



Cardiff Council Replacement Local Development Plan 2021 to 2036, Urban Capacity Study

Appendix 1: Site appraisals

Prepared in response to Examination Action Point HS2.2

Issued as a separate volume on account of its size.



EXPEDITE

25th September 2026

8 Village Way, Greenmeadow Springs Business Park, Cardiff CF15 7NE

Expedite

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Appendix 1

Site appraisals

Cardiff Urban Capacity Study, prepared in response to Examination Action Point HS2.2. Expedite, September 2026.

This volume contains the completed appraisal proforma for each of the 26 sites counted towards the windfall contribution reported at Section 7 of the report, in site reference order. Each appraisal is the assessment record as certified, followed by the mapping, constraints plans and site photographs for that site.

It is issued as a separate volume on account of its size. The appraisals are also held as individual files named by site reference, so that any single site can be read on its own.

All twenty six appraisals are enclosed, and the counted capacity on each is the figure reported at Table 8 of the report. Asset House at Traders Yard, carried in the draft of 14 September 2026, is no longer counted: its consented capacity has entered the landbank and is no longer additional to it, and the site is reported at Appendix 2. Three sites are subject to a declared interest and are identified at Appendix 3.

Site	Site name	Counted capacity	Appraisal
CC.UCS.S2	Admirals Landing, Schooner Way	60	Enclosed
CC.UCS.S3	Bute Terrace Hotel, Bute Terrace	165	Enclosed
CC.UCS.S6	Eastgate House, Newport Road	120	Enclosed
CC.UCS.S9	Former HMRC Tax Office, Llanishen	100	Enclosed
CC.UCS.S13	Howard Gardens	128	Enclosed
CC.UCS.S19	NCP Adam Street Car Park	1,110	Enclosed
CC.UCS.S20	NCP Knox Road Car Park	441	Enclosed
CC.UCS.S22	Orchard Media, Curran Road	346	Enclosed
CC.UCS.S23	Plot 6, Pierhead Street	184	Enclosed
CC.UCS.S24	Principality House, The Friary	237	Enclosed
CC.UCS.S26	St Mary's House and 51-59 Penarth Road	55	Enclosed

A1



Site	Site name	Counted capacity	Appraisal
CC.UCS.S27	The Wharf, 121 Schooner Way	132	Enclosed
CC.UCS.S30	University Hall, Birchwood Road	100	Enclosed
CC.UCS.S31	Utilita Arena Cardiff	1,000	Enclosed
CC.UCS.S36	Clydesmuir Industrial Estate	93	Enclosed
CC.UCS.S37	Bute Street Car Park	132	Enclosed
CC.UCS.S39	James Street	47	Enclosed
CC.UCS.S40	Plot 4, Cardiff Central Station Car Park	221	Enclosed
CC.UCS.S45	Cardiff Theatrical Services, Ellen Street	288	Enclosed
CC.UCS.S47	5-7 Queen Street	30	Enclosed
CC.UCS.S49	64 Charles Street	130	Enclosed
CC.UCS.S50	24 Cathedral Road	53	Enclosed
CC.UCS.S53	118 Maindy Road	30	Enclosed
CC.UCS.S55	Land bound by Custom House Street, Bute Street and Hope Street	400	Enclosed
CC.UCS.S56	Land north of John Street	417	Enclosed
CC.UCS.S62	Former Star Centre, 2 Splott Road	62	Enclosed
	Total, 26 counted sites	6,081	

Expedite Site Appraisal Template – Admirals Landing, Cardiff

To be completed individually for each site identified

Site name	Admirals Landing, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S2

Site Location and Description

Easting (X)	319126
Northing (Y)	175743
Latitude	51.474848, (51°28'29"N)
Longitude	-3.1658489, (003°09'57"W)
Postal address/location	Admirals Landing, Schooner Way, Canal Quarter, Cardiff, CF10 4DZ
Area (ha)	0.28 ha relating to ownership parcel in full. 0.13 ha identified as development land opportunity on undeveloped carpark land.
Existing use(s)	Existing, part mixed use site, occupied residential (C3) development - "Admirals Landing", a linear run of apartment blocks fronting Bute East Dock, in established multi-unit residential use, with brownfield land adjacent in same ownership, used as carparking. At least one ground-floor commercial unit also exists within the development (Unit 7), which had permission granted in 2017 for D1 use (antenatal/postnatal consultations, alternative therapies). The site is not exclusively C3 residential in the narrowest sense, though residential remains the overwhelmingly dominant use.
Occupancy status	Occupied mixed-use residential and vacant brownfield carpark adjacent
Previous uses	The site occupies part of the former Bute East Dock, a Victorian dock (opened 1859, closed 1970) historically lined with railway sidings and warehouses. It was redeveloped for housing from the 1980s/90s onward as part of the Cardiff Bay Development Corporation-led regeneration of the docklands
Planning status/history	The site's original residential consent/construction in the 1990s-2000s regeneration of Atlantic Wharf. 17/02688/MNR (Unit 7, Admirals Landing), change of use from photographic studio to D1 consultation/therapy use, granted 08/12/2017. Council review, 29 July 2026: 'Planning permission for 8 units expired - 14/00572/DCI and scheme for 12 flats withdrawn in 2024 - 19/00632/MJR.' The expiry of 14/00572 on 18 November 2015 is confirmed by the Council's schedule of expired permissions. The withdrawal of application 19/00632/MJR in 2024 is material: a recent withdrawn application is evidence of difficulty in bringing the site forward, rather than of latent capacity, and should be weighed accordingly. Council comments received 13 August 2026, from Planning Policy and Economic Development. The Council asks whether this site is application 26/00631/FUL, or the site next door. It is the site next door. 26/00631/FUL is The Wharf, 121 Schooner Way, assessed separately at CC.UCS.S27, on which Expedite acts for the applicant and in respect of which an interest is declared. The Council also records that permission for 8 units under 14/00572/DCI has expired and that a scheme for 12 flats was withdrawn in 2024 under 19/00632/MJR.

	The site was also checked against the consented Atlantic Wharf masterplan. The Council confirmed that application 21/02687 is a single site comprising County Hall and the Red Dragon Centre. Admirals Landing lies in the Canal Quarter, well north of that red line, and is not within it.
Site boundaries and surrounding land uses	The site fronts Bute East Dock (now part of the permanently impounded Cardiff Bay waterbody) to the east/south-east, with Schooner Way forming its western boundary. Beyond Schooner Way is the established Atlantic Wharf residential estate (Llansannor Drive, Celerity Drive, Felbridge, Craiglee Drive) and the historic Dock Feeder/Junction Canal. On the opposite (eastern) side of the dock, beyond the Central Link (A4232) and rail corridor, lies the Templar Road/Globe Works employment area, which is allocated under Cardiff LDP Policy EC1:1 - the site itself sits outside this employment allocation.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025. The site is not within the residential landbank and no capacity here is counted in the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No. No entry appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	The site comprises existing multi-storey residential apartment blocks in a linear waterfront form addressing Bute East Dock. The Grade II listed former "Spillers and Bakers" mill building (converted to flats in 1988) stands immediately adjacent to/adjoining the northern part of the site, at the corner of Schooner Way and Llansannor Drive. A linear brownfield land adjacent in same ownership, used as carparking.

Constraints

Flood risk	Bute East Dock/Cardiff Bay has been permanently impounded by the Cardiff Bay Barrage (operational since 2001), which removed tidal fluctuation from the Bay and provides flood defence to the Bay frontage and central Cardiff. The NRW Flood Map for Planning extract reviewed shows a watercourse (the Junction/Dock Feeder Canal, to the north-west of the site) flagged under the "Risk Level Under Review" layer, together with isolated surface water flood risk patches scattered around the wider area; the mapped site marker itself does not fall within a mapped high flood risk zone on the extract reviewed. TAN15: Development, Flooding and Coastal Erosion, and the associated Flood Map for Planning (FMfP), took effect on 31 March 2025, replacing the 2004 TAN15 and the older Development Advice Map; the FMfP is refreshed each May and November (most recently November 2025).
Ecology	As an established, fully built-out residential site the ecological value of the site itself is likely to be limited, though the adjoining dock/canal waterbody may support some biodiversity interest.
Trees	No trees are apparent within the site boundary itself; the area's public realm includes street trees and landscaping along Schooner Way and the canal corridor.

Heritage/archaeology	The Grade II listed former Spillers and Bakers mill (CADW ref 14016, listed 20 August 1992) adjoins/is immediately adjacent to the northern part of the site, at the corner of Schooner Way and Llansannor Drive. Grade II listed bridges over the Dock Feeder Canal are also recorded in the immediate vicinity. The Cardiff Council heritage layer does not show the site itself within a designated Conservation Area. Given the site's setting alongside a listed building and historic dockland, any external alterations, extensions or works close to the shared boundary should have regard to the setting of the listed building.
Air quality	The site does not fall within, or immediately adjacent to, any of Cardiff's four currently declared Air Quality Management Areas (City Centre, Llandaff, Stephenson Court and Ely Bridge).
Noise	The Central Link (A4232)/rail corridor runs along the opposite (eastern) side of Bute East Dock; the intervening waterbody provides a substantial buffer, so road/rail noise affecting the site is likely to be limited, though not assessed in detail here.
Contaminated land	The site occupies former dockland/railway sidings land, where legacy ground contamination would typically be a consideration; however, the site has already been developed and (by inference) remediated as part of the Cardiff Bay Development Corporation-led regeneration of Atlantic Wharf from the 1990s onward, and has been in continuous residential occupation since.
Vehicular access	Vehicular access to the site is taken from Schooner Way.
Utilities	Not material to an infill scheme on serviced land within an existing industrial estate.
Pedestrian, cycle & public transport	Bus stops are recorded on Schooner Way directly serving the site. The site lies within the Butetown/Cardiff Bay area, within walking distance of Cardiff Bay's amenities, Mermaid Quay and the Cardiff Bay/Queen Street rail links. It also falls within a mapped 200m buffer of a historic road/light-rail reservation corridor associated with Bute Avenue/Bute Square planning consents (applications 94/01987/R and 97/02272/C), which reserved land for a possible future light rail transit system. Controlled Parking Zones (Zones C1–C4) operate in the wider area, and a "Bay Parking Management Area" is shown as a proposed parking management area on the Council's mapping in the vicinity of the site. Lloyd George Avenue (formerly Bute Avenue) was conceived by Cardiff Bay Development Corporation with a reserved corridor for a Light Rapid Transit system as part of the wider docklands masterplan.
Planning policy	The Cardiff LDP proposals map layer shows the site as lying outside the EC1.1 employment land allocation, which instead covers land on the opposite (eastern) side of Bute East Dock around Templar Road/Globe Works. The site is therefore not subject to the employment protection policies (Policy EC1/EC3) that apply to Ocean Park and similar allocated employment areas; it falls within the established residential fabric of the Atlantic Wharf/Canal Quarter part of Cardiff Bay. A recent Cardiff Council planning committee report for a neighbouring Bute East Dock waterfront site (application 24/01635/FUL, determined June 2025) cites LDP Policies H6 and KP13 in supporting an 8-storey residential building, considered compatible with neighbouring apartment buildings of 6-7 storeys indicating the Council currently treats this dock frontage as an appropriate location for continued residential use and, on adjoining sites, further intensification.

	Correction/clarification (Aug 2026): the neighbouring application (24/01635/FUL) is not a straightforward '8-storey residential building'. The Council currently treats this dock frontage as appropriate for continued residential-led development, including at increased height/intensity.
H9 Compliant, if not reason for inclusion	Policy H9 is not engaged in respect of the existing residential element. See the assessment below.

Policy H9 — need to retain the existing use

Existing use and whether active	The site comprises two distinct elements. The principal element is an occupied residential apartment development in Class C3 use, which is active and in beneficial occupation. The secondary element is a vacant former car park to the north, being previously developed land in ancillary or no current use. Only the latter is capable of contributing capacity.
Use protected by policy designation (Y/N — which)	No. The site lies outside the EC1.1 employment allocation, which covers land on the opposite side of the dock, and is not identified within any Policy EC3 protected employment designation. Policy EC6 is not engaged, the existing use being residential rather than office. Policy H8, which concerns the change of use of residential land or properties to other uses, is not engaged because no loss of residential accommodation is proposed.
Evidence of relocation, disposal or marketing	None identified in respect of the residential element, which is in occupation. No marketing of the car park element has been identified. The freehold is held by a residents' management company, which indicates that the beneficial interest rests with the leaseholders collectively rather than with a single disposing party.
Age / condition / functional obsolescence of buildings	The apartment blocks date from the Atlantic Wharf regeneration of the 1990s and 2000s, are in active residential occupation and are not obsolescent. No case for redundancy arises in respect of the built element. The vacant car park is previously developed land which is not in beneficial use.
H9 conclusion	Policy H9 concerns the change of use of redundant premises, or the redevelopment of redundant previously developed land, for residential use. The principal element of this site is neither redundant nor in non-residential use; it is occupied housing. Policy H9 is therefore not the applicable test for that element, and no question of overriding need to retain arises because the existing use is the use sought. Any capacity at this site arises only from the vacant former car park, which is previously developed land in ancillary use and to which Policy H9 could apply. That element is the northern part of the site, and capacity is derived from it at the ordinary city centre band as recorded under Capacity below. Criterion (i) requires that there be no overriding alternative local land use requirement; the car park serves the existing apartments and any scheme would need to address parking displacement, but that is a design matter rather than an overriding land use requirement.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 1,389sqm (0.139ha) – 0.34ac
Net Developable Area (NDA)	0.139 hectares, equal to the gross developable area. The site is below one hectare so the benchmark gross to net ratio of 100 per cent applies under the agreed methodology.

Density	The Council sign off of 60 dwellings implies 432 dwellings per hectare across the whole site, which sits between the inner city band of 250 and the ordinary city centre band of 1,000 and so is not a banded figure as it stands. It reconciles to the ordinary city centre band if the band is applied to the developable element alone rather than the whole site: 60 dwellings at 1,000 per hectare requires 0.06 hectares, being 600 square metres, which is consistent with the vacant former car park occupying roughly 43 per cent of the 1,389 square metre site. Record the derivation on that basis, since only the car park is capable of contributing capacity and the occupied apartments are not.
Recommended development form	Residential infill on the vacant former car park at the northern end of the site, at a scale consistent with the adjoining apartment blocks of six to seven storeys and with the 8 storey building the Council supported on the adjoining dock frontage under 24/01635/FUL.
Yield	60 dwellings, per the Cardiff Council sign off list of September 2026, derived as 600 square metres of developable car park at the ordinary city centre band of 1,000 dwellings per hectare. The Council's point of 13 August 2026, that the schemes previously promoted were below the ten dwelling threshold, is answered here: those schemes reflect what a previous promoter chose to pursue, not the capacity of the land, and the Council has signed the site off at 60.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold title WA494454, registered to Admiral's Landing (Residents) Management Limited (Company No. 02381718, registered office c/o Cooke & Arkwright, 7/8 Windsor Place, Cardiff CF10 3SX), a typical resident-owned management company structure. The ownership search records at least 5 intersecting leasehold interests, consistent with a multi-unit leasehold apartment block. Companies House confirms Admiral's Landing (Residents) Management Limited (Co. No. 02381718) as Active, a private company limited by guarantee without share capital, incorporated 9 May 1989, registered office Cooke & Arkwright, 7/8 Windsor Place, Cardiff CF10 3SX, SIC code 98000 (Residents property management). Note also that at least some units are let by Cardiff Community Housing Association (a registered social landlord) rather than held by private owner-occupiers/landlords directly, adding a further layer of tenure complexity to any hypothetical enfranchisement/redevelopment scenario.
Registered owner(s)	Admiral's Landing (Residents) Management Limited, company number 02381718, registered office c/o Cooke & Arkwright, 7/8 Windsor Place, Cardiff CF10 3SX. A private company limited by guarantee, incorporated 9 May 1989, SIC code 98000, residents property management.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold title WA494454
Ownership: single / multiple / fragmented	Multiple
Land assembly required (Y/N)	N

Evidence of owner intent	None
Suitability	The location is suitable in principle. The site lies within the established Atlantic Wharf residential area, is in a highly accessible location served by bus stops on Schooner Way and within walking distance of the city centre and Cardiff Bay, and residential use is the established and prevailing character. The constraint is not locational but physical: the developable element is confined to the former car park, and any scheme must respect the setting of the adjoining Grade II listed former Spillers and Bakers building and the amenity of the existing occupiers.
Availability	Poor. The freehold is registered to a residents' management company, which indicates that the beneficial interest is held collectively by the leaseholders of the existing apartments. Disposal of any part of the site would require the agreement of that body and, in practice, of the leaseholders. There is no evidence of owner intent, no marketing, and no current application. A permission for 8 units expired in 2015 without implementation, and an application for 12 flats was withdrawn in 2024. That planning history is evidence that the site has been tested and has not come forward.
Achievability	Uncertain. Any scheme would be small, constrained by the retained residential development on three sides, and would need to address parking displacement for existing occupiers, the setting of the adjoining listed building, and residential amenity. A small infill scheme of this description carries a high ratio of abnormal and professional cost to yield. Viability is likely to be marginal and is not evidenced.
Evidence of availability	None. No marketing, no pre-application activity, no expression of owner intent, and a scheme withdrawn in 2024.
Likely delivery timescale	Beyond year 10. Ownership is collective, there is no evidence of availability, and no scheme has been promoted since 2024.
Confidence rating (High / Medium / Low)	Low. Ownership rests with a residents management company, so disposal requires the agreement of the leaseholders collectively; there is no evidence of owner intent and no marketing; and a permission expired in 2015 and an application was withdrawn undetermined in 2024. The site is counted because the Council has signed it off at 60, but confidence measures the likelihood of delivery within the plan period and on this evidence it is low.

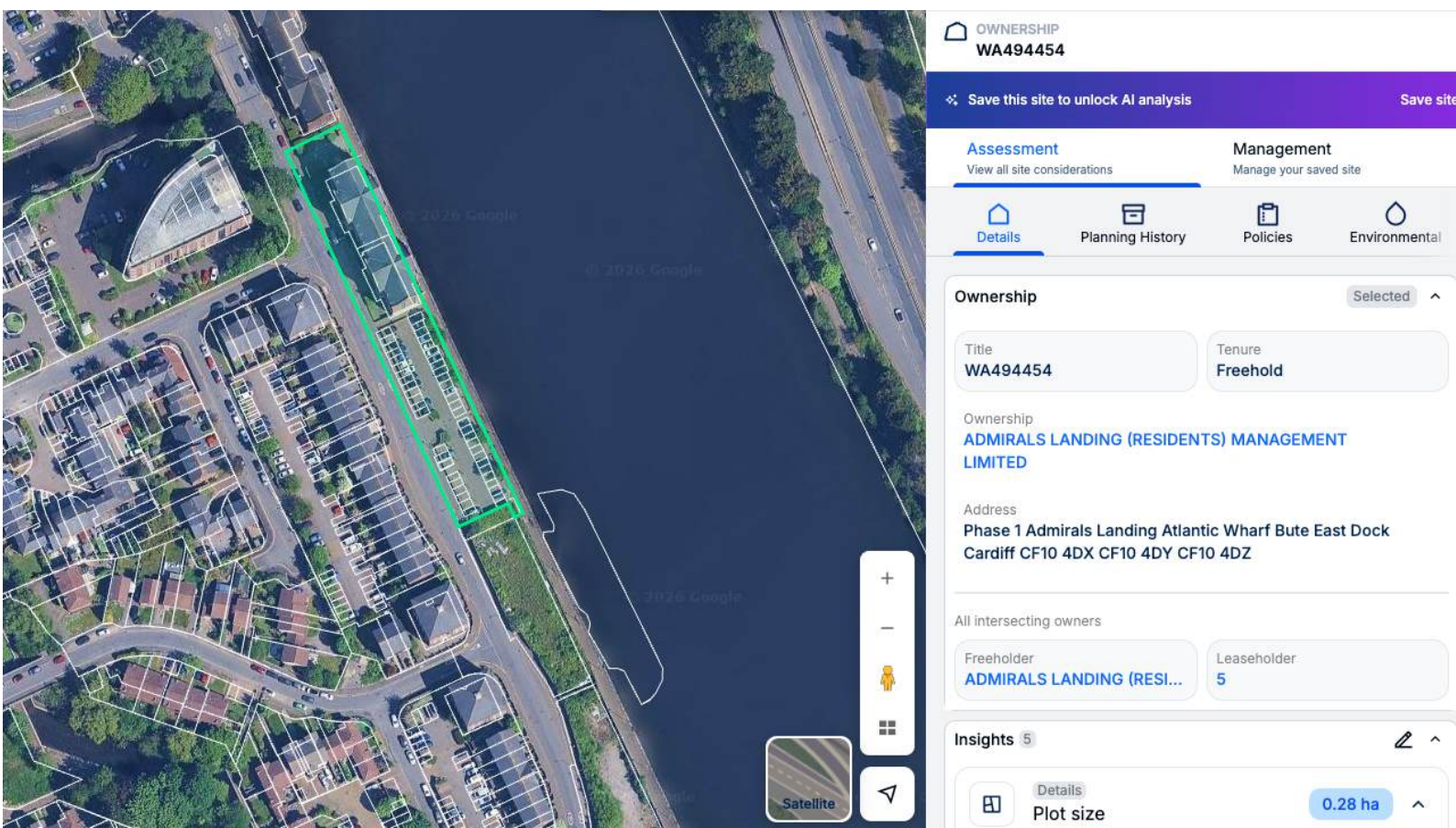
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	60
If not counted — reason	N/A site counted at 60 dwellings.
Summary	Admirals Landing, Schooner Way is an existing, occupied residential apartment development with vacant carpark on the west side of Bute East Dock in Cardiff Bay/Atlantic Wharf, freehold-owned by the residents' management company (Admiral's Landing (Residents) Management Limited) on behalf of long leaseholders. It sits outside the Cardiff LDP's EC1.1 employment land allocation (which lies on the opposite side of the dock) and immediately adjoins the Grade II listed former Spillers and Bakers building.

