor Plan
21.22-EDS-XX-XX-DR-A-(01)100-02	Demolition Ground Floor Plan
21.22-EDS-XX-XX-DR-A-(01)101-02	Demolition First Floor Plan
21.22-EDS-XX-XX-DR-A-(01)102-02	Demolition Second Floor Plan
21.22-EDS-XX-XX-DR-A-(01)103-02	Demolition Third Floor Plan
21.22-EDS-XX-XX-DR-A-(01)104-02	Demolition Fourth Floor Plan
21.22-EDS-XX-XX-DR-A-(01)105-02	Demolition Fifth Floor Plan
21.22-EDS-XX-XX-DR-A-(01)110-02	Demolition Basement Floor Plan
21.22-EDS-XX-XX-DR-A-(01)200-05	Proposed Ground Floor Plan
21.22-EDS-XX-XX-DR-A-(01)201-04	Proposed First Floor Plan
21.22-EDS-XX-XX-DR-A-(01)202-04	Proposed Second Floor Plan
21.22-EDS-XX-XX-DR-A-(01)203-04	Proposed Third Floor Plan
21.22-EDS-XX-XX-DR-A-(01)204-04	Proposed Fourth Floor Plan
21.22-EDS-XX-XX-DR-A-(01)205-04	Proposed Fifth Floor Plan
21.22-EDS-XX-XX-DR-A-(01)206-04	Proposed Sixth Floor Plan
21.22-EDS-XX-XX-DR-A-(01)207-04	Proposed Seventh Floor Plan
21.22-EDS-XX-XX-DR-A-(01)208-02	Proposed Roof Plan
21.22-EDS-XX-XX-DR-A-(01)210-02	Proposed Basement Floor Plan
21.22-EDS-XX-XX-DR-A-(02)001-02	Existing North Elevation
21.22-EDS-XX-XX-DR-A-(02)002-02	Existing East Elevation
21.22-EDS-XX-XX-DR-A-(02)003-02	Existing South Elevation
21.22-EDS-XX-XX-DR-A-(02)004-02	Existing West Elevation
21.22-EDS-XX-XX-DR-A-(02)101-02	Demolition North Elevation
21.22-EDS-XX-XX-DR-A-(02)102-02	Demolition East Elevation
21.22-EDS-XX-XX-DR-A-(02)103-02	Demolition South Elevation
21.22-EDS-XX-XX-DR-A-(02)104-02	Demolition West Elevation
21.22-EDS-XX-XX-DR-A-(02)201-02	Proposed North Elevation
21.22-EDS-XX-XX-DR-A-(02)202-02	Proposed East Elevation
21.22-EDS-XX-XX-DR-A-(02)203-02	Proposed South Elevation
21.22-EDS-XX-XX-DR-A-(02)204-02	Proposed West Elevation
21.22-EDS-XX-XX-DR-A-(02)301-02	East Context Elevations
21.22-EDS-XX-XX-DR-A-(02)302-02	East Detail Elevation Lower
21.22-EDS-XX-XX-DR-A-(02)303-01	East Detail Elevation Upper
21.22-EDS-XX-XX-DR-A-(03)000-02	Existing NS Section 01
21.22-EDS-XX-XX-DR-A-(03)006-02	Existing EW Section 01
21.22-EDS-XX-XX-DR-A-(03)020-02	Proposed NS Section 01
21.22-EDS-XX-XX-DR-A-(03)026-02	Proposed EW Section 01
21.22-EDS-XX-XX-DR-A-(35)200-02	Proposed Ground Floor RCP
21.22-EDS-XX-XX-DR-A-(35)201-02	Proposed First Floor RCP
21.22-EDS-XX-XX-DR-A-(35)202-02	Proposed Second Floor RCP
21.22-EDS-XX-XX-DR-A-(35)203-02	Proposed Third Floor RCP
21.22-EDS-XX-XX-DR-A-(35)204-02	Proposed Fourth Floor RCP
21.22-EDS-XX-XX-DR-A-(35)205-02	Proposed Fifth Floor RCP
21.22-EDS-XX-XX-DR-A-(35)206-02	Proposed Sixth Floor RCP
21.22-EDS-XX-XX-VS-A-(04)200-02	Proposed Ground Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)201-02	Proposed First Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)202-02	Proposed Second Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)203-02	Proposed Third Floor 3D Overview

21.22-EDS-XX-XX-VS-A-(04)204-02	Proposed Fourth Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)205-02	Proposed Fifth Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)206-02	Proposed Sixth Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)207-02	Proposed Seventh Floor 3D Overview
21.22-EDS-XX-XX-VS-A-(04)208-02	Proposed Roof Level 3D Overview

1.7 The remainder of this Statement is set out as follows:

- Section 2 sets out further information about the Applicant and its overarching aims;
- Section 3 describes the Site and the surrounding area;
- Section 4 details the Applicant's pre-application engagement with the LPA and local community;
- Section 5 sets out the proposals for the Site that are the subject of this planning application;
- Section 6 assesses the proposed development against the relevant national and local planning policies and other material considerations;
- Section 7 sets out our overall conclusions.

2.0 DUKES EDUCATION AND CARDIFF SIXTH FORM COLLEGE

- 2.1 Cardiff Sixth Form College is part of Dukes Education Group Limited which was founded in 2015 and is a family of nurseries, schools and colleges in the UK. Dukes Education currently has 23 schools and colleges, and 20 nurseries. All of the schools and colleges in the Dukes Education family have been chosen for their academic excellence and individual character.
- 2.2 In addition to CSFC, the Group's schools are mainly located in London, with schools also located in Cambridge and Kent.
- 2.3 CSFC has been the top school in the UK for A Level results over the past 11 years and is one of the top A Level schools in the world. In 2009, CSFC accepted its first international students. Since then, it has expanded with more students from all over the world and in 2011 registered as a full boarding school. The majority of students currently board in college accommodation in Cardiff.
- 2.4 Students also enjoy a wide range of extra-curricular clubs and activities including debating, sport, music, drama and Duke of Edinburgh. In addition, there are a wide range of weekend activities and cultural events, as well as charity work and local work placements.
- 2.5 There are currently 365 existing pupils at the College, of which 308 are boarders. 57 are day pupils. The College currently employs 46 full time equivalent teaching staff, 40 non-teaching staff and 23 boarding staff. This is a total of 116 full time equivalent jobs.

Requirement for a new permanent home

- 2.6 The College is currently in leased accommodation at Trinity Court, 21-27 Newport Road, Cardiff. The complex was not purpose built for the College, or built intentionally to be used as an educational facility, as such there are limitations for the College when using this space, such as undersized teaching spaces, lack of larger spaces for performing arts, sports or assemblies, limitations to the bespoke nature of the facilities (such as science labs and auditoriums for debating/public speaking) and poor connection between buildings at upper levels, resulting in long transfer between classes.
- 2.7 CSFC would like to increase its offering to students, both in capacity and the quality of teaching spaces and facilities. The most efficient way to ensure that the facilities are tailored to meet the needs of the students is to design a new state of the art complex across the two sites identified.

Project Aims

- 2.8 The College's overarching aim is to provide a permanent new home for the College's teaching space and boarding accommodation across the two chosen sites.

