

My Ref: JC/AS/SC/17/01401/MJR
Your Ref:

Date: 6th October, 2017

Phillippa Cole
Planning Consultant
14 Ty Gwyn Crescent
Cardiff
CF23 5JL

Dear Ms Cole

**LOCAL GOVERNMENT ACT 1972 SECTION 101
SCREENING OPINION
APPLICATION NO: SC/17/00009/MJR
LOCATION: LAND OFF RADYR COURT ROAD
AND DE BRAOSE CLOSE, LLANDAFF,
CARDIFF
PROPOSAL: RESIDENTIAL DEVELOPMENT OF UP TO 45 DWELLINGS**

In accordance with the powers delegated to me by the County Council under the above Act, my decision is as follows:

The above proposal has been screened with regard to the need for the preparation of an Environmental Statement to accompany any future application, in accordance with Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

The development is not a "Schedule 2" development, as defined in the above Regulations. The project does not fall within a 'sensitive area' as defined by the EIA Regulations 2017 and none of the applicable thresholds or criterion for 'urban development projects' set out in the corresponding part of Column 2 of the table in Schedule 2 are met or exceeded. However, Circular 11/99 notes that it should not be presumed that developments falling below these thresholds could never give rise to significant effects and that the question of whether or not EIA is required to be considered on a case-by-case basis. That said, based on the information provided, the characteristics and location of the proposed development and the types and characteristics of its potential impact are not considered to give rise to the need for an Environmental Impact Assessment in this instance.

It is considered that the environmental impact of the development can be appropriately assessed through normal planning processes. In addition to the reports identified in your screening request letter, I would request that any future application assess and describe the impact of the application on the Melingriffith Water Pump, which is a Scheduled Ancient Monument, and, of course, the River Corridor.

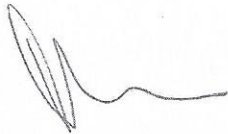


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We advise you to engage in the Council's Discretionary Pre-application Advice service so that we can provide comprehensive advice and identify the need for any other specialist input. Transportation have advised that access solutions for the proposed site are, in their view at this stage, likely to be difficult to accommodate. They suggest that the Applicant submit a transport/access scoping report on the proposed access/traffic issues and how these would be accommodated as part of a pre-app. Similarly, the Council's Ecologist has confirmed their willingness to provide scoping advice through a pre-app on the ecological and other survey information which would be required in support of a planning application.

Yours faithfully



James Clemence
HEAD OF PLANNING

PLEASE REPLY TO: Development Management, Strategic Planning, Highways and Traffic & Transportation, County Hall, Cardiff, CF10 4UW (e-mail: developmentcontrol@cardiff.gov.uk) (internet: www.cardiff.gov.uk/dc)