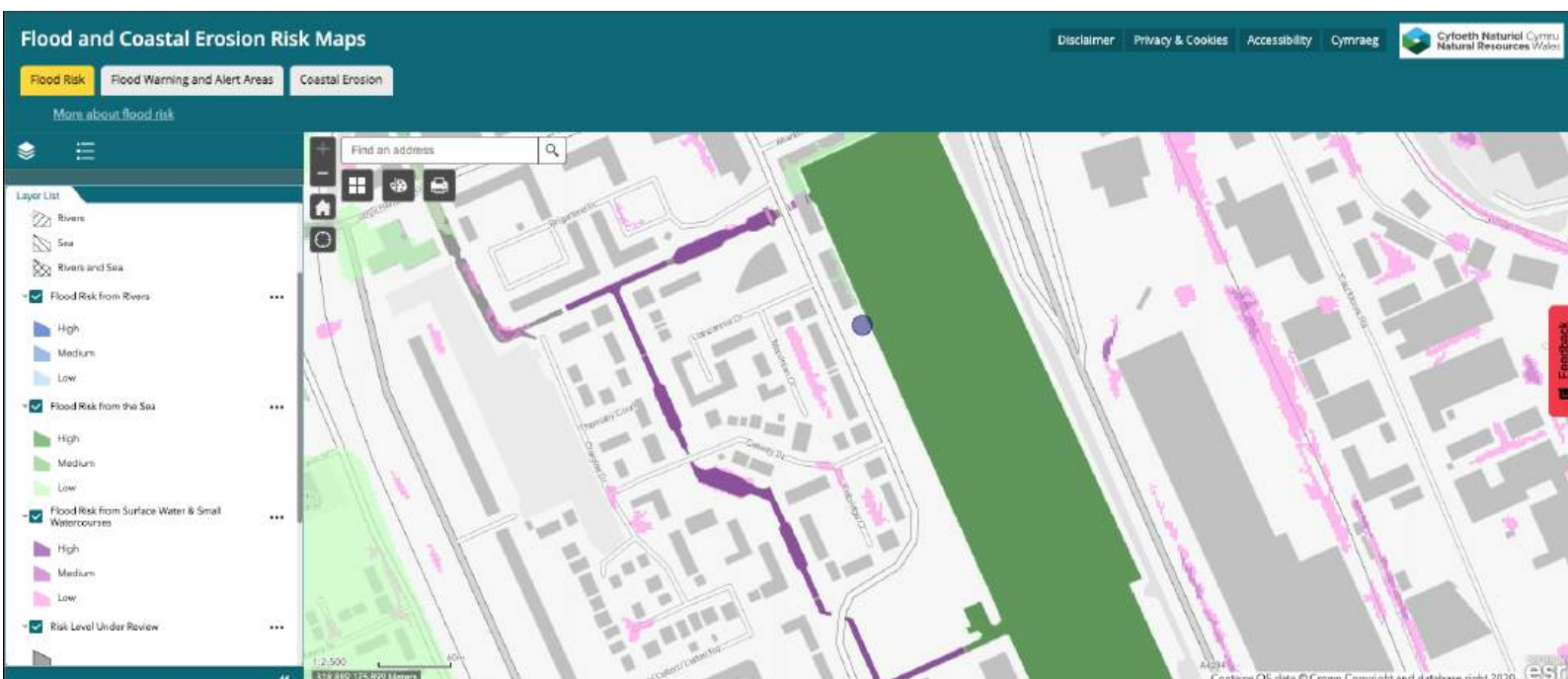
	The site is counted at 60 dwellings on the Council sign off of September 2026. Capacity arises from the vacant former car park at the northern end of the site; the occupied apartment blocks are not capacity. Delivery is beyond year 10 and confidence is Low, the freehold being held by a residents management company with no evidence of owner intent.
Assessed by / date	Ross Bowen MRTPI 9 September 2026
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 9 September 2026

MAPPING:-

Ownership boundary record



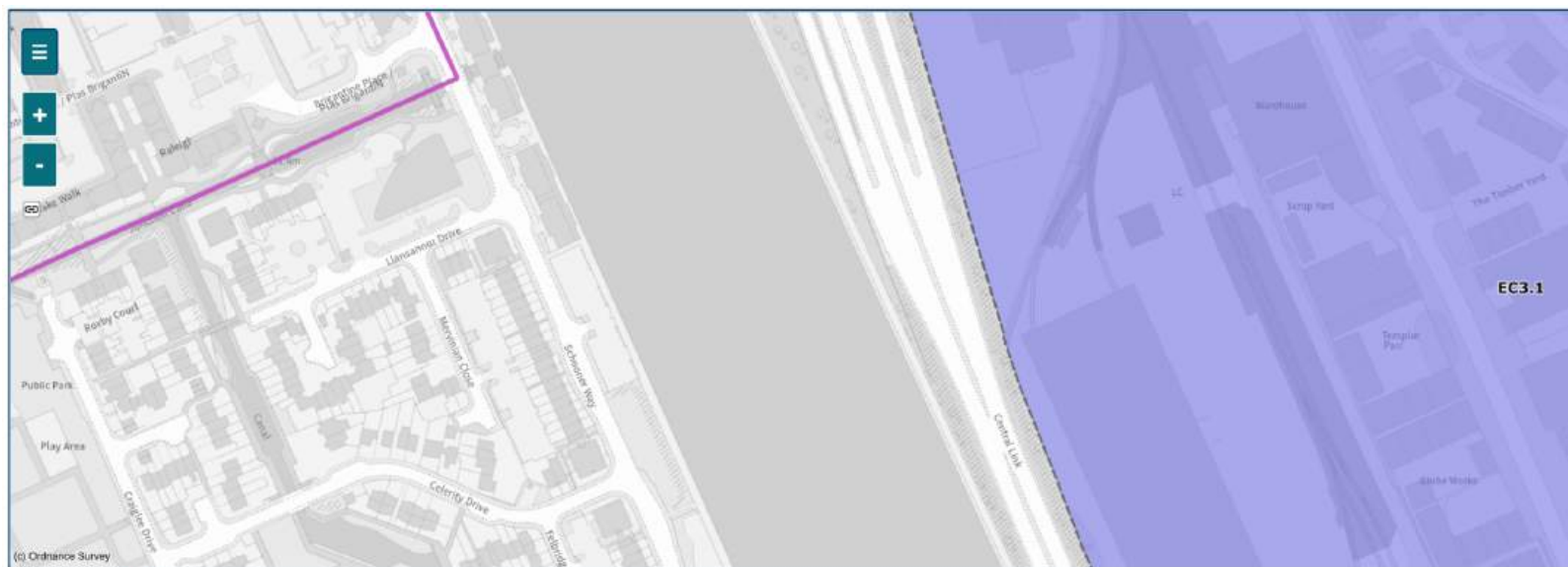
NRW – Flood risk mapping



Cardiff LDP mapping context layers



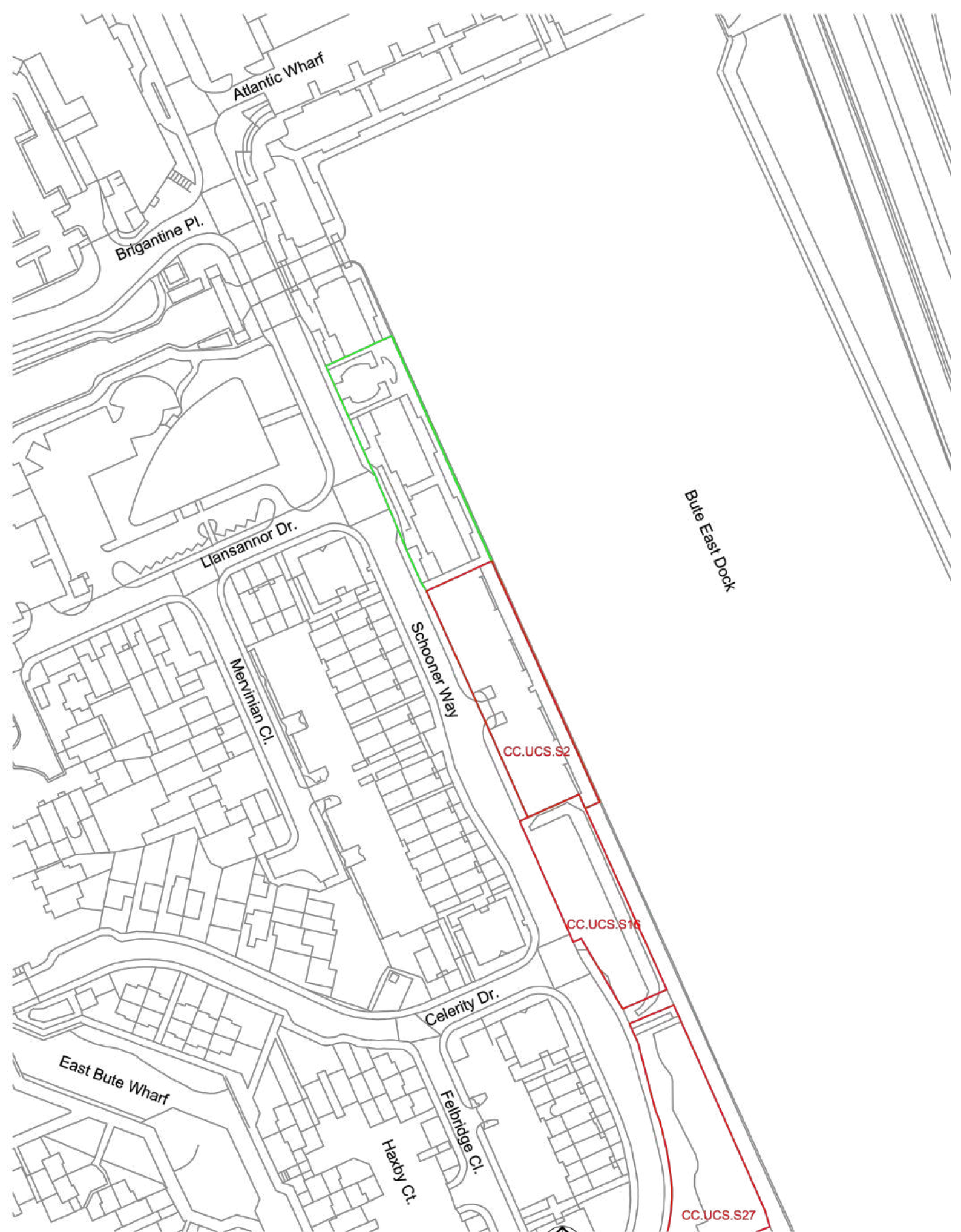
Cardiff LDP mapping RLDP layers



Photos – existing







— Denotes development boundary opportunity

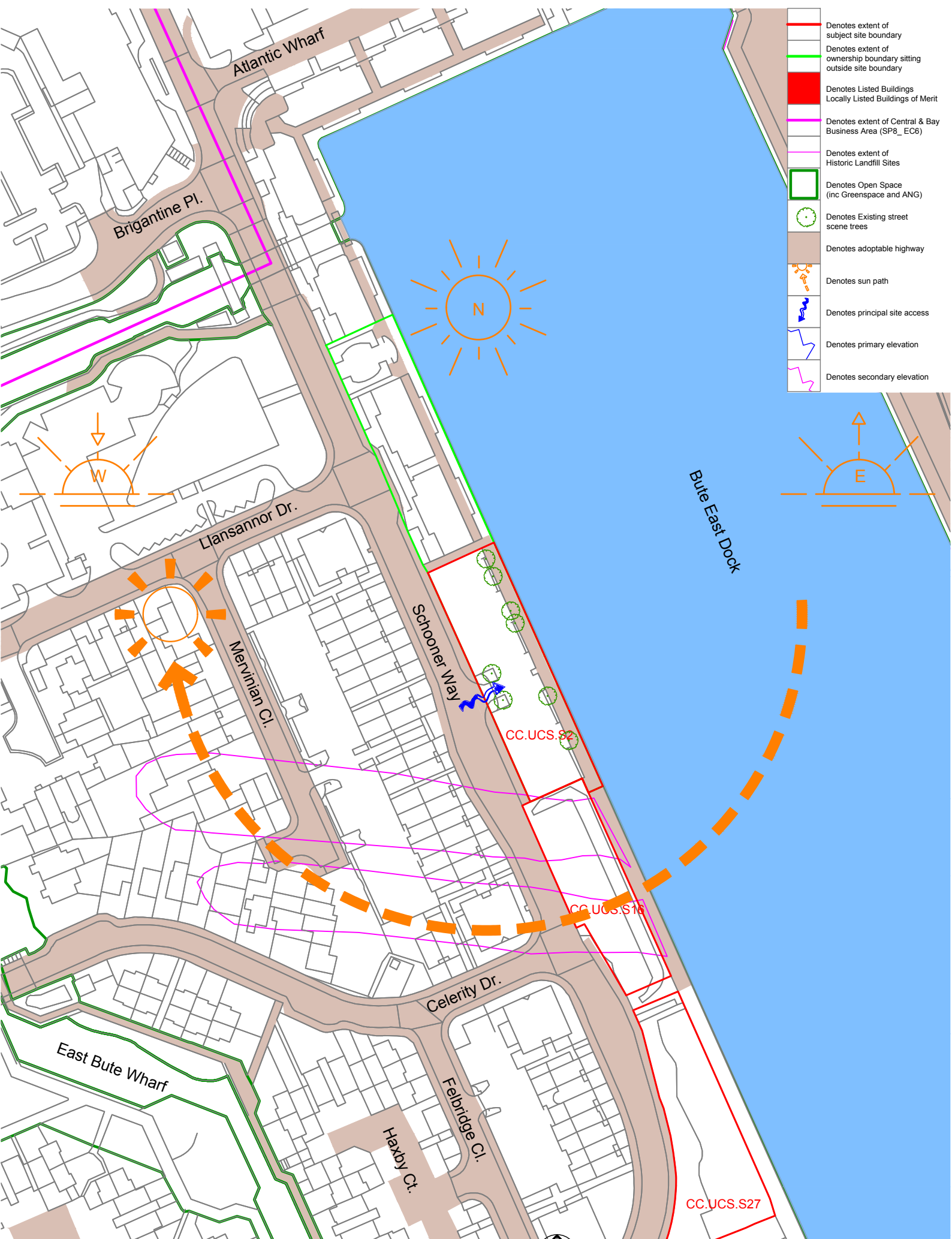


EDS26.42 - CC.UCS.S2 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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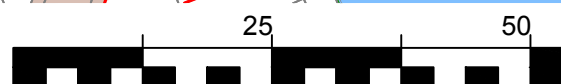
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Denotes development boundary opportunity

EDS26.42 - CC.UCS.S2 - CONSTRAINTS PLAN

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scale 1:1250@A4

Expedite Site Appraisal Template – Cardiff Bute Terrace Hotel, Cardiff

To be completed individually for each site identified

Site name	Cardiff Bute Terrace Hotel, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S3

Site Location and Description

Easting (X)	318737
Northing (Y)	176109
Latitude	51.478082, (51°28'41"N)
Longitude	-3.1715405, (003°10'18"W)
Postal address/location	Cardiff Bute Terrace Hotel, Bute Terrace, Cardiff CF10 2FE
Area (ha)	0.28 ha relating to ownership parcel in full. 0.061 ha identified as development land opportunity on brownfield land.
Existing use(s)	Current operation as a hotel providing 83 bed spaces. On-site parking reported as 14no. spaces is provided. The property has traded as 'Citrus Hotel Cardiff by Compass Hospitality' since 1 February 2018 following , when rebranding of its UK 'Big Sleep' hotels to Citrus brand.
Occupancy status	Occupied Hotel
Previous uses	A 'converted 60's office block' first operating as a hotel 'opened 1973'.
Planning status/history	Cardiff Council planning register entry exists for this address: Application PRAP/21/00010/MN - Installation of 18no. new antennas (to replace existing 12no. antennas), 2no. 300mm microwave dishes and 3no. new equipment cabinets', decided 16/04/2021, 'No Prior Approval required'. 17-01115-MNR - Curtain walling and signage application. Noted that neighbouring site (application 24/02946/FUL, Harlech Court, decided 01/10/2025): its planning history list (96/01570/C, 97/01985/C, A/97/00266/C, 23/01954/FUL, 24/00954/PRAP, 24/01028/SCR) does not include either application logged against this hotel address, confirming the hotel and Harlech Court are recorded by the Council as separate planning units with distinct histories.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for the hotel appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025. The site is not within the residential landbank and no capacity here is counted in the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	The site lies close to several notable modern Cardiff buildings: the 23-storey Altolusso residential tower (72m, completed 2005) immediately to the west/south-west; Meridian Gate (21-storey hotel/residential complex, home to a Radisson Blu hotel, completed 2009) further west; and a site known as 'Harlech Court' immediately to the east of this hotel (sharing a structural podium and ramped access to second-floor car parking with the hotel).

	The 1970s low-rise office block and podium car park previously on this site have been demolished (demolition consent granted 10/07/2024), and full planning permission has been granted for a 30-storey (96m), 340-unit build-to-rent residential tower with ground/first floor commercial uses and a public square (applicant: Draycott Group Ltd). 14 podium parking spaces are to be retained for the hotel's use as part of that scheme.
Site boundaries and surrounding land uses	The site fronts Bute Terrace, part of Cardiff's inner distributor 'Central Link' road, to the north. The South Wales Main Line railway runs to the south of this part of Bute Terrace (per the description of the adjoining Altolusso site). The hotel sits opposite the Motorpoint Arena Cardiff (formerly Cardiff International Arena) and within walking distance of the St David's shopping centre, Cardiff Central Bus Station and Cardiff city centre. Cardiff Queen Street railway station is approximately 500m from the hotel. Dock feeder and national rail way line to the southern boundary, Construction site for new residential Harlech Court tower on neighbouring land to the west.

Constraints

Flood risk	The immediately adjoining site is confirmed as lying within Flood Zone C1 (Development Advice Map) and Flood Zone 3 under the Flood Map for Planning, albeit within a 'Defended Zone' (Cardiff Bay Barrage and Taff lateral defences), with tidal flooding assessed as the main risk but very low given those defences; NRW raised no flood objection. Given direct adjacency, a broadly similar flood zone classification and defended tidal risk profile is likely to apply to the hotel site.
Ecology	No ecological survey or assessment for this site has been identified. Neighbouring application 24/02946/FUL identifies the Dock Feeder Canal and its bank (running along the south-east boundary of the adjoining site) as a recognised green infrastructure/ecological corridor asset, and required biodiversity enhancements (bat/bird boxes, biodiverse green roof) by condition. Where the site boundary adjoins the canal corridor, similar ecological considerations and enhancement expectations will apply; they are a matter for design and not a constraint on capacity.
Trees	Trees located outside of the site ownership to the neighbouring railway line to the south.

Heritage/archaeology	Neighbouring application 24/02946/FUL The Council's Conservation officer confirmed the adjoining site is not within a conservation area and has no listed buildings in its immediate setting; the nearest listed structures are the Grade II Golden Cross public house and Grade II warehouse (c270m away) and a Grade II listed railway bridge over the Dock Feeder. Cardiff Castle (a Scheduled Monument) lies approximately 700m away; CADW raised no objection in principle but noted that a tall gold-clad building in this location would be visible from elevated positions within the Castle and have a minor (but not unacceptably damaging) adverse effect on its setting. Given direct adjacency, the same broad heritage context and CADW sensitivity to tall buildings in this cluster is likely to apply to the hotel site.
Air quality	Neighbouring application 24/02946/FUL immediately adjoining site, the Council's Pollution Control (Air Quality) officer confirmed no air quality assessment was required, as the scheme would not significantly increase traffic and nearby monitoring showed pollutant levels within acceptable limits, subject to a standard construction-phase Dust Management Plan/CEMP condition. This suggests background air quality on this stretch of Bute Terrace is not a policy-critical constraint
Noise	Likely noise sources include traffic on Bute Terrace/the Central Link road, the adjacent railway line (South Wales Main Line), and events at the nearby Motorpoint Arena Cardiff. For the adjoining site application 24/02946/FUL (within 60m of the Arena), the Council required and relied upon a submitted environmental Noise Report assessing ambient/transient/background noise, applied PPW12's 'agent of change' principle (para 6.7.24) to ensure the new development would not itself restrict the Arena's operation, and imposed conditions for sound insulation (glazing/ventilation to achieve NR20 internally) and plant noise limits (BS 4142:2014).
Contaminated land	Application 24/02946/FUL adjoining the Council's SRS (Land Contamination) team confirmed that the adjoining Harlech Court site is historically part of the former Bute Terrace Gas Works, with no records of prior contamination assessment or remediation, and required a full contamination assessment (desk study, intrusive investigation, risk assessment, remediation/verification) to be secured by pre-commencement condition
Vehicular access	Application 24/02946/FUL adjoining the officer report confirms this parking is accessed via a ramp shared with the adjoining Harlech Court site, rising to a shared second-floor podium; the Harlech Court redevelopment scheme retains 14 of these podium spaces for the hotel's continued use. This shared-access arrangement is a relevant operational and legal (rights of way/easement) consideration for any future disposal or redevelopment of the hotel, since vehicular access to the hotel's own parking may depend on infrastructure within the neighbouring title.