-
- 2.9 CSFC intend to sensitively convert and restore the Grade II listed buildings at Merchant Place and Cory's Buildings (Site 1) to provide accommodation that meets the teaching needs, whilst also retaining and preserving the building's heritage significance. In addition, a sensitively designed new 8-storey building is proposed to accommodate the larger teaching spaces, such as a sports hall and assembly halls.
- 2.10 The aim at this site is to provide high quality teaching accommodation for the learners including sports facilities, amenity space, an exam hall and other ancillary facilities. The teaching accommodation will be for a total of 500 pupils (400 boarders plus 100-day pupils). The Applicant is also proposing an innovatively designed auditorium on the roof of the new building which will add interest and provide a landmark for the College.
- 2.11 The land at Plot 5 (Site 2) will be developed to deliver architecturally well-designed new build accommodation for 400 boarders, ancillary parking and other facilities to support the education use. The college accommodation buildings will seek to maximise their development potential, whilst responding to the site constraints and wider context. As set out above, planning permission for the boarding accommodation at Site 2 will be applied for through a separate planning application.
- 2.12 Further information about the two development sites and the College's aims and aspirations are set out within the supporting documents.

3.0 SITE LOCATION, DESCRIPTION AND PLANNING HISTORY

Site Location and Description

- 3.1 Merchant Place and Cory's Buildings comprises two Grade II listed buildings in the historic core of the Cardiff Bay area. The site is bounded by Bute Place to the south, Bute Street to the west and Lloyd George Avenue to the east. To the north is a separate building named Custom House which abuts the site boundary, with a car park and buildings beyond. The buildings are directly opposite the Wales Millennium Centre which lies to the east.
- 3.2 Cory's Buildings is an ornate 5-storey Grade II listed building dating from 1889 which fronts onto Bute Street. Merchant Place is a 3-storey Grade II listed building that was previously in use as a post office which fronts onto Bute Place. Both buildings are currently vacant and have been for the last 20 years.
- 3.3 The site is located in Mount Stuart Square Conservation Area and the Central and Bay Business Area on the adopted proposals map. Mount Stuart Conservation Area is defined by its history of commercial growth in Cardiff and the unique character of scale and detailing in many of its buildings. Both buildings are identified as 'Landmark Buildings' within the Mount Stuart Square Conservation Area; which illustrate commercial life in late Victorian and Edwardian Cardiff at a time of great success and growth, and immense wealth, in the Docks area.
- 3.4 Based upon the Natural Resources Wales Flood Risk Assessment Map, the north of the Site falls within medium risk for flooding from surface water and small watercourses. The west of the site (Cory's Building) is low risk of flooding from the sea.

Historical Background

- 3.5 Merchant Place was built in 1881 and was originally occupied by the Mercantile Marine Department of the Board of Trade and the Docks Telegraph and Post Office. In the early 1990s the officers were used by Aspro Holidays.
- 3.6 Cory's Building was built in 1889, for Cory Brothers Ltd. The brothers were John Cory (1828–1910) and Richard Cory (1830–1914). Their business included ship's chandlery, brokerage and the sale and export of coal. They also owned several collieries in Wales and, apparently, became the largest private wagon-owners in the United Kingdom, with more than 5,000 wagons.
- 3.7 In 1998, the Cory's Building's ground floor became the temporary home of Makers Guild in Wales (Craft in The Bay) while it worked to establish a permanent home in Cardiff Bay.

- 3.8 This historical value is considerable because the two buildings retain much of their original form and external appearance within a relatively unchanged setting. Both buildings are currently vacant and have been for the last 20 years.
- 3.9 For more information on the historic context of the Site, please see the Heritage Assessment submitted with this application.

Planning History

- 3.10 A detailed search of the Council's online planning history has been undertaken for the Site and surrounding area.
- 3.11 The Site was granted permission under ref: 03/01574/C for the '*Refurbishment of Cory's and Immigration buildings, Bute Street Former Post Office Bute Place and Redevelopment of adjoining courtyard and Car Park*', approved in 2004. Following this, three other applications at the same site are considered relevant to the Proposed Development. The relevant applications are set out below.

[06/02527/C](#)

- 3.12 Application 06/02527/C sought permission for the '*Refurbishment, conversion and extension to create 5th and 6th floor of existing building providing ground floor retail/A3 and 24 self-contained 1- and 2-bedroom apartments*'.
- 3.13 This application was granted on 9th December 2016. This application is not considered the most relevant to the Proposed Development as subsequent applications have superseded this permission.

[07/02352/C](#)

- 3.14 Application 07/02353/C sought permission for the '*construction of an 8-storey office block above the decked car park in existing courtyard*'.
- 3.15 This application was granted on 9th December 2016. This application is considered the most relevant to the Proposed Development. It establishes a precedent of an eight storey building set behind the two listed buildings within the existing courtyard. For more information on how this precedent has informed the height and massing of the new teaching accommodation, see the Design and Access Statement.

[07/02342/C](#)

- 3.16 Application 07/02353/C sought permission for the '*Internal refurbishment, construction of rooftop extension, and construction of vehicular access through building to rear surface car park*'.

- 3.17 This application was granted on 10th March 2008. This application demonstrates the need for the existing heritage assets to be adapted, whilst also retaining their heritage significance, to enable them to meet modern users needs and to allow the property to be bought back into beneficial use.

Additional Applications

- 3.18 In addition, several separate permissions to demolish and remove existing outbuildings and remodel existing internal and boundary walls have also been granted for the site over the period 2007 to 2008.
- 3.19 The Table at Appendix 2 lists the applications relevant to the Site, including the planning permission referenced above.

4.0 PRE-APPLICATION ENGAGEMENT

4.1 From a planning perspective, we have identified design and good place making as one of the key considerations to ensure the new CSFC is successful and supported by the Local Planning Authority and local community. As a team we are committed to ensuring the design evolves through consultation with the local planning authority and relevant consultees. To that end we have agreed a Planning Performance Agreement with Cardiff City Council which has ensured that the design development was a collaborative process and has resulted in a high-quality development. We have undertaken a significant level of consultation with the planning authority as set out below, to ensure the proposals meet officers' aspirations (pre-application reference: PA /21/00127/MJR).

- December 2021: We attended a site visit with the planning officer, heritage officer and placemaking officer to establish the site context, constraints and opportunities. We provided some high-level feasibility studies ahead of the site visit demonstrating what bulk and massing could be achieved, whilst seeking to adhere to the site constraints and complimenting the wider context. Officers confirmed that the principle of development for a new sixth form college across the two sites was acceptable and the Applicant's aspirations to refurbish the listed buildings, alongside the new taller buildings was welcomed.
- January 2022: Two further meetings were held in January to discuss the bulk, massing and design of the buildings in addition to the energy and sustainability aspirations for the project. Officers were supportive of the overall proposals during the meetings and encouraged by our initial design options. We have since received positive written feedback from the officers, who confirmed that the rear of Merchant Place and Cory's Building could be developed to an increased scale without harming the character or appearance of the conservation or the settings of listed buildings, subject to design details and appropriate heritage assessments. Officers noted that the jewel element should be of the highest design quality to be considered acceptable which is supported by Applicant. Officers also noted that careful consideration must also be given to the access arrangements and quality of any entrance off Dock Lane.
- April 2022: A meeting was held which predominantly focused on Site 2, however officers confirmed that the proposals at Site 1 were progressing positively and the jewel element was sitting comfortably. Officers asked for further information on the refuse/servicing arrangement of the new teaching accommodation to discuss internally. The design in terms

of height, massing and detailing was agreed and the project architect would progress the scheme in line with these agreed parameters.