Utilities	No site-specific utilities assessment has been identified. The site lies within the established city centre where full services are available. Network capacity to accommodate a high-density residential scheme would fall to be confirmed at application stage. Utilities were not identified as a constraint on the consented scheme at the adjoining Harlech Court site.
Pedestrian, cycle & public transport	Cardiff Queen Street railway station is reported at approximately 500m from the site. The site is on/near Bute Terrace bus routes and is a short walk from Cardiff Central Bus Station and Cardiff Central railway station.
Planning policy	A Cardiff Council committee report has identified for the immediately adjoining site (application 24/02946/FUL, Harlech Court, committee date 01/10/2025), confirming that this stretch of Bute Terrace lies within the allocated strategic site KP2 Central Enterprise Zone and KP10 Central and Bay Business Areas under the Cardiff LDP (2006-2026), and outside but on the southern edge of the Central Shopping Area (Policy R2). This corroborates the Strategic Site A / KP2(A) designation previously stated for the hotel, and confirms the Tall Buildings SPG (January 2017) is engaged for this location, with the site sitting within an established cluster of tall buildings (Altolusso, Meridian Gate/Radisson Blu, Pellet Street, Zenith).
H9 Compliant, if not reason for inclusion	Not discharged at the date of this appraisal. See the Policy H9 assessment below.

Policy H9 — need to retain the existing use

Existing use and whether active	Active. The property trades as the Citrus Hotel Cardiff by Compass Hospitality, providing 83 bed spaces with 14 on-site parking spaces, and has operated continuously as a hotel since 1973. It is in beneficial occupation.
Use protected by policy designation (Y/N — which)	The site lies within Strategic Site A, the Cardiff Central Enterprise Zone and Regional Transport Hub, under Policy KP2, and within the Central Business Area under Policy KP10, both confirmed from the Council's own committee report on the adjoining Harlech Court application 24/02946/FUL. Policy EC6 protects office floorspace in the Central Business Area; the existing use here is a hotel, not office, so EC6 is not engaged on the loss of offices. Policy EC3 does not apply within the Central Business Area. The Tall Buildings Supplementary Planning Guidance of January 2017 is engaged.

Evidence of relocation, disposal or marketing	The site is understood to have been offered informally to the market. There is no candidate site submission, no recorded pre-application activity and no current application. Rooftop telecommunications apparatus consented under PRAP/21/00010/MN remains in place, which is a live operational interest.
Age / condition / functional obsolescence of buildings	A converted 1960s office block, first operating as a hotel in 1973, refitted and rebranded in 2018 and trading. The building is not obsolescent and no case for redundancy arises on its condition.
H9 conclusion	Not discharged on present evidence. Policy H9 applies to the change of use of redundant premises. The premises are not redundant: the hotel trades, was refitted as recently as 2018 and is in beneficial occupation. There is no marketing evidence, no pre-application and no expression of owner intent. The site is retained on the schedule because the locational case is strong and the Council has just granted a 30 storey, 340 unit tower on the immediately adjoining land, but the redundancy test is not presently satisfied and the capacity is reported at medium confidence accordingly.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 661sqm (0.066ha) – 0.16ac
Net Developable Area (NDA)	0.066 hectares, equal to the gross developable area. The site is below one hectare so the benchmark gross to net ratio of 100 per cent applies under the agreed methodology.
Density	City centre tall building band. The Council sign off of 165 dwellings on 0.066 hectares implies 2,496 dwellings per hectare, which is at the very top of the 2,500 ceiling. Under paragraph 3.18 of the report that band is available only where a tall building is separately justified on the particular site under Policy D1 and the Tall Buildings SPG. The justification exists in principle: the site lies within an established cluster of tall buildings, being Altolusso at 23 storeys, Meridian Gate at 21 and the consented Harlech Court tower at 30. But see the note at the foot of this sheet, because 2,496 exceeds the 1,789 dwellings per hectare the Council has just consented immediately adjoining on a larger plot.
Recommended development form	The site's location within the Cardiff Central Enterprise Zone strategic site, close to Cardiff Queen Street station and within an area of established tall buildings (Altolusso, Meridian Gate), suggests it could be considered as having potential for higher-density mixed-use or residential-led redevelopment. The planning approval obtained on site-adjacent evidence that the Council supports high-density, tall-building, residential-led redevelopment at this location in principle.
Yield	165 dwellings per the Council sign off

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Title CYM84016, Freehold, owner 'HARLECH COURT LIMITED', with the recorded address as 'Snelling House, Bute Terrace, including the fire escape tinted pink on the supplementary plan to th[e transfer]...', plot size 0.28 ha (perimeter 266m), and 4 separate leaseholders. That title relates to the adjoining Harlech Court site, with which the hotel shares a structural podium and car park ramp; the hotel's own title has not been identified. The two sites share a structural podium and car park ramp, which plausibly explains why an ownership tool query centred on this address returned the neighbouring title.
Registered owner(s)	Not confirmed. The ownership search returned freehold title CYM84016, registered to Harlech Court Limited, which relates to the adjoining Harlech Court redevelopment site rather than to the hotel.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold title CYM84016
Ownership: single / multiple / fragmented	Single
Land assembly required (Y/N)	N
Evidence of owner intent	None
Suitability	For adjoining Harlech Court application 24/02946/FUL, parallels are drawn. The site is well suited to redevelopment: it sits within the Cardiff Central Enterprise Zone / KP2(A) and KP10 strategic sites, within an established cluster of tall buildings, close to Cardiff Queen Street station, and the Council has just granted permission for a comparable tall, residential-led scheme immediately next door. Constraints paralleling those accepted at Harlech Court, former gasworks contamination, defended tidal flood risk, noise/agent-of-change obligations toward the Utilita Arena, and a minor heritage sensitivity toward Cardiff Castle were all found capable of being addressed by condition rather than being fundamental obstacles.
Availability	The hotel trades and is in beneficial occupation, which ordinarily indicates it is not available in the short term. Against that, the site is understood to have been offered informally to the market. Telecoms services and infrastructure noted in play at roof level.

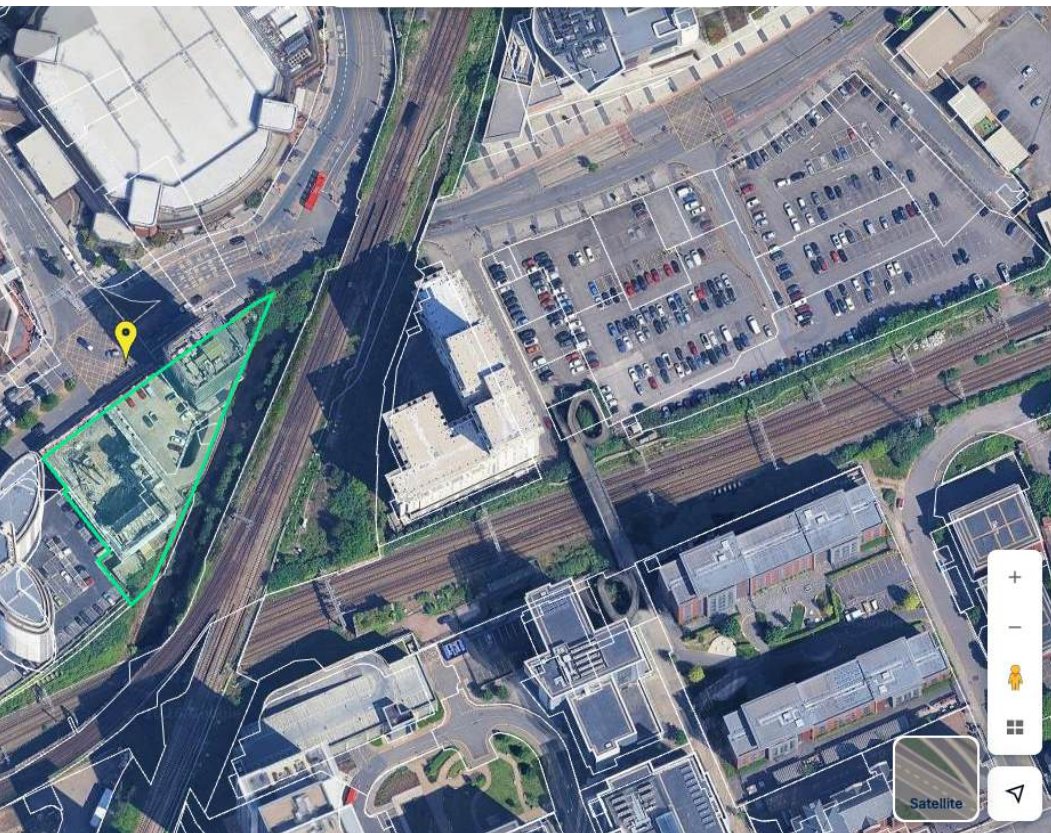
Achievability	Viability evidence from the neighbouring scheme provides a useful market benchmark: the developer's viability appraisal there concluded the scheme could not support the Council's full requested Section 106 package (originally totalling in the region of £1.34m across affordable housing, open space, public realm, highways, education and community facilities contributions), and an independent viability review agreed the scheme could only sustain a reduced £500,000 contribution plus public realm works. This suggests any high-density residential-led redevelopment of the hotel site would likely face comparable viability pressure, and developer contributions/affordable housing should be modelled cautiously rather than assumed at full policy compliance.
Evidence of availability	The site is understood to have been offered informally to the market, subject to substantiation as noted above. There is no candidate site submission, no recorded pre-application activity, and no current application. The reported price aspiration above residential value is an achievability consideration rather than an availability one: it indicates a willing seller at a price the market may not presently support.
Likely delivery timescale	Years 6 to 10. If the informal marketing is substantiated, the site is available in principle, but a price expectation above residential value is a recognised cause of delay rather than of undeliverability; expectations typically adjust once a site has been tested and has not sold. The redevelopment of the adjoining site may also in time alter the operator's position. The site cannot properly be placed in an earlier band without evidence of a transaction or of pre-application activity.
Confidence rating (High / Medium / Low)	Medium: the existing use is capable of ceasing, the physical and policy context is strongly supportive, the Council has consented a comparable tall residential scheme on the immediately adjoining plot, and there is no known impediment to delivery. It is held below High because the hotel's own title has not been confirmed and there is no documented marketing, pre-application or owner intent. Council comments received 13 August 2026, from Planning Policy and Economic Development. The only Council concern is the loss of the hotel use.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	165
If not counted — reason	N/A site counted at 165 dwellings
Summary	The site is a trading, 83-bedroom hotel on Bute Terrace, Cardiff, currently operating as Citrus Hotel Cardiff by Compass Hospitality (rebranded from 'Big Sleep Hotel' in February 2018). Rooftop telecommunications consent is in place but no redevelopment history has been identified. The immediately adjoining Harlech Court site, with which the hotel shares a structural podium and car park access, has however just been granted permission (24/02946/FUL, 01/10/2025) for a 30-storey, 340-unit build-to-rent tower, directly relevant redevelopment precedent, which also confirms the wider site was historically part of the Bute Terrace Gas Works. The site falls within the Cardiff Central Enterprise Zone strategic site (Strategic Site A / LDP Policy KP2(A)) in the Central Business Area, in a townscape context that includes the Altolusso and Meridian Gate towers. The hotel's own title has not been identified; the title first returned relates to the adjoining Harlech Court site. The site is counted at 165 dwellings on the Council sign off of September 2026, in delivery years 6 to 10, at Medium confidence.
Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 9/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP
CYM84016

Assessment
View all site considerations

Management
Manage your saved site

Details | Planning History | Policies | Environmental

Ownership Selected

Title: **CYM84016**

Tenure: **Freehold**

Ownership: **HARLECH COURT LIMITED**

Address: **Snelling House Bute Terrace Cardiff Including The Fire Escape Tinted Pink On The Supplementary Plan To Th...**

All intersecting owners

Freeholder: **HARLECH COURT LIMITED**

Leaseholder: **4**

Insights 5

Details
Plot size: **0.28 ha**

Area: **0.28 ha**

Perimeter: **266 m**

NRW – Flood risk mapping

Flood and Coastal Erosion Risk Maps

Disclaimer | Privacy & Cookies | Accessibility | Cymraeg | Cyfeith Naturiol Cymru Natural Resources Wales

Flood Risk | Flood Warning and Alert Areas | Coastal Erosion

[More about flood risk](#)

Layer List

- ☐ Rivers
- ☐ Sea
- ☐ Rivers and Sea
- ☒ Flood Risk from Rivers
 - High
 - Medium
 - Low
- ☒ Flood Risk from the Sea
 - High
 - Medium
 - Low
- ☒ Flood Risk from Surface Water & Small Watercourses
 - High
 - Medium
 - Low
- ☒ Risk Level Under Review

Find an address:

Map showing flood risk areas (High, Medium, Low) overlaid on a street map. The map includes a scale bar (0 to 100 meters) and a coordinate display (318 466 176 270 Meters).

Contains OS data © Crown Copyright and database right 2020

Cardiff LDP mapping context layers



Cardiff LDP mapping RLDP layers

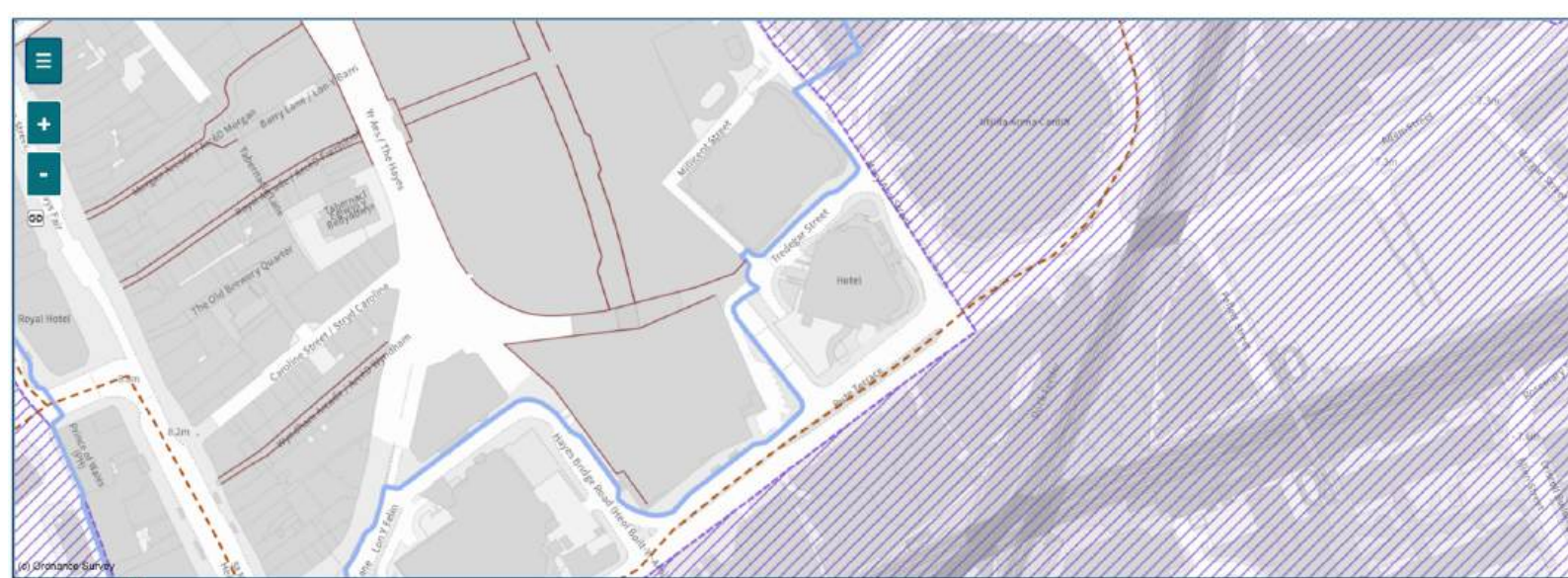
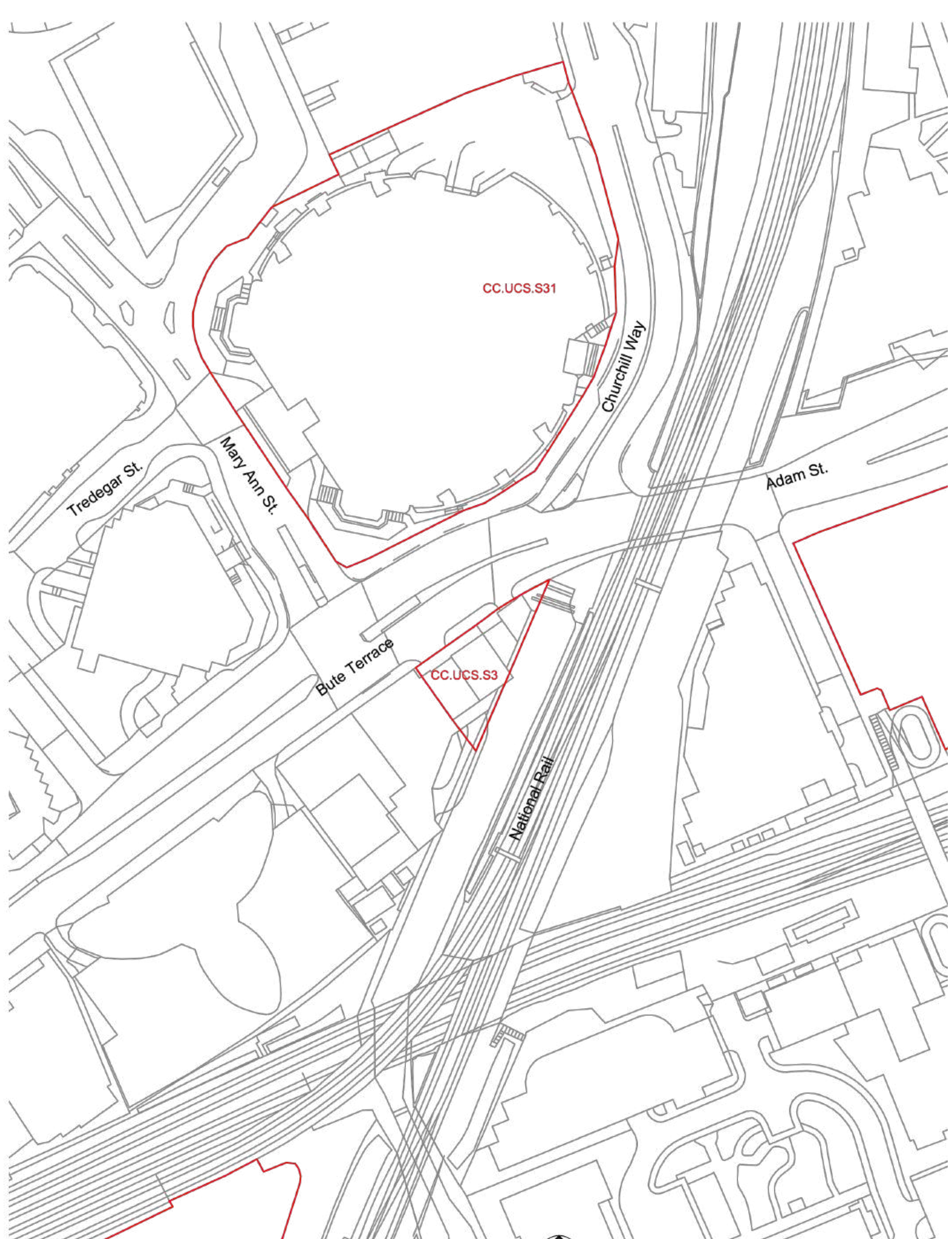


Photo – existing



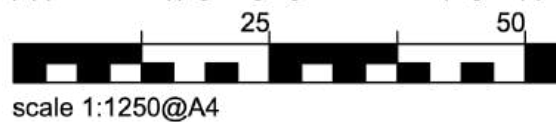


— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S3 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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Expedite Site Appraisal Template – Eastgate House, Cardiff

To be completed individually for each site identified

Site name	Eastgate House, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S6

Site Location and Description

Easting (X)	319164
Northing (Y)	176891
Latitude	51.485175 (51°29'07"N)
Longitude	-3.1655699 (003°09'56"W)
Postal address/location	Eastgate House, 35-43 Newport Road, Cardiff, CF24 0AB
Area (ha)	0.32 ha (freehold title WA946746); perimeter 251 m. A separate, much smaller leasehold title (CYM392082, 23 sq m) covers an electricity sub-station within the site.
Existing use(s)	An existing, actively multi-let 14-storey high-rise office building (also known as Heron House), built in 1969, 46 m (151 ft) tall, comprehensively refurbished, mixed-use character (office, food/drink and education/training). Total building area is reported as c. 95,700 sq ft (c. 8,893 sq m). On-site amenities include a gym, coffee shop, 3 passenger lifts and on-site parking for c. 40 cars. As recently as December 2024, agent listings show floorspace in the building being actively marketed to let. A small electricity sub-station is held on a separate leasehold title within the site.
Occupancy status	Occupied
Previous uses	None - the building has been in office use since it was constructed in 1969; no other prior use is recorded.