- 4.2 The proposed development is a result of on-going engagement between Cardiff Council and involved parties since the initial pre-application was submitted on 8th December 2021. Plans were also submitted to the Design Commission for Wales (DCfW). Meetings took place with the DCfW to discuss the draft proposals on both the 17th February 2022 and the 29th March 2022. In addition, a public consultation was held at Red Dragon Centre on 11th May 2022.
- 4.3 The public consultation event was well attended with approximately 40 members of the public attending over the course of the day. All of the responses received in relation to the proposals at the Site were positive, and the scheme was very well received. In particular, attendees welcomed the sympathetic restoration of the existing listed buildings which have been vacant for over 20 years, and considered the educational use proposed was appropriate and would provide a positive contribution to the local area.
- 4.4 For further information please see the Pre-Application Consultation Report prepared by DWD which will be submitted with this application.

5.0 PROPOSED DEVELOPMENT

5.1 This section of the document provides a description of the Proposed Development, with the detailed design principles discussed in the accompanying Design and Access Statement. This section should be read in conjunction with the technical documents listed in Section 1.

5.2 The full description of development comprises of:

“Partial demolition of existing buildings and the redevelopment of the site to provide an educational facility (Use Class F1), including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works”

5.3 The Proposed Development comprises of the following core elements which together create a high quality, inspiring teaching space for the students:

- Restoration and adaptation of the heritage assets, Cory’s Building and Merchants Place, including the change of use to an educational facility.
- Construction of a new 8-storey building to the rear of the Site including a glazed link extension connecting the heritage assets with the new build element.

5.4 The primary aim of the application is to provide CSFC with a permanent high-quality teaching environment with enhanced educational facilities, amenity space, exam hall and other ancillary features. This will be provided within the restored existing buildings, and the new build element including an innovatively designed auditorium on the roof of the new building to create a new landmark building within the Cardiff Bay area.

Proposed Demolition and Restoration

5.5 Both existing buildings are Grade II listed, therefore, the design team has acted to retain as much of the existing fabric as possible. No demolition will take place on the outward looking facades as these have been deemed to have the highest significance.

5.6 The largest area of demolition is the two-storey section to the rear of Merchant Place which is necessary in order to facilitate the new build construction, as shown below.



--- Areas of demolition

- 5.7 The listed buildings will be restored to a high standard and as many of the original features and internal layouts will be retained as possible, whilst noting that the space does have to comply with the relevant standards and be appropriate for a teaching facility. For more information on the demolition and restoration proposed, see the Heritage Impact Statement and Design and Access Statement submitted.

New 8-storey Building

- 5.8 A new building is proposed in the existing internal courtyard and provides an 8-storey development which will be designed to the highest standards to enable CSFC to increase its bespoke offering to students. This new build element will house the larger spaces that cannot be retrofitted within the existing historical buildings, such as a large hall, canteen and a large auditorium space on the top floor which will feature exhibition spaces as well as the auditorium where students can practice public speaking and debating. This rooftop auditorium will have long views across Cardiff and will be a unique space for the students to utilise.

Internal arrangement

- 5.9 The teaching accommodation will have capacity for 500 students, 400 of which will be boarders and the other 100 will be day students. The students will arrive at the new teaching site in the morning for the start of the school day, and are likely to spend the majority of the day in this building until they return back to the boarding accommodation (or home if they are a day student) after the school day has finished. It is therefore important that the listed buildings are restored to a modern standard and that the new build element is of a very high standard, not only to provide the best teaching facilities for the students but also to provide a comfortable and enjoyable teaching experience.
- 5.10 Internally, the teaching accommodation is split across ground plus seven stories, which comprise the following facilities:
- Ground floor – building entrances, garden courtyard and plant/service area;
 - First Floor – classrooms, canteen, admin hub;
 - Second floor – main hall, library, class rooms and staff facilities;
 - Third floor – class rooms and hall viewing area;
 - Fourth floor – class rooms, atrium and science department;
 - Fifth floor – external plant, atrium and science department;
 - Sixth floor – auditorium and exhibition space, external terrace;
 - Seventh floor – auditorium and exhibition space.
- 5.11 For more information on the internal arrangement of the buildings please refer to the Design and Access Statement.

Access

- 5.12 The restored Merchants House works well as the admin hub and staff entrance due to existing arrangements. This will be defined as the main entrance to the new College.
- 5.13 Cory's Building lends itself well to being more of a student hub, and will act as the student entrance, giving the students a level of responsibility as they will not have to come through the main reception to access the building.
- 5.14 The service entrance and yard are hidden to the rear in order to help preserve the quality of the street scene and outward facing appearance. The existing wall along Dock Lane acting as a screen.

- 5.15 A new out of school hours public entrance off Dock Lane will provide increased footfall to this underused footpath whilst providing the college with a clear line of separation between private and public spaces.

External Design, Materials and Finishes

Brickwork

- 5.16 The choice of design and materials is informed by the historic context of the site and surrounding area. The existing Merchant's building is characterised by its red brick façade, with strong symmetry and rich layering, which create depth and richness. The rear of Cory's Building and Custom House are also finished in brick.
- 5.17 The proposed development will be predominantly finished in brickwork which reflects the heritage assets in a modern way, but without trying to replicate them. The main body of the new building will use varying shades of brown brick layered with a darker brown and lighter brown to create 3 layers to the exterior. The purpose of this is to respond to the former coal yard heritage of the wider area and create articulation, symmetry, and depth to the elevation, to respond to the existing buildings' facade design.
- 5.18 The circulation core element of the building will be finished in black/grey brickwork. This would provide a clear distinction between the two elements of the new build as well as creating a more direct reference to the local coal heritage within the local area. This colour pallet will also connect to Site 2 to create a link between materials at the two sites.
- 5.19 The brickwork design will be consistent across the original listed buildings and the proposed new building. This creates a level of visual harmony across the wider building and is sympathetic to the building and the wider Conservation Area.
- 5.20 Full details of the proposed brickwork detail are identified within the submitted Design and Access Statement and has been shown on the submitted proposed elevations and sections.

Cladding

- 5.21 The rooftop podium will be a landmark feature of the new building and it will feature its own material pallet reflecting the bronze metal cladding found on the Wales Millennium Centre. This will provide another design reference to the industrial history of South Wales.
- 5.22 For further information on the design and layout rationale, reference should be made to the submitted drawings, Design and Access Statement and CGI images.