Planning status/history	A substantial planning history: 00/01594/C, ground floor change of use from B1 (office) to A2, with associated glazing, entrance and canopy works; 02/01508/C, change of use of floors 5, 6 and 7 and half of the fourth floor to education, teaching and offices; 04/01660/C, erection of external ventilation duct and plant; 05/01480/C, change of use of part of the ground floor to Classes A2 and A3; 06/00274/C, alteration to the existing ramp, steps and public entrance; 16/01988/MNR, replacement windows to all elevations and new render; 17/00062/MNR, change of use of a 347 square metre ground floor unit from B1 (office) to A3 (food and drink); 19/2531/MNR, change of use of the ground floor from B1 to A1/A3. The Council confirmed in September 2026 that a pre-application has been taken for the conversion of the upper floors to approximately 120 co-living units, with the lower floors remaining in commercial use. No application has been submitted.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for Eastgate House, or for Heron House, appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). The site is therefore not within the residential landbank and no capacity here is counted elsewhere in the housing trajectory. No application for residential use of the building has been submitted since that base date, and the repeated check against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, likewise records no entry for the site.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	A post war office block of 1969 in a prominent position at the corner of Newport Road and City Road, on a main route into the city centre. It is a stepped composition of higher and lower elements, rising from four to fourteen storeys, with a 46 metre tower and a lower podium and return element. A small electricity sub-station (23 square metres) is held on a separate leasehold title within the site.
Site boundaries and surrounding land uses	The site sits at the corner of Newport Road (A4161) and City Road, next to Longcross Court and opposite the 4-star Mercure Cardiff Holland House Hotel & Spa, on the eastern side of Cardiff city centre. C.5 minutes from Queen Street Shopping / Capitol Shopping Centre and Queen Street railway station, and c.10 minutes from Cardiff Central station. Admiral House on the opposite side of Newport Road, the nearest residential receptor (at least 45 m from the building).

Constraints

Flood risk	The Natural Resources Wales flood map shows surface water and small watercourse flood risk concentrated around the Newport Road and City Road junction. The site lies close to, but not clearly within, the most intensely shaded part of that area. A drainage strategy will be required at application stage, and the retention of commercial use at ground floor means no residential accommodation is proposed at street level.
Ecology	No ecological survey data available. As an existing, fully built-out high-rise office building in a dense city-centre location, on-site ecological value is likely negligible.
Trees	Some street trees are visible along the Newport Road frontage in aerial imagery and marketing photography, outside the building footprint itself; no trees are within the site boundary.
Heritage/archaeology	Eastgate House is not a listed building and the site is not within a conservation area. There is no heritage constraint on the conversion proposed.
Air quality	Newport Road (A4161) is a busy arterial route, and the Stephenson Court Air Quality Management Area, designated in 2010 for nitrogen dioxide, lies on Newport Road nearby. An air quality assessment will be required at application stage, and facade and ventilation mitigation for the residential floors should be expected. That is routinely achieved in city centre conversions and is not a constraint on capacity.
Noise	The site is at a busy road junction and traffic noise is a material consideration. The Council's officer report on application 17/00062/MNR (2017) describes Newport Road at this location as "extremely busy and noisy day and night". Acoustic mitigation at the facade will be required and is routinely achieved in city centre residential conversions.
Contaminated land	Given the site's long-standing, continuous office use since 1969, with no evidence of a prior industrial use, contamination risk is judged likely to be low.
Vehicular access	The site benefits from on-site car parking for approximately 40 vehicles, with additional public parking available nearby off Newport Road and City Road.
Utilities	Not material to the conversion of the upper floors of an existing, fully serviced building.
Pedestrian, cycle & public transport	Highly accessible. The site is approximately five minutes' walk from Queen Street station and the Queen Street and Capitol shopping areas, and approximately ten minutes from Cardiff Central station. On application 22/00528/MNR (2022) the Council's transportation officer raised no highway safety concerns and noted that "Eastgate House already has a certain amount of on-site covered cycle parking", with additional uncovered cycle stands adjacent to the building on City Road.

Planning policy	The site lies within the Central and Bay Business Area as defined on the Proposals Map, within Cardiff's established Newport Road office corridor close to the city centre core. Cardiff Local Development Plan 2006-2026: Policies KP5 (Good Quality and Sustainable Design), KP10 (Central and Bay Business Areas), EC4 (Protecting Offices in the Central and Bay Business Areas), EN13 (Air, Noise, Light Pollution and Land Contamination), T5 (Managing Transport Impacts), R8 (Food and Drink Uses) and W2 (Provision for Waste Management Facilities in Development). Replacement Local Development Plan: Policy EC6, protecting offices within the Central and Bay Business Area, which corresponds to Policy EC4 of the adopted Plan, and Policy H9. Supplementary Planning Guidance: Safeguarding Business and Industrial Land and Premises (November 2017); Managing Transportation Impacts (Incorporating Parking Standards) (2018); Restaurants, Takeaways and other Food and Drink Uses (1996); and Access, Circulation and Parking Standards (2010).
H9 Compliant, if not reason for inclusion	Discharged. See the Policy H9 assessment below. Policy EC6 is addressed by the retention of commercial floorspace at ground and first floor.

Policy H9 — need to retain the existing use

Existing use and whether active	The site is in active use as a multi-let office building in Class B1 use, extending to 14 storeys and constructed in 1969. The building has been comprehensively refurbished and remains in beneficial occupation, with agent marketing material dated December 2024 confirming that floorspace was being actively marketed for office letting at that date.
Use protected by policy designation (Y/N — which)	Yes: Policy EC6. The site lies within the Central and Bay Business Area on the Proposals Map, and the loss of office floorspace is assessed against Policy EC6, which requires the retention of a significant element of commercial floorspace where offices are lost to alternative use. The Council confirmed in answer to query 20, on 26 August 2026, that each case is assessed on its merits by reference to the scale of floorspace to be lost, and that retention of ground floor commercial or employment floorspace is likely to be the minimum requirement. The development assessed retains commercial floorspace at ground and first floor, which exceeds that minimum and is the form the Council indicated it would prefer at this site. It is consistent with the Council's decisions at Knox Court (22/02604/FUL), where office space was retained at ground floor with floors one to eight converted to co-living, and at Scott Harbour (23/01103/FUL), determined on a comparable basis. The capacity of approximately 120 units is assessed on that basis. A Section 106 contribution for the loss of employment floorspace is assumed as a cost on delivery, following the Council's answer to query 21 and paragraph 3.15 of the report.
Evidence of relocation, disposal or marketing	Agent marketing material of December 2024 records floorspace in the building being marketed for office letting. Since then the owner has taken a pre-application for the conversion of the upper floors to residential, confirmed by the Council in September 2026. The pre-application post-dates the marketing and is the more recent and more specific evidence of the owner's intentions for those floors.
Age / condition / functional obsolescence of buildings	The building dates from 1969 and stands at 46 metres over 14 storeys. It has, however, been comprehensively refurbished, and a refurbished and actively let building is not readily characterised as functionally obsolescent. The stronger argument at this site is not obsolescence but the wider structural shift in demand for older office

	stock on the Newport Road corridor, which paragraph 7.131 of the Deposit Plan itself acknowledges.
H9 conclusion	Discharged. Policy H9 applies to the change of use of redundant premises. The building is in multi-let office use, but the owner has taken a pre-application for conversion of the upper floors to residential, which is evidence that the owner does not regard the existing use as having a future for those floors. Policy EC6 is satisfied by the retention of commercial floorspace at ground and first floor, which is the Council's own stated preference for this site. Criterion (i) requires that there be no overriding alternative local land use requirement, and none has been identified.

Capacity

Gross Developable Area (GDA)	3,140 square metres (0.31 hectares, 0.77 acres), from OS digital mapping.
Net Developable Area (NDA)	0.314 hectares, being 3,140 square metres from OS digital mapping and excluding the 23 square metre leasehold title covering the electricity sub-station. The site is below one hectare, so the benchmark gross to net ratio of 100 per cent applies under the agreed methodology. The area is not determinative of capacity at this site, because the proposal is the conversion of an existing building and capacity is derived from its floorspace rather than from a density applied to the plot.
Density	Not applied. The proposal is conversion of an existing building rather than redevelopment of the plot, so capacity is derived from the floorspace of the retained building and the scheme put to the Council, following paragraph 3.18 of the report. As a cross-check only, 120 dwellings on 0.314 hectares equates to 382 dwellings per hectare, well within the ordinary city centre band.
Recommended development form	Conversion of the upper floors of the existing building to residential, retaining commercial floorspace at ground and first floor. The owner has taken a pre-application for the conversion of the upper floors to approximately 120 units, confirmed by Cardiff Council in September 2026. That is the form of development assessed here. It involves no demolition and no land assembly: the building is held in a single freehold title, WA946746, and the only other interest is a 23 square metre leasehold over an electricity sub-station. Retention of commercial floorspace at ground and first floor keeps an active frontage to Newport Road and City Road and limits the loss of office floorspace, which is the consideration to which Policy EC6 attaches. The building is a fourteen storey structure of 1969 with three passenger lifts, around 8,893 square metres gross, already served by on-site parking and cycle provision, and is physically suited to conversion without structural intervention of a scale that would threaten viability.
Yield	Approximately 120 dwellings, from the conversion of the upper floors to co-living units with commercial floorspace retained at ground and first floor. Co-living units are counted one for one as dwellings, under paragraph 3.22 of the report. The figure derives from pre-application discussion and is recorded as an approximation rounded to the nearest five dwellings, under paragraph 3.20 of the report.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold title WA946746, held by Reginvest UK S.A.R.L The building was reported to have been acquired in 2015 by private equity firm Maya Capital and has since been marketed as "multi-let asset management intensive stock" 6 leasehold interests are recorded, consistent with the building's multi-tenant occupation. A small (23 sq m) separate leasehold title covering an electricity sub-station is held by Western Power Distribution (South Wales) Plc, now trading as National Grid Electricity Distribution.
Registered owner(s)	Reginvest UK S.A.R.L
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold title WA946746
Ownership: single / multiple / fragmented	Single
Land assembly required (Y/N)	N
Evidence of owner intent	Pre-application activity confirmed by the Council in September 2026 for the conversion of the upper floors to approximately 120 co-living units. A pre-application taken by or on behalf of the owner is direct evidence of intent.
Suitability	Suitable for the conversion proposed. The building is a fourteen storey office block of 1969, comprehensively refurbished, in a highly accessible location on Newport Road within walking distance of Queen Street station and the city centre. It has the floor plate, servicing and lift provision to support residential conversion of the upper floors, and the owner has taken a pre-application on that basis which the Council has confirmed. Constraints are identifiable and none is a bar. The site lies close to, but not clearly within, the most intensely shaded part of the surface water flood risk area shown on the Natural Resources Wales map around the Newport Road junction, and a drainage strategy will be required. Newport Road is a busy arterial route within or close to an Air Quality Management Area, and noise and air quality mitigation will be required at the facade. Neither consideration is unusual for a city centre conversion and both are routinely addressed by design.
Availability	Confirmed. The Council provided the pre-application details in September 2026: conversion of the upper floors to approximately 120 co-living units.
Achievability	Achievable. Conversion of the upper floors of an existing, serviced building with three passenger lifts involves no demolition, no land assembly and no site preparation. The retention of commercial floorspace at ground and first floor required by Policy EC6 is already reflected in the capacity counted, and a Section 106 contribution for the loss of employment floorspace is assumed as a cost on delivery. Conversion of a 1969 office building carries the usual design matters of floorplate depth, daylight, residential amenity standards and the cost of upgrading the fabric, which are routinely addressed in city centre office conversions, including the co-living conversion permitted at Knox Court. No site specific viability appraisal is

	available. The owner's decision to take a pre-application for this form of development is the best available indication that the owner regards it as deliverable.
Evidence of availability	The owner has taken a pre-application for the conversion of the upper floors to residential, confirmed by the Council in September 2026. That is positive evidence of owner intent and the strongest indicator of availability at this site, and it post-dates the office marketing of December 2024. The building remains let, and vacant possession of the upper floors will depend on the expiry or surrender of occupational leases. That is reflected in the delivery timescale of years 6 to 10.

Likely delivery timescale	Years 6 to 10. A pre-application has been taken but no application has been submitted. The building remains in active multi-let office use and the conversion requires vacant possession of the upper floors, so delivery depends on the expiry or surrender of occupational leases, the terms of which are not public. Conversion of an existing building is quicker to build out than redevelopment once started, and there is no land assembly or demolition to programme, but the lease position makes the first five years unrealistic.
Confidence rating (High / Medium / Low)	Medium. The rating reflects: a pre-application taken by the owner for the conversion of the upper floors to approximately 120 units, confirmed by Cardiff Council in September 2026; a single freehold title, WA946746, with no land assembly required and no third party interest beyond a 23 square metre sub-station leasehold; conversion of an existing building rather than redevelopment, so no demolition and no site preparation; Policy H9 discharged, the owner having itself taken a pre-application for conversion; and a highly accessible location close to Queen Street station. It is held at Medium rather than High because no application has been submitted and the building remains in active multi-let office use, so vacant possession of the upper floors has still to be achieved and the occupational lease position is not known. The rating is applied on the test set by the methodology, being the likelihood of delivery within the plan period, and not on the attractiveness of the site.

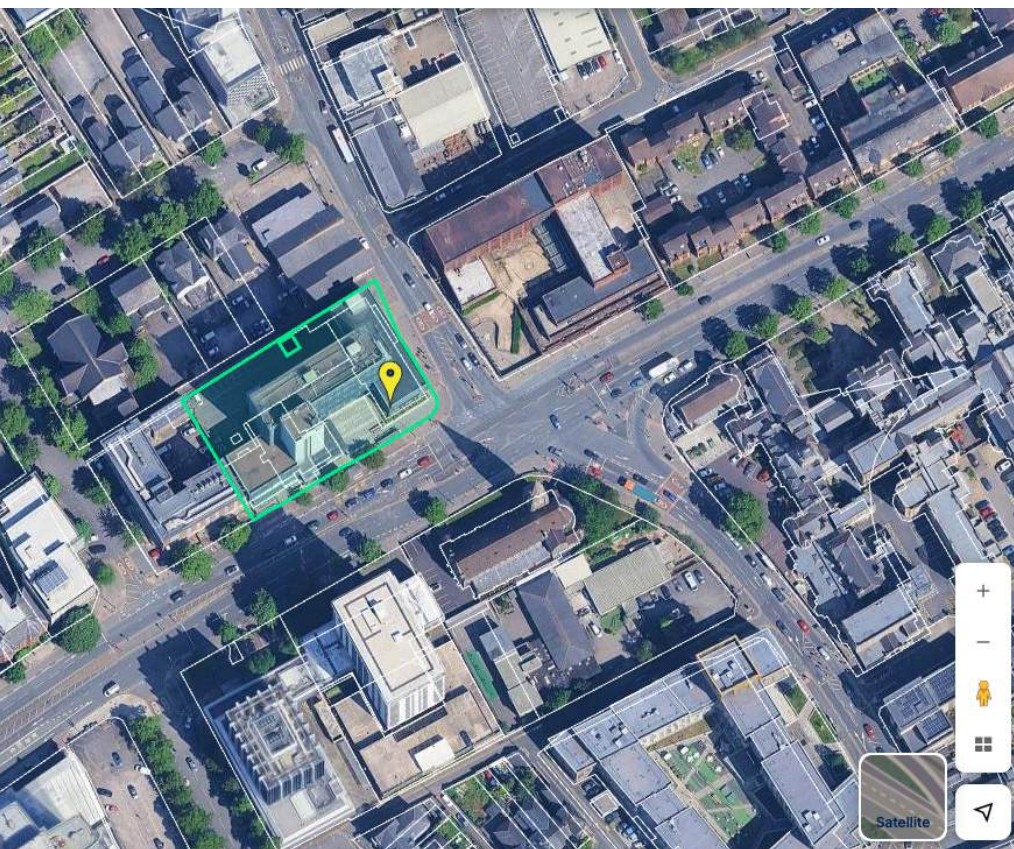
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	120
If not counted — reason	Not applicable.
Summary	Eastgate House, also known as Heron House, is a fourteen storey office building of 1969 at 35-43 Newport Road, approximately 46 metres tall and providing around 8,893 square metres gross. It stands on a site of 0.314 hectares held in a single freehold title, WA946746, with a separate 23 square metre leasehold title covering an electricity sub-station. The building was comprehensively refurbished and remains in active multi-let use, with office, food and drink and education and training occupiers, a gym, a coffee shop, three passenger lifts and parking for about forty vehicles. It was being marketed to office tenants as recently as December 2024. The site is counted at 120 dwellings on the Cardiff Council sign off of September 2026, in delivery years 6 to 10, at Medium confidence. The capacity is a scheme figure, not a density derivation. Cardiff Council confirmed in September 2026 that a pre-application has been submitted for the conversion of the upper floors to approximately 120 co-living units, with commercial floorspace retained at ground and first floor. Under paragraph 3.19 of the report a scheme figure is used in preference to a figure derived from a density band, and under paragraph 3.18 capacity on a conversion is taken from the floorspace of the retained building rather than from

	the area of the plot. Co-living units are counted one for one as dwellings, the Council having confirmed in answer to query 30 that it treats them that way in its own monitoring and trajectory. Policy H9 is discharged. The policy applies to the change of use of redundant premises, and the owner has itself taken a pre-application for conversion of the upper floors, which is evidence that the owner does not regard the existing use as the building's long term future. Policy EC6 is addressed by the retention of commercial floorspace at ground and first floor. Availability rests on owner action rather than inference. The pre-application was taken by or on behalf of the owner, the title is single and unencumbered by any land assembly requirement, and no third party interest stands in the way. What has not yet been achieved is vacant possession of the upper floors, the building being actively let, and that is why the site is placed in years 6 to 10 and rated Medium rather than High. Constraints are identifiable and none is a bar. The site lies close to, but not clearly within, the most intensely shaded part of the surface water flood risk area mapped by Natural Resources Wales around the Newport Road junction, and a drainage strategy will be required. Newport Road is a busy arterial route within or close to an Air Quality Management Area, and facade mitigation for noise and air quality will be required. There is no listed building or conservation area constraint. No capacity is counted twice. No application has been submitted, and no permission for residential use of the building appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025.
Assessed by / date	Ross Bowen 6/9/26
Reviewed and certified by planning lead / date	Ross Bowen 9/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP
WA946746

Assessment
View all site considerations

Management
Manage your saved site

Details | Planning History | Policies | Environmental

Ownership Selected

Title: **WA946746** | Tenure: **Freehold**

Ownership: **REGINVEST UK S.A.R.L**

Address: **Eastgate House 35-43 Newport Road Cardiff CF24 0AB**

All intersecting owners

Freeholder: **REGINVEST UK S.A.R.L** | Leaseholder: **6**

Insights 5

Plot size **0.32 ha**

Area: **0.32 ha** | Perimeter: **251 m**

NRW – Flood risk mapping

Flood and Coastal Erosion Risk Maps

Flood Risk | Flood Warning and Alert Areas | Coastal Erosion

More about flood risk

Find an address

Layer List

- ☐ Rivers
- ☐ Sea
- ☐ Rivers and Sea
- ☒ Flood Risk from Rivers
 - High
 - Medium
 - Low
- ☒ Flood Risk from the Sea
 - High
 - Medium
 - Low
- ☒ Flood Risk from Surface Water & Small Watercourses
 - High
 - Medium
 - Low
- ☒ Risk Level Under Review

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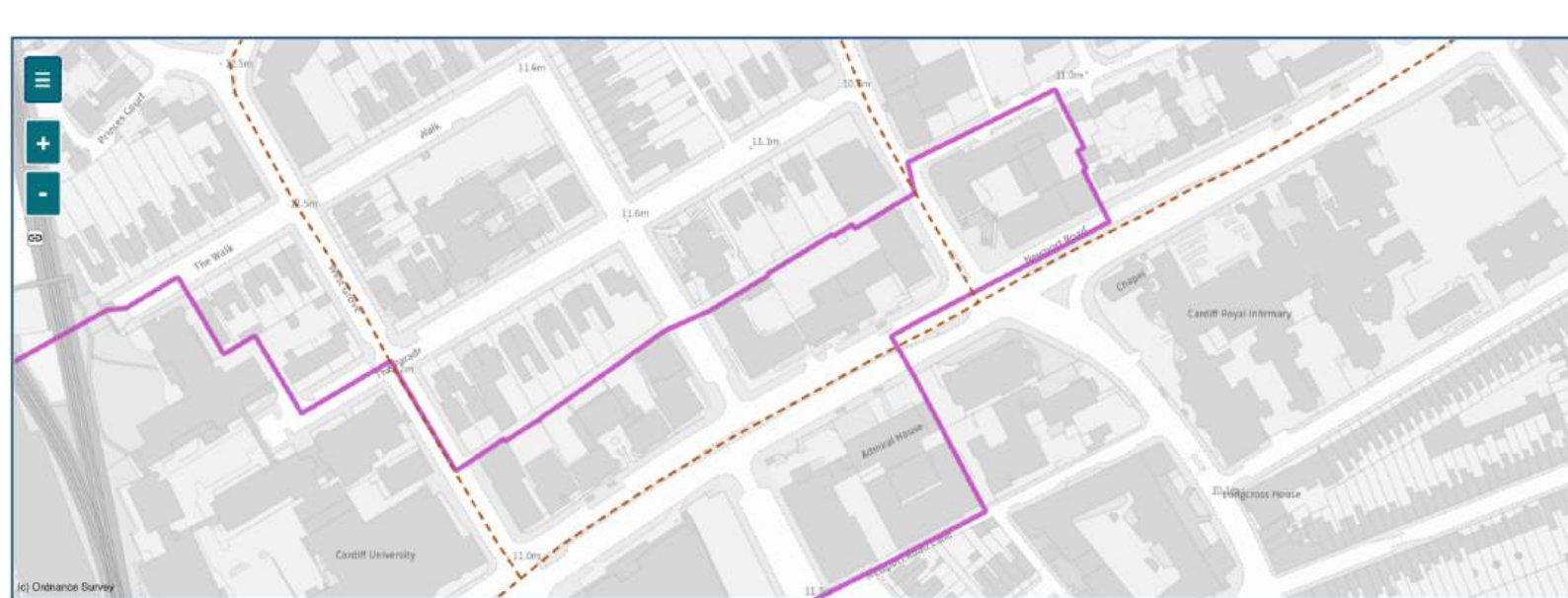
Expedite Site Appraisal – Cardiff UCS