Landscaping and Public Realm Enhancements

- 5.23 The proposals include landscaping and public realm improvements to create safe, welcoming spaces for the students, staff and visitors. In terms of landscaping, there is an internal courtyard which will be soft landscaped for both staff and students to enjoy, and there will be some planting along the northern boundary. The landscaping includes biodiversity features such as bat boxes and native planting, as recommended by the ecology consultant. It is noted that this site is predominantly used for teaching and more formal studying during school hours, and the students will use Site 2 for recreational activities where there is a large, landscaped podium and outdoor amenity space with seating for students to use during their free time.
- 5.24 In terms of public realm improvements, the following is proposed and will be secured through a Section 278 / Section 38 agreement:
- Docks Lane will be enhanced along the site boundary as part of the proposals. This will comprise the refurbishment and relaying of the historic pennant pavements, and general improvements to the lane through the proposals. This will also enable cyclists improved access to and from Bute Place.
 - Bute Place will be resurfaced to match the existing materials along the site frontage.
 - The proposals would include improvements further east up to the existing crossing and comprise footway widening and a larger crossing waiting area as requested by CC. The wider footway would enhance the access to the site for pedestrians and cyclists.
 - The proposals will enhance the frontage along Bute Street through providing new natural stone paving to improve the pedestrian environment. This will include enhancing the materials at the existing signalised crossing.
- 5.25 For more information on the landscaping and public realm improvements see the submitted Design and Access Statement and Transport Assessment.

6.0 PLANNING POLICY AND ASSESSMENT

- 6.1 The Site is located within the administrative boundary of Cardiff City Council. The currently adopted development plan comprises the Cardiff Local Development Plan (LDP) 2006-2026 (January 2016). Consideration is given to the Replacement Local Development Plan 2021-2036 although this is still within consultation phase.
- 6.2 In addition to adopted Development Plan Documents, material consideration must be given to the adopted 'Planning Policy Wales' (PPW) document (Edition 11) adopted in February 2021, Future Wales: The National Plan 2040 adopted in February 2021, National Technical Advice Notes (TANs) and supplementary planning documents adopted by Cardiff Council.

Principal of Development

- 6.3 The Site is located within the Central Bay and Business Area and the Mount Stuart Conservation Area. The Site is occupied by Grade II listed buildings named Merchant Place and Cory's Buildings which were original built for commercial purposes but have been vacant for over 20 years. This section assesses if the principle of development is acceptable, which includes the principle of restoring the existing listed buildings to provide a viable use, and also the principle of educational development in this location from a land use policy perspective.
- 6.4 PPW states that there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, and for any application affecting a listed building the primary material consideration is the preservation of the building and its setting. For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use, which is a balance the proposed development is considered to successfully achieve. The LDP (Policy KP17) states that listed buildings will be protected, managed and enhanced.
- 6.5 The proposals seek to restore and protect the listed buildings, with significant investment proposed by CSFC. The proposals would reintroduce a viable use to the site, which for many years has been vacant and dilapidated. The principal of restoring and re-using these buildings for educational uses is considered acceptable as it accords with national and local policy as set out above. This has also been confirmed through pre-application discussions and the LPA has confirmed it very much welcomes the restoration and re-use of these buildings.
- 6.6 In terms of more general land use, a key principle set out in Future Wales: The National Plan is supporting the universities and educational provisions in Cardiff and considering how they can

- play a bigger role in the regional economy, through attracting students and supporting the local businesses and communities around them. Policy 6 'Town Centre First' directs educational development into town and city centres where intended users can easily walk, cycle and/or use public transport to access them.
- 6.7 The LDP sets out the Council's key priorities, one of which is building strong futures for children and young people by focusing on education, training and employment opportunities.
- 6.8 LDP Policy KP10 'Central and Bay Business Area' sets out the range of uses appropriate within the Bay and Business Area, with a focus on offices, commercial and tourism and leisure. It also notes that other uses more appropriately located in city centres would be considered acceptable - educational facilities is considered to fall within this category and this has been confirmed by the LPA through pre-application discussions.
- 6.9 The site is considered to be a suitable and sustainable location for a school to locate, given its location in Cardiff Bay and proximity to public transport links. As confirmed in the submitted Broadband Infrastructure Statement, engagement has taken place with Openreach to confirm the gigabit/ internet capacity at the site is suitable to meet the internet demands of a school.
- 6.10 Whilst the College is not a typical employment or business use, the College is a key employer and will help to support local businesses. The College currently employs 46 full time equivalent teaching staff, 40 non-teaching staff and 23 boarding staff. This is a total of 116 full time equivalent jobs, which will be transferred to the new sites. Additional staff will also be employed, as a result of the additional pupils, resulting in a total of 160 full time equivalent staff employed at the two new sites and a net increase of 44 jobs from the existing employment CSFC provides.
- 6.11 The proposed use would add significant footfall into the Bay area, as well as revitalise activity on the ground floor, through the provision of a main entrance fronting onto Bute Place and an entrance for students fronting on to Bute Street.
- 6.12 Pre-Application Feedback received on the principal of development confirmed that the proposed use as an educational facility '*would be considered acceptable from a land use policy perspective*'.
- 6.13 The redevelopment and restoration of the site for an educational use and ancillary facilities to support the College students is therefore considered acceptable in principle in accordance with Policy KP10 and the Development Plan as a whole, Planning Policy Wales 2021 and Future Wales: The National Plan 2040.

Heritage and Archaeology

- 6.14 As set out above, PPW states that there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, and for any application affecting a listed building the primary material consideration is the preservation of the building and its setting. For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use.
- 6.15 Policies EN9 and KP17 of the LDP 'Conservation of the Historic Environment' and 'Built Heritage', respectively, seek to protect heritage assets and only allow developments that preserve or enhance the significance of the asset. This includes both listed buildings and their setting, and Conservation Areas.
- 6.16 The planning application has been accompanied by a comprehensive Heritage Assessment and also a Heritage Impact Statement. The information included within these reports has not been reproduced here, however in summary the proposals result in no change, loss or addition to the frontages of both Cory's Building and Merchant Place, nor to the two side elevations of Cory's or the one side elevation of Merchant, aside from like-for-like repairs and restorations. The proposals result in no change to the pitched roof of Merchant Place nor the flat roof of Cory's Building, apart from the removal of the 5no. small pyramidal glazed rooflights; and hence the rooflines of both.
- 6.17 In these extremely important respects, the impact of the proposals on the exterior of the two listed buildings - Cory's Building and Merchant Place - is almost negligible.
- 6.18 The most significant loss to the existing fabric would be the projected two-storey range at the rear of Merchant Place. However, whilst noted as a loss, this structure had already been consented for demolition with the application no. 07/1894C, dated 2007, but not demolished in 2008, as the rest of the range had been.
- 6.19 The most significant change to the site and the existing buildings would be the construction of the new structure at the rear of both buildings. However, between 1881 and 2008, there had always been a building on the site. To insert a new building in this location is consistent with the history of the site and these two listed buildings. The new structure will cause little or no detriment or negative impact to the rear of Merchant Place or Cory's Building; indeed, it will revert back to the original relationship of this site being occupied and the rear elevations of Cory's Building and Merchant Place (in part) not being exposed.

- 6.20 It is also important to note that the works will bring these buildings back into viable use, with young students using the buildings on a daily basis, appreciating the restored buildings and their context in the historical part of the Bay. This successful restoration of the buildings, balanced against the successful re-use of the site, whilst complying with the necessary health and safety regulations is considered to be in compliance with the relevant local and national policies.
- 6.21 With regard to archaeology, a desk-based assessment has been submitted with the application that concludes that the proposed development would have an impact on the remains and significance of the structures within the courtyard. The proposed development would also have an impact on the remains of any paleoenvironmental horizons below or any other unidentified buried heritage asset. These impacts may require mitigation through a programme of recording or investigation including a watching brief. These final mitigation measures will be recommended by the Council and GGAT and secured by condition.

Design and Massing

- 6.22 LDP policy KP5 states that *“all new development will be required to be of high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces.”*
- 6.23 The policy describes a number of ways by which new development can achieve this, including responding to local character and context, providing a healthy and convenient environment for all users, achieving a resource efficient and climate responsive design and promoting the efficient use of land.
- 6.24 As identified within the Mount Stuart Square Conservation Area Appraisal, Merchant’s Place and Cory’s Building form prominent frontages along acute junctions.
- 6.25 The massing of the proposed development aligns with the previously consented scheme. The design and access statement provides an assessment of the proposed massing against the existing street scene and indicates how the development would look from nearby views.
- 6.26 Ongoing pre-application discussions and design review panels contributed to the evolution of the design in line with the Council’s feedback, and it is understood that officers are supportive of the current design and massing proposed.
- 6.27 The proposed development has been designed to complement the heritage assets and industrial history of the Site and its surrounding area. The choice of materials and finishes of the new

proposed building have been chosen to complement and reflect the existing buildings in a contemporary way.

- 6.28 The submitted Design and Access Statement and Heritage Impact Assessment also considers the historic context of the site and appropriateness of the design. In addition, the submitted Fire Statement confirms the fire strategy, which has been considered as part of the design development, to ensure that the development can meet the relevant Building Regulation requirements.

Transport and Parking

- 6.29 Future Wales Policy 12 states that local authorities must prioritise walking and cycling for all local travel. The Welsh Government will support the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday purposes. Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.
- 6.30 Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.
- 6.31 PPW requires require developments to encourage modal shift and be easily accessible by walking, cycling and public transport, by virtue of their location, design and provision of on and off site sustainable transport infrastructure. Developers should also have regard to Technical Advice Note 18 which emphasises not only the role walking and cycling can have as main modes of transport for local journeys but also the considerable contribution they play in forming parts of longer journeys by public transport.
- 6.32 LDP Policy T1 'Walking and Cycling' supports development which creates walking and cycling connections to existing developments and the creation of Car-Free Zones.
- 6.33 LDP Policy T6 'Impact on Transport Networks and Services' seeks to resist development that would cause unacceptable harm to the safe and efficient operation of the highway, public highway and other movement networks including pedestrian and cycle routes.

- 6.34 The site is situated in a location which has excellent sustainable transport links and benefits from being connected to a high standard of walking and cycling infrastructure and public transport routes. It is proposed to provide a total of 90 cycle spaces across both campus sites, with 30 spaces provided at the Merchants Place and Cory's Building site and 60 spaces provided at the Pierhead Street site. This is significantly above the levels required for a boarding school site within Cardiff Council standards and reflects the sustainable location of the site and the operator's commitment to encouraging travel via cycle.
- 6.35 It is proposed that 20 staff car parking spaces will be provided at the boarding accommodation site at Pierhead Street, with no parking to be provided at the Merchants Place and The Cory's Building site. Staff will be expected to walk between the sites, which is considered acceptable given the short distances via suitable routes.
- 6.36 Students and staff will be able to walk (or cycle) to the site, as well as to services and facilities within appropriate distances. It is expected that only non-boarding pupils will cycle to the site. Any student that boards at the College, will be required to walk, rather than cycle between the two sites, given the short distance. In this regard, the site location is consistent with the sustainable transport policies in Future Wales and PPW11.
- 6.37 Future users will also benefit from the potential regeneration of the surrounding area as part of the Atlantic Wharf regeneration and the potential Metro scheme improvements.
- 6.38 As such, there is a realistic choice of modes of travel for all journey purposes, which will assist in constraining the level of vehicle generation from the site and minimise any impacts on the highway network from the development. The planning application is also supported by a Framework Travel Plan which covers both sites and sets out measures that will be implemented by the College to achieve sustainable travel to and from the site, and how these measures would be monitored. This is fully in accordance with transport policies in the LDP, Future Wales, TAN18 and PPW.
- 6.39 With regards to impacts to the local highway network, the Transport Statement concludes the site is forecast to increase vehicle movements from the consented scheme by a maximum of 18 movements in the peak hour. This is a minimal increase of less than one vehicle every three minutes, on average, which will not have a material impact on the local highway network. In addition, the development would not have an unacceptable impact on road safety. This would accord with LDP Policies T1 and T6 which seeks to ensure safe and efficient operation of the highway, public transport, and other movement networks.

Sustainability

- 6.40 Future Wales Policy 16 (heat networks) states that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. PPW reiterates this and confirms that Development proposals should:
- Mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions
 - Associated with the development's location, design, construction, use and eventual demolition; and
 - Include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.
- 6.41 The Welsh Government planning policy recognises an energy hierarchy. The Welsh Government expects all new development to mitigate the causes of climate change in accordance with the energy hierarchy for planning. The Welsh Government has set targets for the generation of renewable energy. The most relevant for our proposals is 'for Wales to generate 70% of its electricity consumption from renewable energy by 2030'.
- 6.42 Technical Advice Note 12 (Design) states that developments should achieve environmental sustainability by incorporating measures to reduce the environmental impact associated with buildings and minimising demand for energy, water and waste and creates opportunities for biodiversity enhancements.
- 6.43 LDP Policy EN12 'Renewable Energy and Low Carbon Technologies' seeks to ensure that development proposals maximise the potential for renewable energy and incorporate renewable and low carbon technologies.
- 6.44 An energy strategy has been prepared to support the planning application, and it details the intended fabric first approach and provides a summary of the proposed services and renewable technologies that are being incorporated within the scheme.
- 6.45 It is planned that the Cardiff Heat Network Project will distribute waste heat generated through a network of underground pipes to buildings in and around Cardiff Bay. To ensure the potential for future connection to our building, we have a dedicated area within our plantroom for the thermal substation required to be sited, in accordance with the requirements in Policy 16 of Future Wales.

- 6.46 The proposed development represents sustainable economic development in that it would allow for the new owner to operate and restore a vacant designated heritage asset. The proposal makes effective use of land and introduces a viable use in the Bay Business Area.
- 6.47 The proposed development will include sustainability measures including high performance super insulated building fabric, an all-electric heating and cooling strategy, air source pumps for heating and cooling, and roof PV's. As a result of these measures, the Energy Statement confirms that the proposed development meets, and exceeds, the current prevailing energy efficiency standards in accordance with the UK Buildings Regulations, as well as the aims of national and local planning policy.
- 6.48 For more detailed information of the Part L compliance modelling and sustainability measures see the Energy Strategy Review submitted with the application.

Landscaping and Trees

- 6.49 LDP Policy EN3 'Landscape Protection' aims to protect the character and quality of the landscape and setting of the city, acknowledging that urban areas also contain features of landscape importance.
- 6.50 Landscaping has been proposed within the internal courtyards and along the western edge within the site boundary where possible, noting the constraints of the Site. The modest yet considered landscaping adds interest to these areas and provides ecology enhancements through the species and planting chosen. A Landscape Plan and Green Infrastructure Statement has been provided which includes further information on these enhancements.
- 6.51 A tree survey has been prepared which concludes that there are no.7 category A trees located at the Site, which are all proposed for retention. Therefore, adhering to the tree protection details as found within this report the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or the amenity of the area.