Company Registration Number: 08727172
Registered Office Address: 8 Village Way, Greenmeadow Springs Business Park, Cardiff CF15 7NE

Cardiff LDP mapping context layers



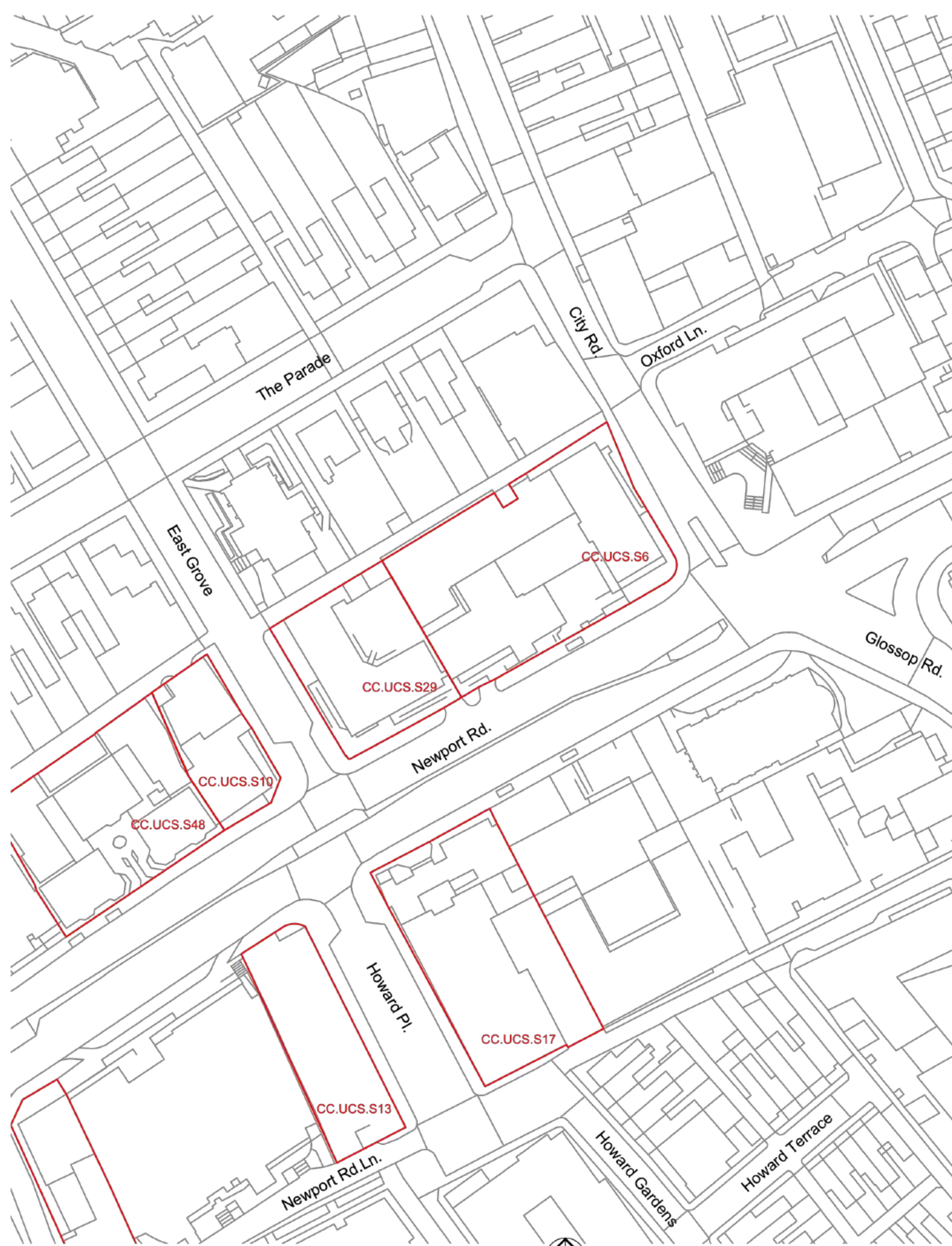
Cardiff LDP mapping RLDP layers



Photos - existing





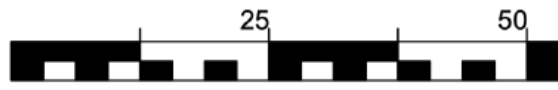


— Denotes development boundary opportunity



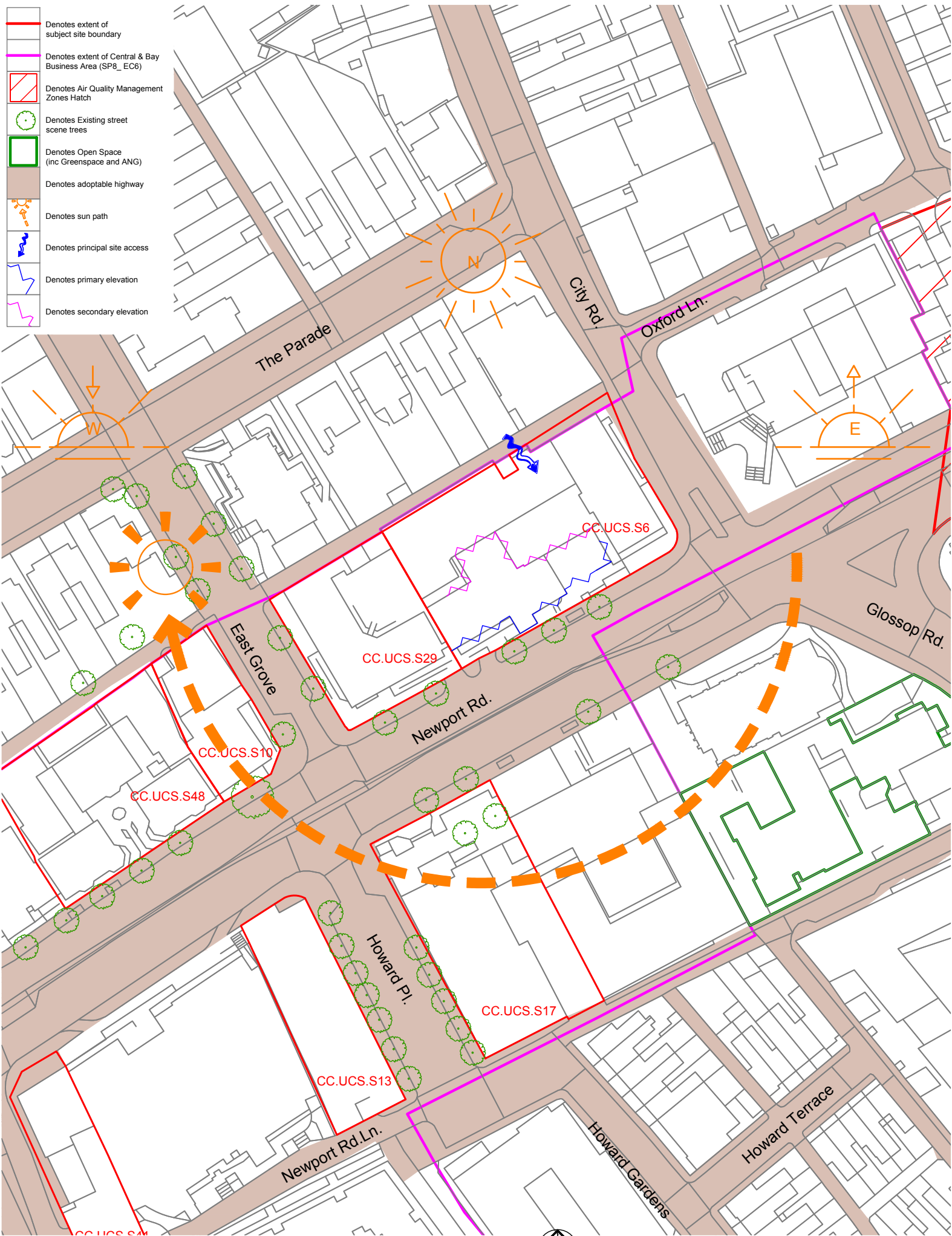
EDS26.42 - CC.UCS.S6 - EXISTING SITE PLAN

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scale 1:1250@A4

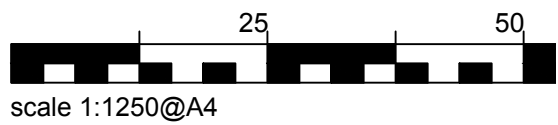
- Denotes extent of subject site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes Air Quality Management Zones Hatch
- Denotes Existing street scene trees
- Denotes Open Space (inc Greenspace and ANG)
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation



Denotes development boundary opportunity

EDS26.42 - CC.UCS.S6 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – Former HRMC Tax office, Llanishen

To be completed individually for each site identified

Site name	Former HRMC Tax office, Llanishen
Site UID (CC.UCS.S__)	CC.UCS.S9

Site Location and Description

Easting (X)	317050
Northing (Y)	181546
Latitude	51.526708, (51°31'36"N)
Longitude	-3.1971073, (003°11'50"W)
Postal address/location	Former HRMC Tax office, Ty-Glas Rd, Llanishen CF14 5FF
Area (ha)	7.50 ha
Existing use(s)	The site is cleared, part-graded brownfield land. All former buildings were demolished by 2024. Former use: office (Use Class B1) - the former HM Revenue & Customs (HMRC) Cardiff tax office complex, comprising the HMRC Government Building (max. 16 storeys), Gleider House (max. 11 storeys, formerly the Valuation Office Agency), Ty Rhodfa (max. 3 storeys), the Main Boiler House and ancillary spur buildings and gatehouses (AECOM, Demolition Method Statement, Ty Glas, 22 July 2022).
Occupancy status	Vacant
Previous uses	The wider Ty Glas site was historically part of the Cardiff Royal Ordnance Factory No.17 (opened 1940), which became part of the Atomic Weapons Establishment (AWE) Cardiff from 1960, manufacturing components for the UK nuclear weapons programme until production ceased in February 1997; the factory was subsequently demolished and cleared. Construction of the Inland Revenue office towers on Ty-Glas Road was under way by November 1968, indicating that part of the wider estate was redeveloped for tax office use while ROF/AWE operations continued elsewhere on the site until 1997. HMRC vacated the site in 2020, relocating to Ty William Morgan, Central Square, Cardiff. Cardiff Council acquired the freehold in October 2021 to bring forward strategic education proposals under the Sustainable Communities for Learning Programme
Planning status/history	The former private owner, Cannon Capital Developments Ltd, undertook a pre-application consultation in 2021 for an outline masterplan comprising demolition of all buildings except Gleider House (proposed conversion to 142 flats), plus up to 250 dwellings, 70 retirement apartments, a 70-bed care home, c.1,858 sqm of employment floorspace and c.600 sqm of D1 floorspace. An EIA Screening Opinion (ref. SC/21/00017/MJR) was submitted by Asbri Planning Limited on behalf of Cardiff Council on 16/12/2021 for 'Former Office Buildings, Ty Glas Road, Llanishen, Cardiff, CF14 5FQ', with the Council's screening response issued 18/02/2022. The Council's first prior-approval demolition was refused/deferred by Planning Committee in March 2022 for insufficient detail on ecological and dust mitigation, including roosting bats, hedgehogs and nesting peregrine falcons. A revised demolition application was approved by Cardiff Council in August 2022, subject to conditions.
In Housing Monitoring Schedule / landbank? (Y/N —	No. No entry corresponding to this site appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). The

ref)	schedule of expired permissions records land at Ty Glas Avenue, application 05/01812, outline, which does not appear to relate to this site. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	All former buildings have been demolished; the site is now cleared and part-graded, with areas of exposed ground and hardstanding. A watercourse runs along the western site boundary; a 7m working buffer was maintained during demolition. Japanese knotweed was recorded on site (outside the former demolition zone), with eradication proposed (AECOM, Demolition Method Statement, July 2022). Retained trees include 'Tree Group 45' (per the Arboricultural Impact Assessment, EDP, May 2021), where bat and bird boxes were erected as ecological mitigation.
Site boundaries and surrounding land uses	The site is bounded to the north by Ty Glas Road and Ty Glas Avenue; to the east by Parc Ty Glas, a business/industrial estate adjoining the Cardiff Lifestyle Shopping Park (including Homebase and a Marks & Spencer-anchored retail park); and to the west by Ashbourn Way (residential), beyond which a watercourse forms the western site boundary. Mostyn Square and Tatham Road (residential) lie to the south-east. Ty Glas railway station (Coryton Line, Transport for Wales) is close by on Ty Glas Road. Four vehicular access points served the former office campus: three off Ty Glas Road (north) and one off Parc Ty Glas (east).

Constraints

Flood risk	The Natural Resources Wales Flood Map for Planning shows extensive surface water flood risk mapping across the wider Ty Glas/Llanishen area, with mapped surface water risk areas close to the site.
Ecology	An Ecological Appraisal (EDP, May 2021) - comprising a desk study, Extended Phase 1 Habitat survey and bat roost/emergence surveys carried out 2018-2021 - found the site to be of low suitability for commuting/foraging bats given its small size, absence of significant wildlife corridors and dense urban surroundings, but confirmed breeding peregrine falcon on the tallest buildings (Buildings B1 and B2). A further Preliminary Roost Assessment (Wardell Armstrong, May 2022) identified moderate bat-roost suitability in some buildings and trees; subsequent dusk/dawn emergence surveys (June-July 2022) recorded only incidental bat activity, and no further survey or mitigation was required. Japanese knotweed was recorded on site (outside the demolition zone), with removal/eradication proposed. Mitigation delivered included two maternity bat boxes and four bird boxes within Tree Group 45.
Trees	An Arboricultural Impact Assessment (EDP, May 2021) identified trees for retention, with protection barriers specified to BS 5837:2012, implemented during demolition and monitored by a qualified arboriculturist.

Heritage/archaeology	The former buildings were not listed. No evidence was found that the site lies within or adjoins a conservation area - Llanishen's nearest listed buildings (e.g. the Grade II* Church of St Isan and Grade II Church Inn) are clustered around the historic village core, some distance away (Cadw / British Listed Buildings data). The site's principal heritage interest is as part of the former Cardiff Royal Ordnance Factory No.17 (opened 1940), which became AWE Cardiff from 1960, manufacturing components for the UK's nuclear weapons programme until closure in 1997. No listing or scheduling attaches to the (now cleared) site.
Air quality	Not assessed, and unlikely to be a determining constraint. The site lies in a suburban location off Ty Glas Road and does not fall within, or immediately adjacent to, any of the four Air Quality Management Areas declared by Cardiff Council, being the City Centre, Llandaff, Stephenson Court and Ely Bridge. A check against the current declared boundaries will be made at application stage.
Noise	Not assessed, and unlikely to be a determining constraint. The site lies in a suburban location off Ty Glas Road and does not fall within, or immediately adjacent to, any of the four Air Quality Management Areas declared by Cardiff Council, being the City Centre, Llandaff, Stephenson Court and Ely Bridge. A check against the current declared boundaries will be made at application stage.
Contaminated land	Ground contamination is documented on the site, linked to its former use as part of the Cardiff Royal Ordnance Factory / AWE Cardiff. The owners' agent at the time described 'the contamination in the ground because it used to be part of the site of a Royal Ordnance Factory' (quoted in South Wales Echo, 20 November 2019). The scale of asbestos within the former buildings and the extent of ground contamination during demolition noted June 2023.
Vehicular access	Four principle vehicular access points served the former office campus: three off Ty Glas Road (north) and one off Parc Ty Glas (east)
Utilities	Not assessed. The site was occupied by a substantial office campus until demolition was completed in 2024 and is therefore fully serviced. Network capacity to accommodate a residential scheme of the scale contemplated would fall to be confirmed at application stage.
Pedestrian, cycle & public transport	Ty Glas railway station (Coryton Line, Transport for Wales) is located close to the site on Ty Glas Road, providing a half-hourly weekday service towards Cardiff Central (Wikipedia / Transport for Wales). Specific bus routes serving the site directly.
Planning policy	The site lies within the settlement boundary of the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, in the predominantly residential suburb of Llanishen. It is previously developed land within the settlement boundary and Policy H9 is the operative test for this study. The employment designation is the material policy question and it resolves in the site favour. Policy EC3.7 of the Deposit Plan designates Cardiff Business Park and land north of Maes y Coed Road, Llanishen as protected employment land. Paragraph 7.98 of the Deposit Plan records the consolidation of that designation and states expressly that ""The former HMRC land and Gleider House should also been removed"". On the face of the emerging plan this site has therefore been deliberately taken out of the employment protection, and the Council own evidence records the boundary consolidation as being made to allow mixed use residential regeneration. Policy EC7 accordingly applies in place of Policy EC3,

	and under Policy EC7 alternative use is favourably considered where the site or premises are vacant or redundant. This site is wholly cleared and vacant, so that test is met on its face. The site is not within or adjoining a conservation area and no listed building is affected; the former buildings were not listed and the site nearest designated assets are around the historic Llanishen village core, some distance away. Ty Glas station on the Coryton line adjoins the site on Ty Glas Road. The site therefore satisfies the public transport node limb of Action Point HS2.2 and the accessibility criterion agreed with the Council on 30 July 2026, without needing to rely on the arterial route limb. Policy BG7 applies as it does across the study area: the site lies within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, and contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. Policy EN13 is engaged by the documented ground contamination arising from the former Royal Ordnance Factory and Atomic Weapons Establishment use, and Policy EN6 by the recorded bat and breeding peregrine falcon interest. Both are addressed under Constraints and under Achievability and neither is a constraint on the principle of development.
H9 Compliant, if not reason for inclusion	Discharged. The redundancy limb is satisfied on the facts. The site is wholly cleared previously developed land with no buildings and no existing use to retain. The former office use ceased when HM Revenue and Customs vacated in 2020 and relocated to Ty William Morgan at Central Square, and all former buildings were demolished by 2024. There is no occupier to relocate and no employment floorspace in use to protect. The employment designation is also answered. Paragraph 7.98 of the Deposit Plan removes the former HMRC land from the Policy EC3.7 designation, so Policy EC7 applies in its place, and Policy EC7 provides that alternative use is favourably considered where the site or premises are vacant or redundant. This site is both. Criterion (i), which requires that there be no overriding alternative local land use requirement, is satisfied on the Council own position. See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Not active. The site is cleared, part graded brownfield land. All former buildings were demolished by 2024, following prior approval granted in August 2022. There is no existing use to retain and no
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	occupier to relocate.
Use protected by policy designation (Y/N — which)	Not protected, on the face of the Deposit Plan, and this is a significant point in favour of the site. Policy EC3.7 designates Cardiff Business Park and land north of Maes y Coed Road, Llanishen as protected employment land. However, paragraph 7.98 of the Deposit Plan records the consolidation of that designation and states expressly that 'The former HMRC land and Gleider House should also been removed.' If this site is the former HMRC land referred to, it has been deliberately removed from the employment protection designation in the emerging plan, and Policy EC7 would apply, under which alternative use for residential development is favourably considered where the site is vacant or redundant. The Council should be asked to confirm the position by reference to the Proposals Map.
Evidence of relocation, disposal or marketing	Relocation of the former use is complete. HM Revenue and Customs vacated the site in 2020 and relocated to Ty William Morgan at Central Square, Cardiff. The former private owner, Cannon Capital Developments Ltd, undertook a pre-application consultation in 2021 for an outline masterplan for the site. Cardiff Council acquired the freehold in October 2021. The Avison Young Viability Assessment records a benchmark land value at Ty Glas Road, Llanishen of 8,000,000 pounds for 18.6 acres, being 7.51 hectares, classified as brownfield at approximately 431,000 pounds per acre. The figure is consistent with this site, which the Council acquired in October 2021, and is recorded as context rather than relied on.
Age / condition / functional obsolescence of buildings	Relocation of the former use is complete. HM Revenue and Customs vacated the site in 2020 and relocated to Ty William Morgan at Central Square, Cardiff. The former private owner, Cannon Capital Developments Ltd, undertook a pre-application consultation in 2021 for an outline masterplan for the site. Cardiff Council acquired the freehold in October 2021. The Avison Young Viability Assessment records a benchmark land value at Ty Glas Road, Llanishen of 8,000,000 pounds for 18.6 acres, being 7.51 hectares, classified as brownfield at approximately 431,000 pounds per acre. The figure is consistent with this site, which the Council acquired in October 2021, and is recorded as context rather than relied on.