Ecology and Biodiversity

- 6.52 Future Wales Policy 9 states that the Welsh Government will work with partners to identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.
- 6.53 In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be

demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

- 6.54 LDP Policy EN6 'Ecological Networks and Features of Importance for Biodiversity' aims to protect Cardiff's ecological networks which are important for biodiversity. This is supported by LDP Policy EN7 'Priority Habitats and Species' which seeks to ensure that effective mitigate measures are in place to ensure that there is no reduction or harm to protected species under UK legislation.
- 6.55 Ecological surveys were conducted in spring/summer 2022, in order to consider the presence of protected species and the potential for impacts on legally protected species as a consequence of the proposed development activity.
- 6.56 In terms of the survey results, evidence for the presence of bats was identified in the north-west part of Merchants House, and nesting herring gulls were found on the roof of Cory's Building, with 3 active nests containing eggs. Locations on the roof of Merchants House look highly suitable for nesting seagulls with the likelihood of nests becoming established there too. Internal spaces of both buildings are used by breeding pigeons. The courtyard, to the rear of Merchants House, features disturbed ground, rubble, and fast colonising plant species, which exploit waste ground. No potential for other protected species, such as reptiles was identified, as the site is isolated and too small, with insufficient suitable habitat, to support reptiles, but modest opportunities are present for breeding birds, within discarded materials, buddleja vegetation, and the brick wall around the courtyard.
- 6.57 A low status roost for common pipistrelle was confirmed within the window casements of three boarded up windows, on the rear elevation, first floor of Merchants House, at the north-west corner area. A summer day roost used by a low number of animals, with no maternity colony is present. No roosts were detected elsewhere on Merchants House. No roosts were identified on Cory's Building. The courtyard, at the rear of the buildings, was significant for a high level of foraging, which commenced before sunset with bats arriving from the tree line on Lloyd George Avenue; east of the site. No other protected species was identified.
- 6.58 In terms of recommendations and mitigation, because all bat species are legally protected from the impacts of disturbance, as well as loss and damage to roost locations; and loss of access or obstructed bat access and the proposals will result in the loss of habitat, an application to Natural Resource Wales for an EPS licence is required.
- 6.59 Mitigation is also proposed throughout the development as recommended in the Ecological Survey Report. For crevice roosting pipistrelle bats, an appropriate scheme of mitigation is put

forward with two enclosed bat boxes incorporated into the upper level walls of Cory's Building on the east facing elevation at the southern end. Also, bat mitigation features will be provided on Merchants House which aim to replicate the slots currently used in window casement locations. Two enclosed bat boxes are to be installed at high level on the east facing elevation close to the connective tree line of Lloyd George Avenue. Also, a feature to mimic an enclosed bat box will be created within the roof covering on the east facing roof area to provide bat access to the narrow space between the slate roof covering and the timber sarking lining.

- 6.60 Artificial lighting issues in this part of the site will be designed to avoid light spill from elevated parts of the proposed new building.
- 6.61 Recommendations have also been made on how to protect unexpected encounters with species during the construction phase.
- 6.62 It is acknowledged that the proposals will result in the loss of protected species habitats which is contrary to policy, however mitigation measures have been proposed and the restoration of the Grade II listed buildings which will be brought into viable use providing significant socio-economic benefits to the bay area outweighs this harm. It is also noted that the roosting potential of these buildings has only been utilised because the buildings have been vacant for over 20 years, had the buildings been in operation throughout that time it is unlikely that the site would have such ecological potential.
- 6.63 In addition to the biodiversity information submitted, the Applicant has submitted a Green Infrastructure Statement in compliance with the Green Infrastructure SPD (2017). The Statement concludes that the existing green infrastructure on the development site, and the potential impacts upon it have been adequately considered.

Drainage and flood risk

- 6.64 Future Wales Policy 8 states that flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported.
- 6.65 PPW states that the provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development. Development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself. In addition, development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS.

- 6.66 Developers should also have regard to Technical Advice Note 15 which sets out technical guidance which supplements the policy set out in Planning Policy Wales in relation to development and flooding. It advises on development and flood risk as this relates to sustainability principles, and provides a framework within which risks arising from both river and coastal flooding, and from additional run-off from development in any location, can be assessed.
- 6.67 LDP Policies EN10 'Water Sensitive Design' and EN14 'Flood Risk' seek to ensure development would not increase the rise of flooding or additional run off from through the use of water sensitive design and Sustainable Urban Drainage Systems (SUDS).
- 6.68 We also acknowledge the requirement for approval from the SuDS Approval Body (SAB) before construction can commence, which we are progressing in tandem with the planning application.
- 6.69 The site is shown to be located in Zone C1 and indicated to be at low risk of flooding from all sources of flooding based on Flood Risk Assessment Wales mapping, despite being located in the low-risk tidal floodplain the site benefits from flood defences making this risk residual.
- 6.70 Flood model data has been requested from Natural Resources Wales to enable further assessment of the tidal and fluvial risks posed to the area the site is within. Flood resilience construction methods have been recommended to provide further protection in the event of the worst-case scenario. These include the use of flood resilient flooring and raised electrical sockets.
- 6.71 Suitable pedestrian access is available to and from the site to areas outside of the floodplain. It is recommended that the users of the proposed development register for the Natural Resources Wales free Flood Alert Service and develop a flood plan.

Neighbouring Amenity

- 6.72 PPW states that in proposing new developments, planning authorities and developers must:
- Address any implication arising as a result of its association with, or location within air quality management areas, noise action planning priority areas or areas where there are sensitive receptors;
 - Not create areas of poor air quality or inappropriate soundscape;
 - Seek to incorporate measures which reduce overall exposure to air and noise pollution and create appropriate soundscapes.

- 6.73 Technical Advice Note 11 (Noise) states that local authorities should ensure noise does not cause an unacceptable level of disturbance, unacceptable levels of noise should not normally be permitted.
- 6.74 LDP Policy EN13 'Air, Noise, Light Pollution and Land Contamination' states that development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination.

Amenity

- 6.75 Given the massing similarities between previously consented development at the site and the proposed development, it is not considered any unacceptable overlooking or daylight and sunlight impacts will occur from the development.
- 6.76 The submitted Design and Access Statement gives regards to the proposed development's massing and impacts of the new use on nearby properties.
- 6.77 Regarding impacts on daylight and sunlight, the supporting Daylight and Sunlight Assessment as confirms that the proposed development does not present any issues with regards to loss of daylight or sunlight nor does it cause unacceptable overshadowing to the existing buildings in proximity.
- 6.78 Similarly, a Wind Assessment has been prepared which confirms that with the introduction of the proposed development, all assessed areas in and around the Site would have suitable wind conditions during the windiest and summer seasons. Terrace locations at elevated levels would also have suitable wind conditions during the summer season. There would be no instances of strong wind exceedances which pose safety concerns.

Noise

- 6.79 A Noise Impact Assessment has been submitted with the application which assesses the existing noise levels in the surrounding area and predicts the noise levels on the proposed facades of the proposed development. External building plant is the only noise source considered capable of generating meaningful levels of noise liable to adversely impact on nearby sensitive receptors. It is noted that educational development usually includes assessment of outside space and sporting facilities, but these facilities are located at Site 2, so no assessment is required for this application comprising only Site 1. There is an internal courtyard and terraces proposed at the Site, however these are relatively small spaces and pupils will be allocated timeslots within their year groups.

These spaces will be used for socialising and relaxing, there will be seating provided by no other facilities for activities (such as ball games).