H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The site is wholly cleared, all former buildings having been demolished by 2024 following prior approval granted in August 2022, and the former office use ceased when HM Revenue and Customs vacated in 2020. There is no existing use to retain, no occupier to relocate and no employment floorspace in use. The redundancy limb is satisfied without qualification. The employment position supports rather than resists the change. Policy EC3.7 designates Cardiff Business Park and land north of Maes y Coed Road, Llanishen as protected employment land, but paragraph 7.98 of the Deposit Plan records the consolidation of that designation and states expressly that the former HMRC land and Gleider House should also be removed from it. Policy EC7 therefore applies in place of Policy EC3, and Policy EC7 is satisfied where the site is vacant or redundant. Criterion (i) requires that there be no overriding alternative local land use requirement. It is satisfied here, and the Council own position is the answer to it. Cardiff Council is the freeholder, having acquired the site in October 2021 to bring forward proposals under the Sustainable Communities for Learning Programme, and it is also the plan making authority. It has included this site in its own urban capacity study and signed it off at 100 dwellings on 2 September 2026, and its own record of the site describes the opportunity as additional learning needs education and school use together with enabling housing. The education requirement and the housing capacity are accordingly not competing alternatives but components of a single intention held by one body which is both landowner and local planning authority. The scale of the site confirms that the two sit together comfortably. The gross area is 7.49 hectares and the net developable area 5.62 hectares. One hundred dwellings occupies a small fraction of that, which is why the counted figure sits well below the density that would otherwise apply in an outer city location. Criterion (i) is directed at the case where an alternative requirement would displace the housing. Here it does not: the housing is the enabling component of the Council own proposals for the land, and the figure counted has been set by the Council on that basis. Policy H9 is discharged and the capacity is properly counted.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 74,947sqm (7.49ha) – 18.5ac
Net Developable Area (NDA)	5.62 hectares. The site is 7.49 hectares gross, which exceeds four hectares, so the benchmark gross to net ratio of 75 per cent applies under the methodology agreed with the Council on 30 July 2026.
Density	The counted figure of 100 dwellings equates to approximately 18 dwellings per hectare on the net developable area of 5.62 hectares. That is below the outer city band of 50 to 120 dwellings per hectare which a Llanishen location would ordinarily attract, and the reason is recorded rather than left as an anomaly. The site is not being brought forward as a wholly residential redevelopment. Cardiff Council, which owns the freehold, is bringing it forward for additional learning needs education and school use together with enabling housing, and the 100 dwellings represents the housing component of that mixed proposal rather than the capacity of the whole 7.49 hectares. Expressed against the land likely to be given over to housing the figure is consistent with the outer city band; expressed against the whole site it is deliberately conservative. The study counts the lower figure, which is the position the Council has signed off.
Recommended development form	No current Council-endorsed development form exists for this site. For context only: a 2021 pre-application masterplan prepared for the previous private owner (Cannon Capital Developments Ltd) proposed up to 250 dwellings, 70 retirement apartments, a 70-bed care home, c.1,858 sqm of employment floorspace and c.600 sqm of D1 floorspace ('Ty Glas Masterplanning Design and Access Statement', 2021).
Yield	100 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The figure is the housing component of a mixed education and enabling housing proposal, not the residential capacity of the whole 7.49 hectare site. Cardiff Council owns the freehold and is bringing the land forward for additional learning needs education and school use together with enabling housing. The 100 dwellings is the housing element of that proposal. A larger figure exists in the papers and does not displace the sign off. A 2021 pre-application masterplan prepared for the previous owner, Cannon Capital Developments Ltd, proposed up to 250 dwellings together with 70 retirement apartments and a 70 bed care home. That scheme assumed the whole site would come forward for residential and related development under private ownership. It preceded the Council's acquisition and the education requirement which now shapes the site, and it is recorded here as context rather than relied upon. Paragraph 3.19 of the report prefers a scheme figure to a density derivation, but it does not prefer a superseded scheme for a different land use mix over the Council's own current position as landowner. The study counts 100. Had the 2021 masterplan been taken instead, this site alone would have added a further 150 dwellings to the schedule. The conservative figure is used.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by The County Council of the City and County of Cardiff
Registered owner(s)	The County Council of the City and County of Cardiff.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	WA899994 (Freehold).
Ownership: single / multiple / fragmented	Single freehold, held by Cardiff Council. The title also records two intersecting leasehold interests (see attached image). They do not affect the principle of availability and are reflected in the Medium confidence rating.
Land assembly required (Y/N)	N - single freehold ownership, no evident land assembly requirement
Evidence of owner intent	The Council acquired the freehold in October 2021 specifically to bring forward strategic education proposals under the Sustainable Communities for Learning Programme (Cardiff Council press statement, 7 June 2023).
Suitability	The site is a substantially cleared brownfield former office campus in single public ownership, with no listed buildings, conservation area designation, or extant occupiers constraining redevelopment. It benefits from good public transport accessibility (Ty Glas railway station on the Coryton Line, adjacent to the site) and lies wholly within the settlement boundary of the adopted Cardiff LDP 2006-2026. Constraints include documented ground contamination linked to the site's former use as part of the Cardiff Royal Ordnance Factory / AWE Cardiff, a watercourse along the western boundary requiring a buffer and confirmed peregrine falcon and moderate bat-roost interest recorded during the 2021-22 ecological surveys, which predate the completed demolition and would need updating for any future redevelopment.
Availability	Available. The site is wholly cleared previously developed land in the single freehold ownership of Cardiff Council under title WA899994, with no third party occupiers and no land assembly requirement. The Council acquired the freehold in October 2021 to bring the land forward and has signed off capacity of 100 dwellings on it as part of this study. There is no occupier to relocate, no lease to determine and no competing interest to acquire. Availability rests on the freeholder own confirmed intention, which is the most direct evidence available for any site on the schedule.
Achievability	Available. The site is wholly cleared previously developed land in the single freehold ownership of Cardiff Council under title WA899994, with no third party occupiers and no land assembly requirement. The Council acquired the freehold in October 2021 to bring the land forward and has signed off capacity of 100 dwellings on it as part of this study. There is no occupier to relocate, no lease to determine and no competing interest to acquire. Availability rests on the freeholder own confirmed intention, which is the most direct evidence available for any site on the schedule.
Evidence of availability	Strong. The land is wholly cleared, held in single freehold ownership by Cardiff Council under title WA899994, with no third party occupiers, no land assembly requirement and nobody to relocate. All former buildings were demolished by 2024 under prior approval granted in August 2022.

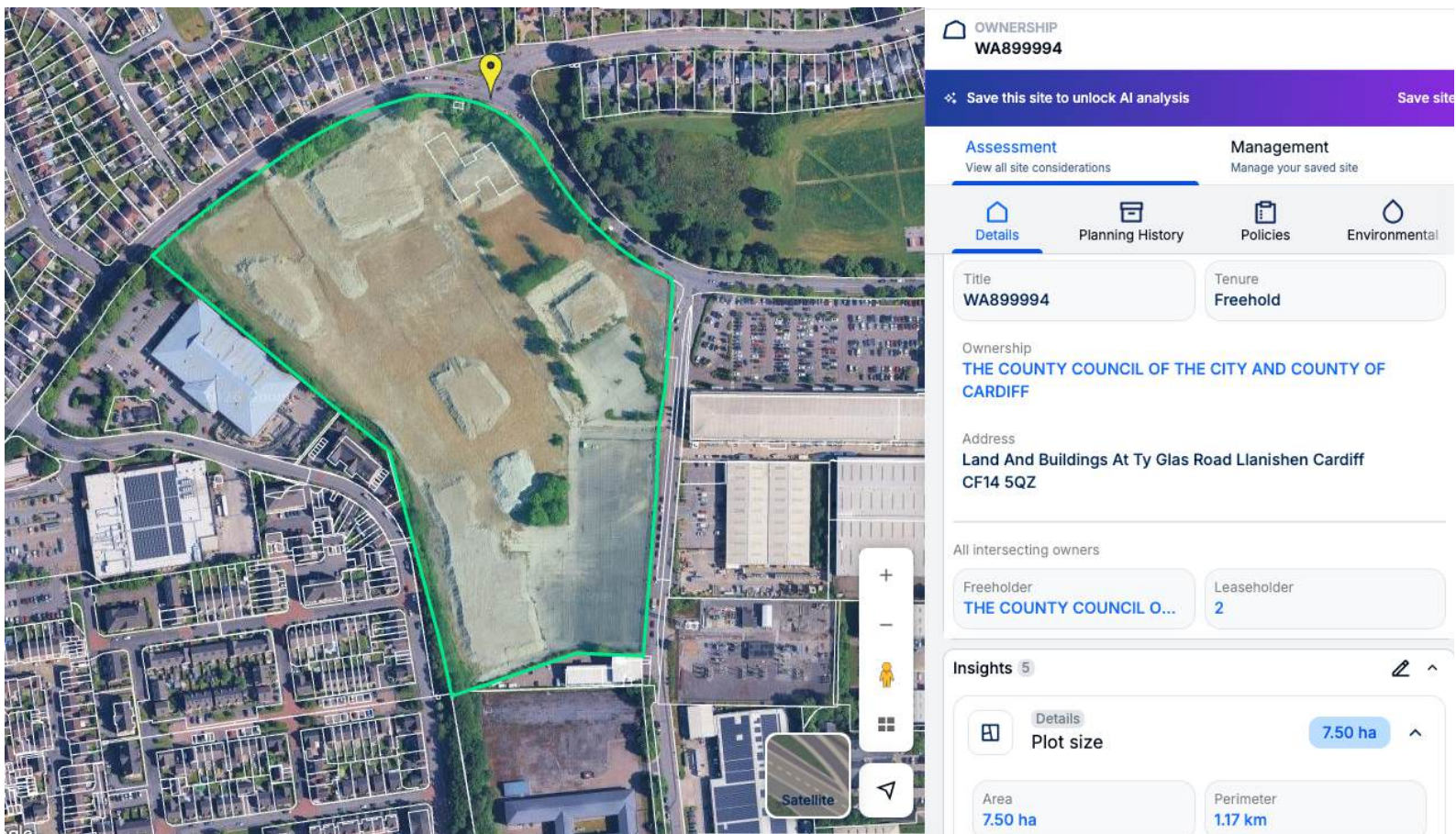
	The owner is the local authority itself. Cardiff Council acquired the freehold in October 2021 in order to bring the land forward, and has since included the site in this study and signed off its capacity at 100 dwellings on 2 September 2026. Where the landowner is the authority and has itself confirmed the capacity, owner intent and availability are established directly rather than inferred from marketing particulars or from a third party planning application. The Council own record of the site describes the opportunity as additional learning needs education and school use together with enabling housing, so the residential component is part of the owner stated intention for the land rather than a use the owner would need to be persuaded to accept.
Likely delivery timescale	Years 6 to 10, and dependent on the Council resolving the education requirement for the land. The site is cleared and in single Council freehold, so the constraint is the competing land use rather than the physical or ownership position.
Confidence rating (High / Medium / Low)	Medium. The rating reflects single unencumbered public sector freehold ownership under title WA899994 with no land assembly required, a fully cleared previously developed site with no heritage or listed building constraint, adjacency to Ty Glas station on the Coryton line, and the express removal of the former HMRC land from the Policy EC3.7 employment designation at paragraph 7.98 of the Deposit Plan. The landowner is Cardiff Council itself, which has included the site in this study and signed off the capacity, so owner intent is not in doubt. The rating is held at Medium rather than High because there is no adopted allocation, masterplan or live planning application for the housing component, and because the ecological and contamination requirements are unresolved: the bat and peregrine falcon surveys of 2021 and 2022 predate completion of the demolition, and ground contamination linked to the former Royal Ordnance Factory and Atomic Weapons Establishment use is documented. Two intersecting leasehold interests are recorded against the title and are reflected in the rating.

Conclusion

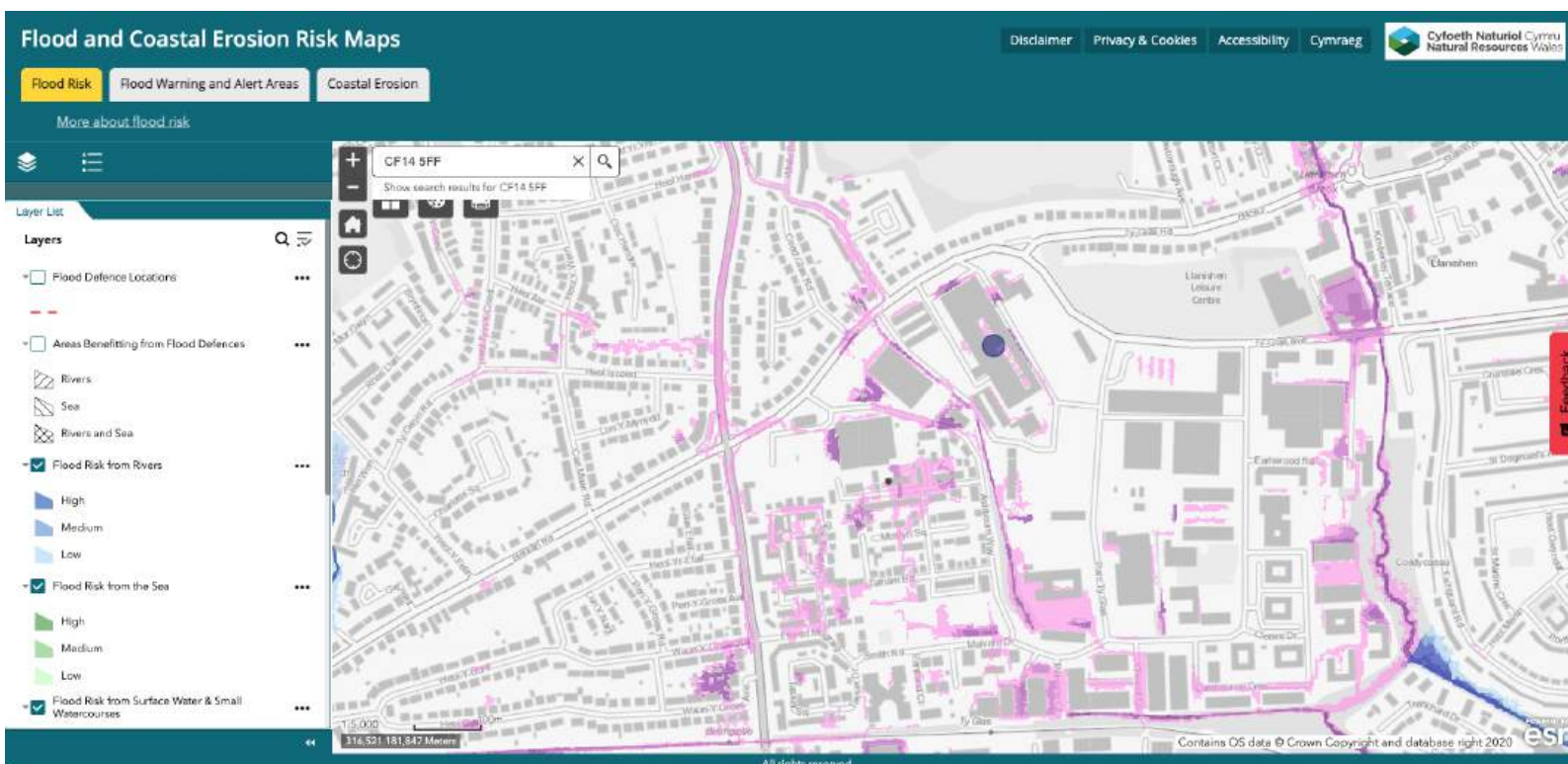
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	100 dwellings, the figure signed off by Cardiff Council on 2 September 2026, in delivery years 6 to 10, at Medium confidence. The figure is the housing component of a mixed education and enabling housing proposal on land owned by the Council.
If not counted — reason	N/A site counted.
Summary	Land and buildings at Ty Glas Road, Llanishen, Cardiff (site UID CC.UCS.S9) comprise a 7.50 ha, wholly cleared brownfield former office campus, in the single freehold ownership of Cardiff Council. The site was historically part of the Cardiff Royal Ordnance Factory No.17 / AWE Cardiff (1940-1997) before redevelopment as the HMRC/Inland Revenue Cardiff tax office complex from the late 1960s. HMRC vacated the buildings in 2020, and Cardiff Council acquired the freehold in October 2021 to support strategic education proposals under the Sustainable Communities for Learning Programme. Demolition of all former buildings - following an initial refusal in March 2022 for insufficient ecological mitigation detail, and approval in August 2022 - was completed by 2024. The site is unencumbered by heritage designations but carries documented ground contamination linked to its former munitions/nuclear-weapons-component manufacturing use, and confirmed peregrine falcon and bat interest recorded during the 2021-22 ecological surveys, which predate the completed demolition and would need updating for any future scheme.
Assessed by / date	Ross Bowen MRTPI 7/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 9/9/26

MAPPING:-

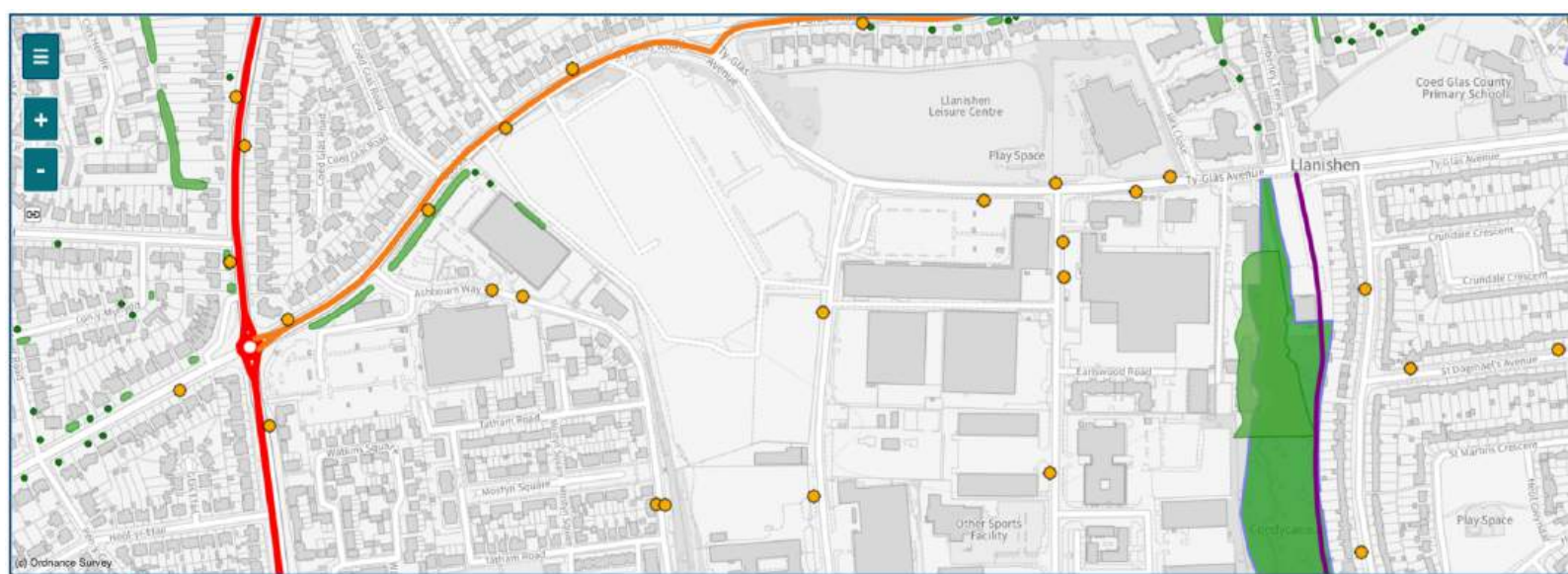
Ownership boundary record



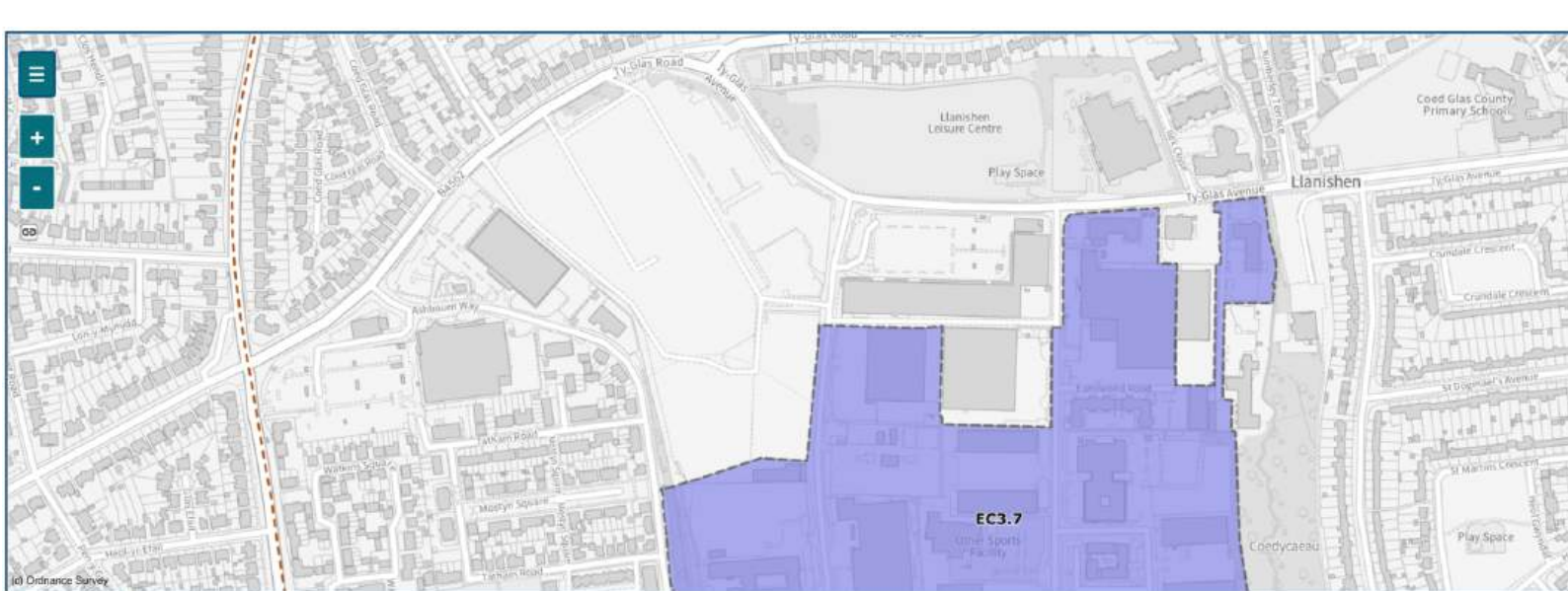
NRW – Flood risk mapping



Cardiff LDP mapping context layers



Cardiff LDP mapping RLDP layers



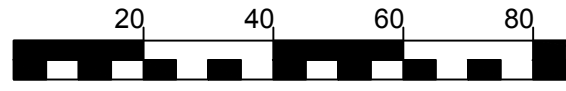
Photos – existing







— Denotes development boundary opportunity



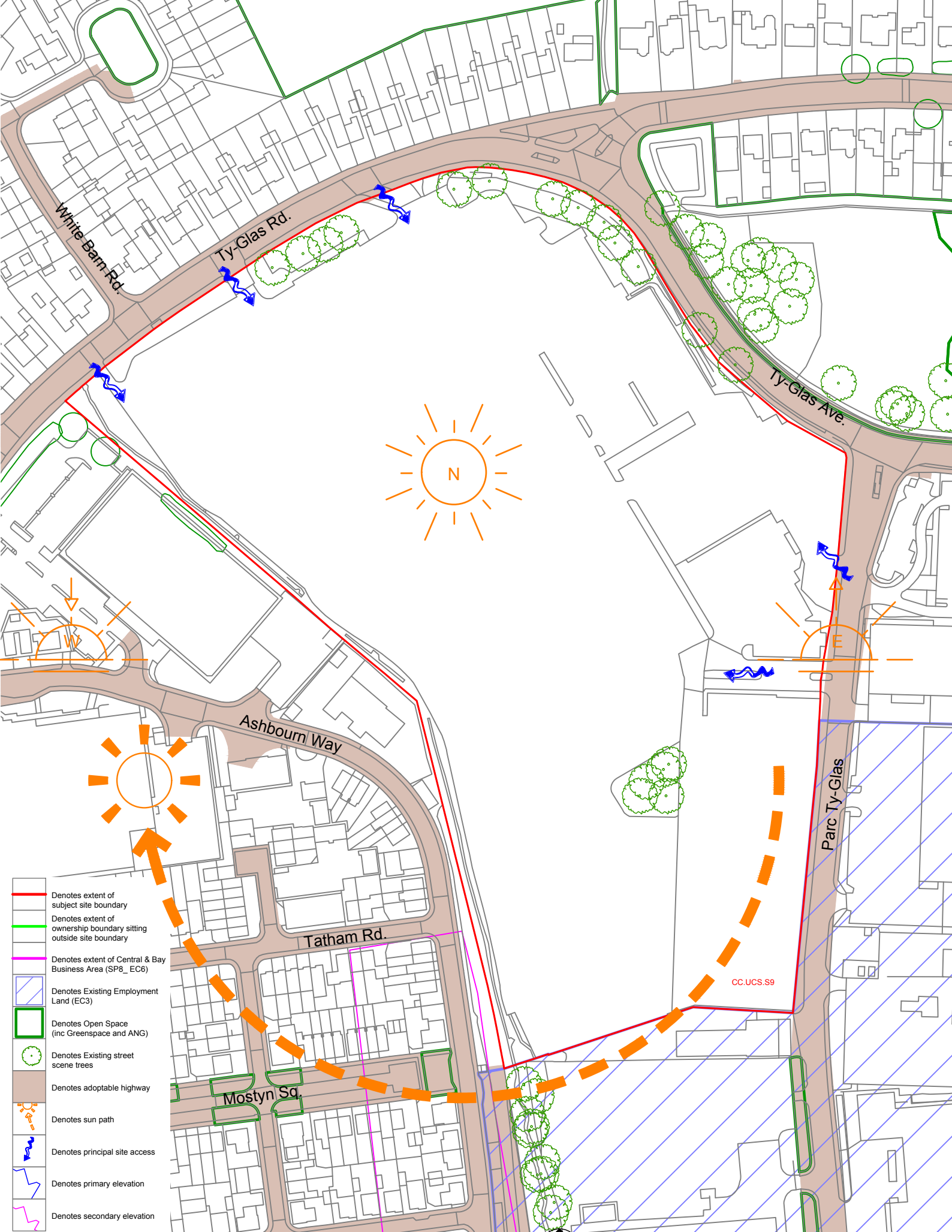
EDS26.42 - CC.UCS.S9 - EXISTING SITE PLAN

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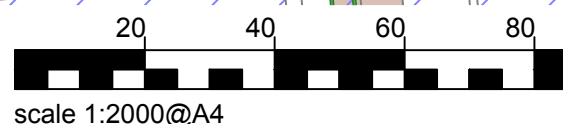
Expedite Site Appraisal – Cardiff UCS

Company Registration Number: 08727172
Registered Office Address: 8 Village Way, Greenmeadow Springs Business Park, Cardiff CF15 7NE



EDS26.42 - CC.UCS.S9 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – Howard Gardens, Cardiff

To be completed individually for each site identified

Site name	Howard Gardens, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S13

Site Location and Description

Easting (X)	319083
Northing (Y)	176747
Latitude	51.483862, (51°29'02"N)
Longitude	-3.1667018, (003°10'00"W)
Postal address/location	Howard Gardens, Adamstown, Cardiff, CF24 0FA
Area (ha)	0.13 ha
Existing use(s)	Public Carpark
Occupancy status	Occupied (public carpark)
Previous uses	Cardiff's first municipal secondary school was established at Howard Gardens in 1884 (became a Grammar School in 1941; destroyed by bombing in WWII). A Cardiff Metropolitan University campus was subsequently built on part of the wider site: the Cardiff School of Art & Design occupied a six-storey building here from 1966 (designed by City Architect John Dryburgh) until the university marketed the 2.25-acre site for sale in 2013, relocating to a new facility at Llandaff.
Planning status/history	No planning application has been identified specifically against this title/address
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for Howard Gardens appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). Purpose built student accommodation is not a dwelling and does not appear in the schedule in any event, so the absence of an entry neither confirms nor discounts the consent referred to below. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	No buildings. The site is a surface public car park, hard surfaced throughout, with trees adjoining the public highway. The six storey Cardiff School of Art and Design building that formerly stood on the wider Howard Gardens block, designed by City Architect John Dryburgh in 1966, was on the adjoining land and has been redeveloped. Howard Gardens itself, a public garden dating from 1889 to 1890, lies adjacent.
Site boundaries and surrounding land uses	The site lies within the Adamsdown area of Cardiff, close to Newport Road. Nearby designated heritage assets include Cardiff Royal Infirmary (including its forecourt wall and gatepiers, Grade II listed) on Newport Road, the terrace of individually Grade II listed buildings at 9–22 Moira Terrace, and 64 Newport Road (corner of Newport Road/Piercefield Place), also Grade II listed. The adjoining former bowling-green/park land has been redeveloped as a purpose-built student accommodation block.

Constraints

Flood risk	The Natural Resources Wales Flood Map shows mapped flood risk areas passing through the wider Howard Gardens/Newport Road block, tracing what appears to be a culverted watercourse or historic drainage route.
Ecology	Limited. The site is a hard surfaced car park with no vegetation within its boundary. The adjoining Howard Gardens public open space and the street trees on the highway frontage are the nearest features of interest. Policy BG7 applies as it does across the study area: the site lies within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, and contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required.
Trees	Trees adjoining the public highway noted.
Heritage/archaeology	The site itself is not listed and does not appear to lie within a conservation area. Nearby designated heritage assets (Cadw) include: Cardiff Royal Infirmary.
Air quality	Limited. The site is a hard surfaced car park with no vegetation within its boundary. The adjoining Howard Gardens public open space and the street trees on the highway frontage are the nearest features of interest. Policy BG7 applies as it does across the study area: the site lies within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, and contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required.
Noise	Not assessed in detail. Newport Road carries frequent bus services and heavy traffic and is the principal foreseeable source. The adjoining purpose built student accommodation was consented and built out in the same block, which demonstrates that residential amenity is capable of being achieved here subject to the usual glazing and ventilation measures.
Contaminated land	No site-specific assessment identified
Vehicular access	Not assessed in detail. Newport Road carries frequent bus services and heavy traffic and is the principal foreseeable source. The adjoining purpose built student accommodation was consented and built out in the same block, which demonstrates that residential amenity is capable of being achieved here subject to the usual glazing and ventilation measures.
Utilities	Not assessed. The site is a surface car park within an established urban block where full services are available at the boundary. Network capacity for a residential scheme would fall to be confirmed at application stage.
Pedestrian, cycle & public transport	The site is within the Adamsdown area close to Newport Road, a principal arterial route with frequent bus services, and within reasonable walking distance of Cardiff Queen Street railway station.
Planning policy	The site lies within the built up area covered by the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, in the Adamsdown area close to Newport Road. The Council's inception schedule records the site as falling within the Central and Bay Business Area. Policy EC6 is not engaged, because the existing use is a car park and no office floorspace is lost (paragraph 3.13 of the report). The site is counted at the ordinary city centre band of 1,000 dwellings per hectare, consistent with that designation.

	The site is not within a conservation area and no listed building is affected, though the Grade II listed Cardiff Royal Infirmary and its forecourt wall and gatepiers, the Grade II terrace at 9 to 22 Moira Terrace and 64 Newport Road all lie nearby and the setting of each should be considered. The site is within reasonable walking distance of Cardiff Queen Street station and fronts a principal bus corridor on Newport Road, so it satisfies the accessibility criterion agreed with the Council on 30 July 2026 on the arterial route limb, Newport Road being a Strategic Bus Route under Policy T2.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Active, but ancillary to a use that has gone. The site is in use as a public car park, a sui generis use. It formed part of the wider Howard Gardens holding of the Cardiff School of Art and Design, which relocated to Llandaff in 2013 and 2014. The main campus was marketed and sold, and the adjoining former bowling green land has since been redeveloped for purpose built student accommodation. The parking therefore no longer serves the institutional use for which it was provided.
Use protected by policy designation (Y/N — which)	No protective designation applies to the existing use. The site is a car park, so Policy EC6, which protects office floorspace, is not engaged on the loss of offices, and Policy EC3, which protects designated employment areas outside the Central and Bay Business Areas, does not apply to a car park. The Council returned no comments on this site on 13 August 2026. The material question for a car park is whether there is a continuing need for public parking at this location, which is addressed at the H9 conclusion.
Evidence of relocation, disposal or marketing	Relocation of the parent use is complete and disposal of the wider holding is evidenced. Cardiff Metropolitan University marketed the 2.25 acre Howard Gardens campus for sale in 2013 and relocated the Cardiff School of Art and Design to Llandaff. The adjoining former bowling green parcel was subsequently disposed of and redeveloped by Crosslane Student Developments for purpose built student accommodation under permission 17/02618/MJR. The landowner has therefore already demonstrated both the willingness and the mechanism to dispose of land in this block. No marketing of this specific parcel has been identified.
Age / condition / functional obsolescence of buildings	Not applicable. There are no buildings on the site. It is a surface car park on hard standing. The question for Policy H9 is not obsolescence of a building but whether there is a continuing operational need for the parking, which is addressed at the H9 conclusion below.
H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. A surface car park is previously developed land and is a recognised source of urban capacity, identified as such in the Development Plans Manual and in both the Vale of Glamorgan and Bridgend urban capacity studies. The redundancy test for a car park is whether there is a continuing operational need for the parking. Here there is not. The parking was provided as part of the Howard Gardens holding of the Cardiff School of Art and Design. That institution relocated to Llandaff in

	2013 and 2014, the campus was marketed and sold, and the adjoining former bowling green land has been redeveloped for purpose built student accommodation. The use the parking was provided to serve has therefore gone, and the land is redundant in the sense Policy H9 requires. Criterion (i) requires that there be no overriding alternative local land use requirement. None has been identified. The site is not a designated employment area, it is not open space, and the adjoining Howard Gardens public garden is unaffected. No continuing need for public parking at this location has been identified: the site is a modest parcel of 0.13 hectares in an area well served by on street and other provision. The principle of intensified residential redevelopment in this block is already established: the Council granted permission 17/02618/MJR on the adjoining land, which has been built out.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 1,284sqm (0.12ha) – 0.31ac
Net Developable Area (NDA)	Not applicable. There are no buildings on the site. It is a surface car park on hard standing. The question for Policy H9 is not obsolescence of a building but whether there is a continuing operational need for the parking, which is addressed at the H9 conclusion below.
Density	1,000 dwellings per hectare, the ordinary city centre band. The Council applied that band to the schedule site by site at the meeting of 2 September 2026 and confirmed it in writing on 8 September 2026, and the Council own inception schedule records this site as falling within the Central and Bay Business Area. Applied to the net developable area of 0.128 hectares the band produces 128 dwellings, which is the figure signed off. The derivation is therefore exact rather than asserted, and it should be stated as such: a figure demonstrably derived from an agreed band is stronger evidence than one carried forward without a basis.
Recommended development form	Residential led redevelopment at a city centre density, most likely a flatted scheme, with parking displacement addressed. The adjoining purpose built student accommodation consented under 17/02618/MJR establishes the scale and form the Council has already accepted in this block. Any scheme should have regard to the setting of the adjoining Howard Gardens public garden and to the nearby listed buildings on Newport Road and Moira Terrace.
Yield	128 dwellings, being 0.128 hectares at the ordinary city centre band of 1,000 dwellings per hectare. The inception schedule previously recorded an indicative figure of 70 for this site; that figure predates the density bands agreed with the Council and is superseded by the derivation above, which the Council signed off on 2 September 2026.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by University of Wales, Cardiff
Registered owner(s)	University of Wales, Cardiff.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	HM Land Registry Title WA445474
Ownership: single / multiple / fragmented	Single
Land assembly required (Y/N)	N. The site is in single freehold ownership under title WA445474 held by University of Wales, Cardiff, with no third party interests identified.
Evidence of owner intent	None identified from public sources.
Suitability	The wider Howard Gardens block has an established planning history of comprehensive redevelopment for purpose-built student accommodation (permission 17/02618/MJR, granted c.2018, now built out on the adjoining former bowling-green land), evidencing that intensified residential-type redevelopment has been accepted by the Council in this location.
Availability	Capable of being demonstrated, and the surrounding evidence supports it. No marketing of this specific parcel, resolution to sell or applicant engagement has been identified from public sources. Against that, the landowner is an institution which has already disposed of the adjoining land in this block for redevelopment, the use the car park served has relocated to Llandaff, and the site is a small surface car park rather than an operational asset central to the landowner purposes. The landowner is a single, identifiable institution.
Achievability	Achievable. The site is level, hard surfaced, in single freehold ownership, requires no land assembly and has an existing vehicular access. There are no buildings to demolish and no occupiers to relocate. No site specific contamination assessment has been identified, and given the site history as a school and later a university campus rather than an industrial use, significant remediation is not anticipated. A mapped surface water flow route passes through the wider block, apparently following a culverted watercourse; it is a matter for layout and drainage design at application stage. The adjoining scheme consented under 17/02618/MJR was delivered, which is direct evidence that development of this scale is achievable in this block.
Evidence of availability	Indirect but real. There is no marketing particular, pre-application or application for this parcel. The evidence relied upon is the landowner conduct in the immediate vicinity: Cardiff Metropolitan University marketed and sold the adjoining 2.25 acre campus in 2013, relocated to Llandaff, and the adjoining former bowling green was disposed of and redeveloped under permission 17/02618/MJR. A landowner that has released the adjoining land in the same block, and whose operational reason for holding this parking has gone, is not on a par with an owner in active occupation. The confidence rating reflects that this is inference rather than a stated intention.
Likely delivery timescale	Years 6 to 10. There is no impediment of ownership, assembly, access or physical constraint, so the timing depends on the landowner bringing the site forward. Until an expression of intent is obtained the site cannot properly be placed in an earlier band.
Confidence rating (High / Medium / Low)	Medium. Ownership is established and single, under title WA445474 held by University of Wales, Cardiff, with no land assembly required. The site is a surface car park with no buildings, no occupiers to relocate and an existing access. The Policy H9 redundancy test is

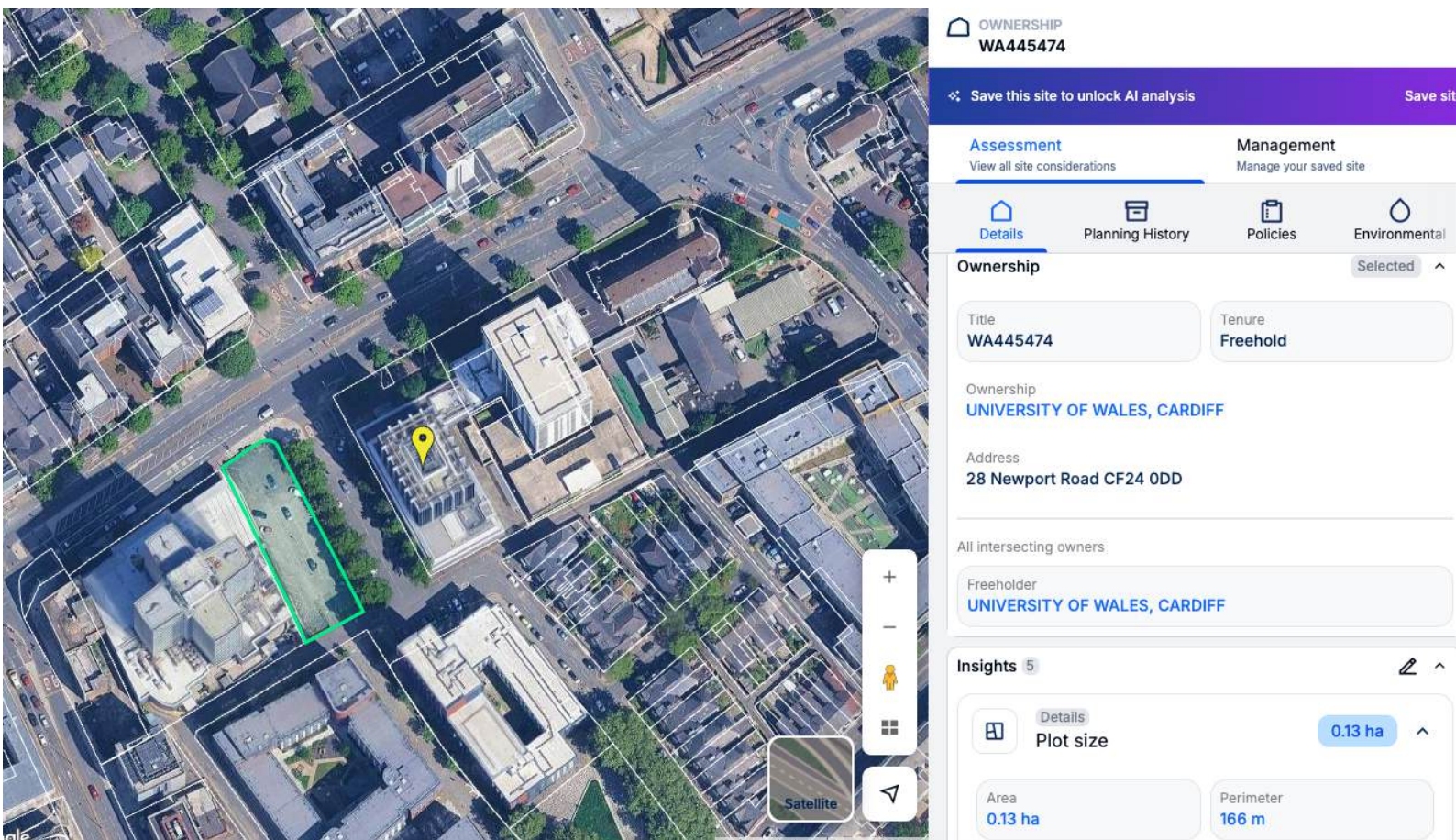
	satisfied, the use the parking served having relocated to Llandaff. The capacity of 128 is derived exactly from the agreed city centre band rather than asserted. The rating is held below High because no marketing, pre-application or expression of owner intent has been identified for this specific parcel, and because the mapped flood route through the wider block is unresolved. It would move to High on confirmation from the University that the site is available.
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Conclusion