- 6.80 Noise levels on the development façades are high, however the impact assessment concludes that these are manageable and lower levels are achievable through standard mitigation products. As such the proposals comply with the relevant national and local policy.

Refuse and Servicing Strategy

- 6.81 LDP Policy W2 'Provision of Waste Management Facilities in Development' aims to ensure adequate provision is made for waste management facilities with new developments.
- 6.82 Refuse storage is proposed to be located within the service core of the proposed new building to the rear of Merchant's Place.
- 6.83 The amount of refuse storage provided is based upon the College's long-term experience of the waste requirements of existing pupils and the facilities provided at the existing site. Refuse would be stored in the internal bin store awaiting collection by private contractors. Waste would be moved on collection days to a holding location by college staff and empty bins returned to the holding location on Dock Lane.
- 6.84 Servicing (food and college supplies) would be delivered and unloaded on Bute Street. Food deliveries would be unloaded into Cory's Building and transferred by staff to kitchen. College supplies would be unloaded and carried or wheeled to the main college reception on Bute Place.
- 6.85 Please see the proposed servicing strategy and the submitted Design and Access Statement for further details on the location and amount of refuse storage to be provided.

Summary

- 6.86 The principle of development at this Site, of up to 8 stories in height has already been confirmed by the Council, through the approval of the consented scheme 07/02352/C.
- 6.87 The above assessment has demonstrated that the application is broadly in accordance with the consented scheme, 07/02352/C. Whilst the proposed use of the two buildings will change, the use is still considered to be compatible with the Site's location and designation within the Bay Business Area.
- 6.88 The impact of the new use has been considered and would maintain and enhance the vitality and viability of the Bay Business Area through the wider economic benefits the College would encourage. Similarly, the scale and massing of the new development would be in accordance with

the scale of development already present in the bay and would introduce a landmark building which reflects the existing landmarks in proximity.

- 6.89 The above information and technical reports submitted with this application also confirms that the proposals comply with the detailed development management policies within Future Wales, Planning Policy Wales, the Technical Advice Notes and the Local Development Plan.

7.0 SUMMARY AND CONCLUSION

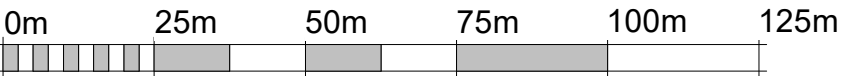
- 7.1 The application seeks planning permission and listed building consent from Cardiff City Council for:
- 7.2 *“Partial demolition of existing buildings and the redevelopment of the site to provide an educational facility (Use Class F1), including the restoration of the existing buildings, internal and external alterations to the existing buildings, the erection of an 8-storey building, ancillary cycle parking, landscaping, public realm improvements and associated works”*
- 7.3 The College’s overarching aim is to provide a permanent new home for the College’s teaching space and boarding accommodation across the two chosen sites.
- 7.4 The proposed development will enable the College, which is currently in unsuitable leased accommodation at Trinity Court, 21-27 Newport Road, Cardiff to further expand its offering as an educational establishment both in terms of student capacity and the bespoke nature and standard of teaching facilities.
- 7.5 The massing of the proposed development follows the established principles of the consented development and is sympathetic to the existing developments within the Bay area, and therefore is considered acceptable in principle.
- 7.6 With regards to impacts on heritage assets, the proposed development is considered acceptable given the sympathetic restoration proposed of the existing buildings which are significant landmarks in the local area and an important piece of the history in the area. The most significant loss relating to the heritage assets is the demolition of the rear part of the existing buildings – however it is noted that this demolition has previously been granted. Similarly, the most significant impact on the listed assets would be the new 8-storey building proposed in the existing courtyard, however again this is consistent with the previously consented scheme, and the design and materials are considered appropriate. Further details have also been provided on the materiality of the development and how the Applicant has sought to create design consistency and harmony between the retained buildings and the new-build elements.
- 7.7 With regards to potential impacts on the archaeology assets, it is noted that the development may impact on archaeological significant assets, and mitigation measures are likely to be recommended by stakeholders.

-
- 7.8 The proposed development also includes landscaped amenity within a central courtyard on the ground floor, and public amenity improvements to the frontages of the existing buildings to provide a safe and welcoming facility for students, staff and visitors.
- 7.9 The amenity impacts of users of the proposed developments and nearby occupiers has also been considered. The Design and Access Statement and suite of technical documents confirms that there will be no impacts on nearby users from a noise, daylight/sunlight and overshadowing perspective. The Design and Access Statement also confirms that the window locations have been carefully considered to retain privacy and avoid overlooking of nearby properties.
- 7.10 The proposed development will comply with the ecology mitigation and enhancement measures as identified in the submitted ecology report. This will largely comprise the mitigation measures for birds and bats and small areas of appropriate landscaping.
- 7.11 The proposed development will include sustainability measures including high performance super insulated building fabric, air source heat pumps, and roof PV's. These measures will result in the proposed development complying with, and exceeding the requirements of Part L of the building regulations and necessary planning policies.
- 7.12 Regarding transport impacts, the Proposed Development is in a highly sustainable location and will generate very few vehicle movements, as pupils will move between the Sites and other local services on foot, by bicycle or on public transport. The site is forecast to increase vehicle movements from the consented scheme by a maximum of 18 movements in the peak hour. This is a minimal increase of less than one vehicle every three minutes, on average, which will not have a material impact on the local highway network.
- 7.13 The site is shown to be located in Zone C1 and indicated to be at low risk of flooding from all sources of flooding based on Flood Risk Assessment Wales mapping, despite being located in the low-risk tidal floodplain the site benefits from flood defences making this risk residual.
- 7.14 In summary, this application has been designed to provides a high-quality design for the new use proposed and meets all technical requirements. Significant weight should be afforded to the sympathetic restoration of the existing listed buildings which have been vacant for over 20 years. Similarly, the socio-economic benefits of relocating CSFC to the Bay area will be significant for the reasons set out within this statement and should be viewed positively by officers.
- 7.15 Throughout the preparation of the application, we have sought to engage with the LPA, local stakeholders and local residents to ensure that the development not only responds to the

physically context of the Bay area, but also the desires of the local community which we hope we have achieved. We therefore hope that the application can be determined positively in order to provide these benefits to the college and wider Bay area.

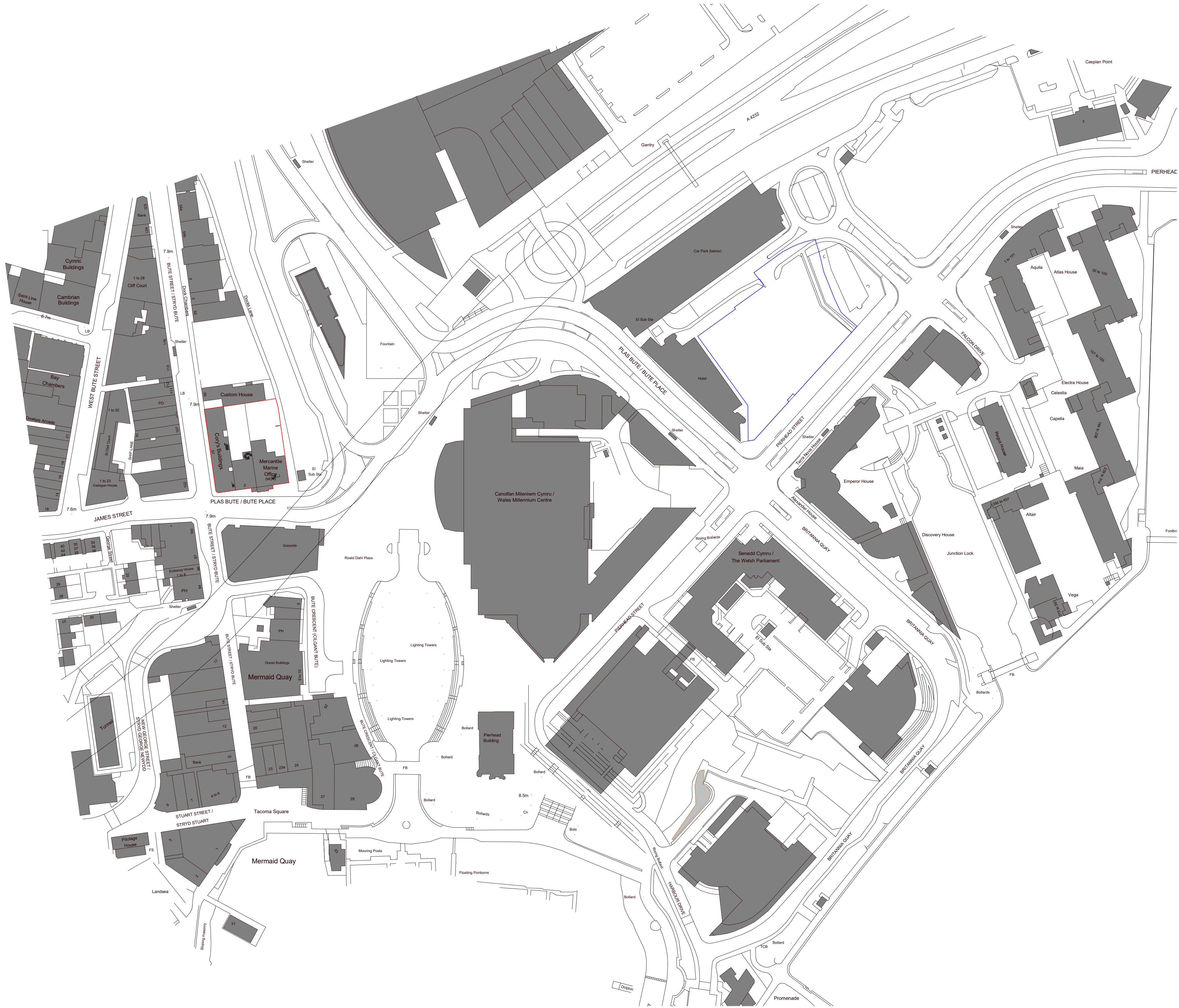


APPENDIX 1 – SITE LOCATION PLAN OF BOTH SITES



VISUAL SCALE 1:1250 @ A1

Key
Application Boundary (Site 1)
Boarding Accommodation (Site 2)



02	Issued for Pre-Application Consultation	29.07.22	ML
01	Pre-planning Update	07.06.22	ML
Revision	Description	Date	Issued

EXPEDITE
DESIGN SERVICES LTD

RIBA
Chartered Practice

Client's Name
Cardiff 6th Form College

Job Title
Cardiff 6th Form Academic Hub

Status
Preliminary

Suitability
S0

Scale
1 : 1250 @ A1

Document Reference
21.22-EDS-XX-ZZ-DR-A-(00)000

Drawing Title
Location Plan

Drawing Number
(00)000

Revision
02

APPENDIX 2 – PLANNING HISTORY

LPA Ref	Description of development	Decision	Decision Date
17/02071/MJR	Discharge of conditions 2 (amended plans), 3 (materials) 4 (architectural detailing) 5 (sound insulation) 6 (acoustic glazing) 7 (noise) 8 (extraction fumes) 9 (ground gas) 10 (disabled access) 11 (refuse) 12 (stone cleaning scheme) 13 (rendering) 17 (management plan) 18 (car park) 19 (car parking) 20 (cycle parking) 21 (demolition method statement) 22 (drainage) and 23 (drainage scheme) of planning permission 06/02527/C	Full discharge of conditions	4 April 2019
17/02070/MJR	Discharge of conditions 2 (architectural detailing), 3 (finishes), 4 (materials), 5 (method statement), 6 (levels), 7 (plant and machinery), 8 (materials and finishes), 9 (architectura/engineering details) and 10 external visible pipes) of listed building consent 07/02362/C	Full discharge of conditions	22 February 2018
07/02362/C	Internal refurbishment, construction of rooftop extension, and construction of vehicular access through building to rear surface car park	Granted	10 March 2008
07/02360/C	Construction of rooftop extension and construction of vehicular access through to rear surface car park	Deemed withdrawn	N/A
07/02354/C	Construction of 8 storey office block above decked car park in existing courtyard and link through to merchant house, Bute Place, Cardiff	Withdrawn by applicant	N/A
07/02353/C	Construction of 8 storey office block above decked car park in existing courtyard	Granted	9 December 2016
07/02204/C	Conversion of and extension to merchant house, Bute Place into open plan offices and associated accommodation	Granted	12 November 2007
07/02202/C	Listed building consent for conversion of and extension to merchant house, Bute Place into open plan office and associated accommodation	Granted	16 January 2008
07/01931/C	Rebuilding of boundary wall further to temporary demolition	Granted	12 November 2007

07/01900/C	Partial demolition and remodelling of existing wall to docks lane with creation of new gated and fenced openings	Granted	6 November 2007
07/01899/C	Removal of certain non-loadbearing internal walls, doors and screens, raised access floors and non-original ceilings	Granted	6 November 2007
07/01895/C	Partial demolition and re-modelling of existing rear wall including new ornamental gates and fencing, opening onto docks lane	Granted	16 January 2008
07/01894/C	Demolition of existing courtyard outbuildings, partial temporary demolition of existing rear wall for construction access and subsequent re-instatement	Granted	31 Jan 2008
06/02531/C	Refurbishment, Conversion and Extension (5th And 6th Floors) Of Existing Building Providing Ground Floor Retail / A3 And 24 Self Contained 1 And 2 Bedroom Apartments	Withdrawn by Applicant	
06/02527/C	Refurbishment, Conversion and Extension To Create 5th And 6th Floor Of Existing Building Providing Ground Floor Retail/A3 And 24 Self-Contained 1 And 2 Bedroomed Apartments	Granted	9 December 2016
03/01574/C	Refurbishment of Corys' and immigration buildings, Bute Street, former post office Bute Place and redevelopment of adjoining courtyard and car park Bute Street. Refer to elevations for schedules of materials & external finishes	Granted	4 May 2004
03/01531/C	Refurbishment of Cory's and immigration buildings Bute Street, former post office Bute Place and redevelopment of adjoining courtyard and surface car park, Bute Street for sky view estates limited	Deemed withdrawn	
98/00109/C	Internal fixings, screens, alterations and provision of banners	Granted	27 March 1998
A/98/00016/C	Four banners	Refused	11 September 1998
97/02169/C	Retail outlet with a community educational studio and small coffee/ tea area	Granted	5 February 1998