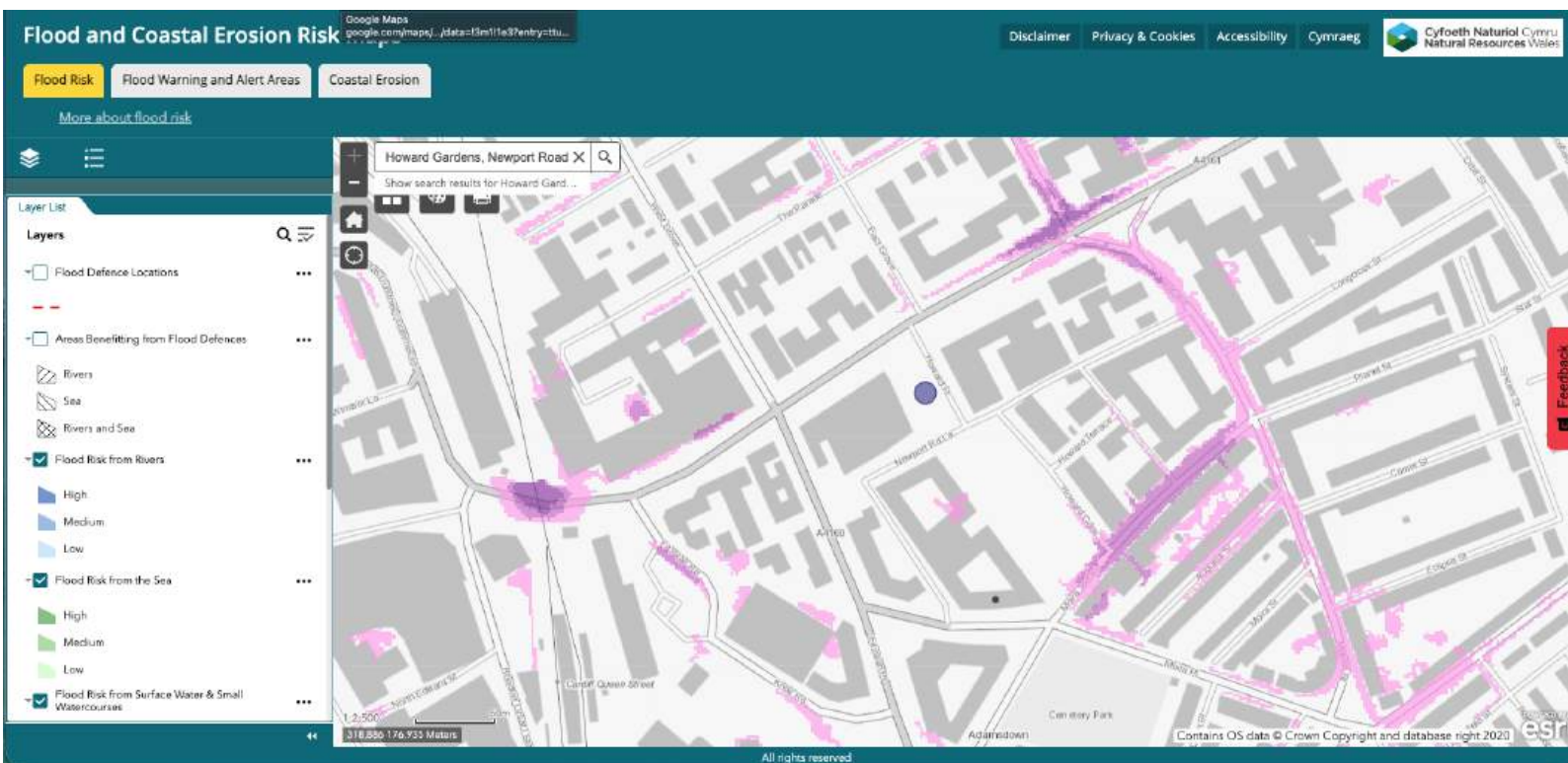
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	128
If not counted — reason	N/A site counted at 128 dwellings.
Summary	Howard Gardens, Cardiff (CC.UCS.S13) is a 0.13ha parcel in Adamsdown, held freehold by University of Wales, Cardiff (Title WA445474), adjoining the site of the former Cardiff Metropolitan University (UWIC) Cardiff School of Art & Design, which was sold and redeveloped for purpose-built student accommodation following the university's relocation to Llandaff in 2013–14. A separate, adjacent former Council-owned bowling-green parcel was redeveloped by Crosslane Student Developments as purpose-built student accommodation under permission 17/02618/MJR (c.2018), establishing a clear precedent for intensified residential-type redevelopment in this location. The site is a surface public car park of 0.128 hectares in single freehold ownership, formerly serving the Cardiff School of Art and Design campus which relocated to Llandaff in 2013 and 2014. The Policy H9 redundancy test is satisfied, the use the parking served having gone, and no overriding alternative land use requirement has been identified. The site is counted at 128 dwellings, derived as 0.128 hectares at the ordinary city centre band of 1,000 dwellings per hectare confirmed with the Council, in delivery years 6 to 10, at Medium confidence.
Assessed by / date	Ross Bowen MRTPI 8/9/26
Reviewed and certified by planning lead / date	Ross Bowen 9/9/26

MAPPING:-

Ownership boundary record



NRW – Flood risk mapping



Cardiff LDP mapping context layers

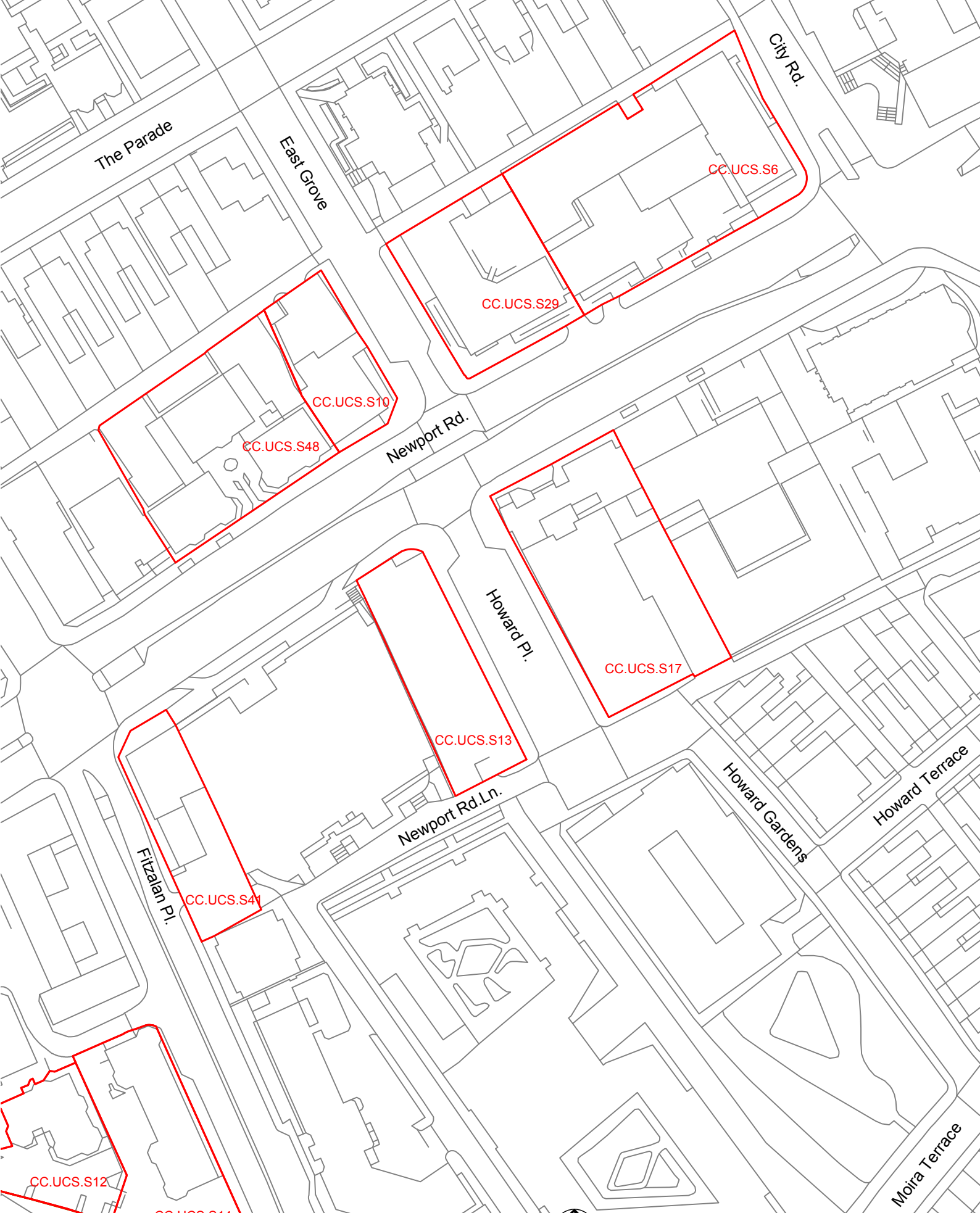


Cardiff LDP mapping RLDP layers

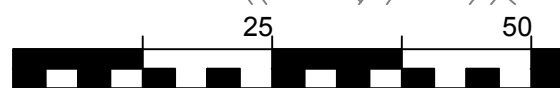


Photos - existing





 Denotes development boundary opportunity

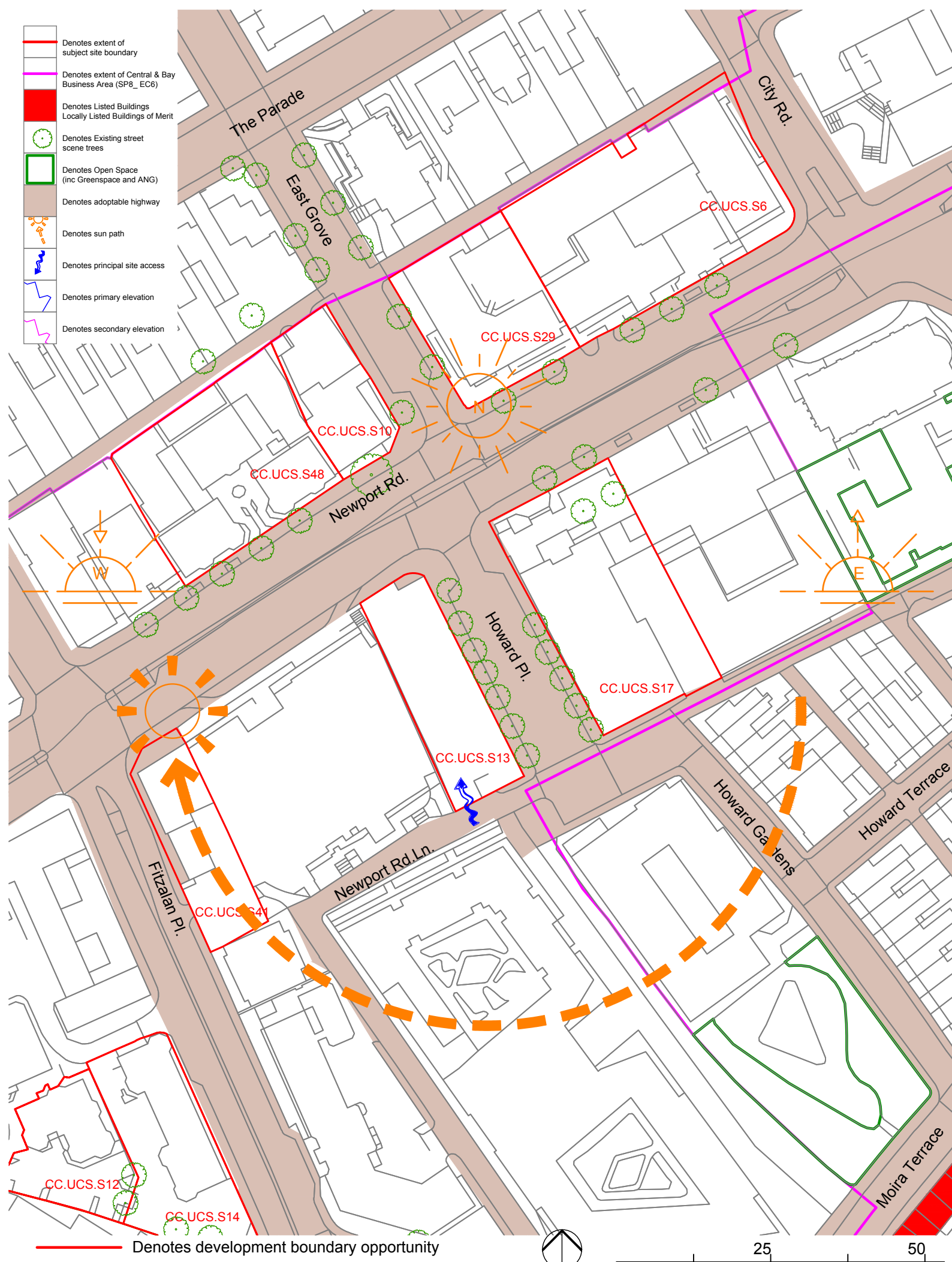


EDS26.42 - CC.UCS.S13 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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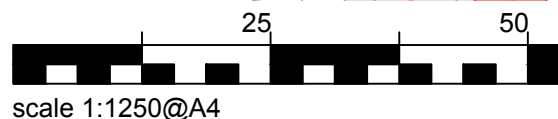
scale 1:1250@A4

- Denotes extent of subject site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes Listed Buildings Locally Listed Buildings of Merit
- Denotes Existing street scene trees
- Denotes Open Space (inc Greenspace and ANG)
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation



EDS26.42 - CC.UCS.S13 - CONSTRAINTS PLAN

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scale 1:1250@A4

Expedite Site Appraisal Template – NCP Adam St. Carpark, Cardiff

To be completed individually for each site identified

Site name	NCP Adam St. Carpark, Cardiff.
Site UID (CC.UCS.S__)	CC.UCS.S19

Site Location and Description

Easting (X)	318914
Northing (Y)	176168
Latitude	51.478637, (51°28'43"N)
Longitude	-3.1689978, (003°10'08"W)
Postal address/location	Adam Street, Cardiff. CF10 2FB
Area (ha)	1.11 hectares, being 11,104 square metres from OS digital mapping, comprising a series of adjoining surface car park parcels together with a 19 square metre electricity substation parcel at the north eastern edge.
Existing use(s)	Surface-level, pay-and-display commercial car park (NCP-operated), covering a fragmented series of cleared plots between Adam Street, Pellett Street, Duffryn Street, Garth Street and Taff Street. No permanent buildings are extant on the majority of the site; a single electricity substation occupies a small parcel in the north-eastern corner
Occupancy status	In operational use as a car park.
Previous uses	The site lies within the historic Adamsdown/Newtown area of Cardiff, immediately south-east of the city centre core and adjoining the Cardiff Central–Newport railway corridor. It included the historic Vulcan Hotel (built 1853), a long-established public house on Adam Street; the pub was closed and its fabric removed in 2012 following a public campaign, subsequently rebuilt at St Fagans National Museum of History and reopened on 11 May 2024. One title within the site (CYM370859) remains registered under the address "The Vulcan Public House, Adam Street, Cardiff".
Planning status/history	No live or recent planning application specific to this car park could be identified
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for this site appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). The Council's schedule of expired permissions records two outline consents at St David's 2, Site B, Adam Street, references 05/00502 and 05/00503, both dating from September 2005 and both recorded against a previous use of car park. Those consents should be examined: they indicate that residential or mixed use development on car park land at Adam Street has been consented previously and did not come forward, which is relevant both to the principle of development and to deliverability. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	No permanent buildings on the majority of the site. A single electricity substation (Title WA481225, owned by Western Power Distribution (South Wales) plc) occupies a small (19 m²) parcel at the site's north-eastern edge. No street trees or soft landscaping visible within the site boundary; the site is entirely hard-surfaced (tarmac car park).

Site boundaries and surrounding land uses	The site comprises a series of adjoining surface car park parcels bounded by Adam Street to the north-east, Pellett Street and Duffryn Street to the north-west, Garth Street to the south-west, and the Cardiff Central–Newport railway corridor (National Rail) to the south. Motorpoint Arena Cardiff (formerly Cardiff International Arena), identifiable by its distinctive oval roof, stands immediately to the north-west across the railway/Ellen Street/Rosemary Street area.
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Constraints

Flood risk	Natural Resources Wales' Flood mapping shows the wider Adam Street/Cardiff city-centre-fringe area with substantial Low flood risk from the sea across much of the area east of the railway corridor, and scattered pockets of Medium/High surface water risk along nearby roads
Ecology	As an entirely hard-surfaced car park with no on-site vegetation, ecological value is likely to be low
Trees	No trees or soft landscaping within the site boundary. Noted Trees and soft landscape boarding the National rail boundary adjacent.
Heritage/archaeology	No Cadw-listed buildings were identified within the site.
Air quality	Not assessed. The site adjoins Adam Street and lies close to the Central Link corridor and the Cardiff Central to Newport railway. The City Centre Air Quality Management Area is the nearest declared area and the relationship of the site to its boundary should be confirmed at application stage. On a car free or low parking city centre fringe scheme this is not expected to be determinative.
Noise	The site adjoins an active railway corridor (Cardiff Central–Newport line) and Motorpoint Arena Cardiff; potential event-noise and rail-noise constraints for any sensitive (e.g. residential) redevelopment should be considered.
Contaminated land	Given the site's long-standing use as a car park/former service station (per Land Registry title address "Adam Street Service Station, 3-6 Adam Street"), potential hydrocarbon contamination cannot be ruled out.
Vehicular access	The site is accessed directly from Adam Street, with internal circulation also touching Pellett Street, Duffryn Street and Garth Street. The site currently functions as an NCP-operated surface car park.
Utilities	An electricity substation (Title WA481225, Western Power Distribution (South Wales) plc) is located on site, at the north-eastern edge.
Pedestrian, cycle & public transport	The site lies within easy walking distance of Cardiff Queen Street railway station and well serviced from bus / cycle infrastructure.
Planning policy	The Council inception schedule records this site as falling within the Central and Bay Business Area, so Policy KP10 applies. Policy EC6 protects office floorspace within that area; the existing use is a surface car park and no office floorspace is lost, so EC6 is not engaged. Policy EC3, which protects designated employment areas outside the Central and Bay Business Areas, does not apply. The Council recorded on 13 August 2026 that there is no Policy H9 risk and no land use policy concerns on this site. It added that the 2006 application for St David's 2 provided illustrative material for this area showing a mix of commercial uses at ground floor with residential above, and that it would assume opportunities for a reasonable degree of height here. Economic Development agreed, subject to a commercial element being built in, and the ground floor

	commercial convention accordingly applies. That position is supported by the planning history of the land itself. The Council schedule of expired permissions records two outline consents at St David's 2, Site B, Adam Street under references 05/00502 and 05/00503, both dating from September 2005 and both recorded against a previous use of car park. Residential or mixed use development on car park land at Adam Street has therefore been consented before, which goes to the principle of development. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged if height is pursued. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below

Policy H9 — need to retain the existing use

Existing use and whether active	In active use as a public car park.
Use protected by policy designation (Y/N — which)	No designation protects the existing use. Policy EC6 protects office floorspace, which is not the existing use here, and Policy SP8 provides that residential uses are appropriate above ground floor level where no ground floor commercial unit is lost. Council comments received 13 August 2026, from Planning Policy and Economic Development. The Council records no H9 risk and no land use policy concerns. It adds that the 2006 application for St David's 2 provided illustrative material for this area showing a mix of commercial uses at ground floor with residential above, and that it would assume opportunities for a reasonable degree of height here. Economic Development agrees but would want a commercial element built in. The ground floor commercial convention accordingly applies
Evidence of relocation, disposal or marketing	No marketing particular has been identified for this site. Two matters are nonetheless material. However, thirteen of the sixteen registered titles are held by Marcol Asset Management Limited, and Marcol Estate has been an active promoter of redevelopment in central Cardiff since at least 2019, including within the Guildford Crescent and Canal Quarter masterplan area immediately adjoining. An owner that has assembled thirteen titles across a single block, and which promotes development elsewhere in the same quarter, is not holding the land passively.
Age / condition / functional obsolescence of buildings	Not applicable. There are no permanent buildings on the site save a 19 square metre electricity substation held on title WA481225 by Western Power Distribution (South Wales) plc, now trading as National Grid Electricity Distribution. The site is otherwise entirely hard surfaced surface car park. The question for Policy H9 is not obsolescence of a building but whether there is a continuing operational need for the parking, which is addressed at the H9 conclusion.
H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. A surface car park is previously developed land and is a recognised source of urban capacity, identified as such in the Development Plans Manual and in both the

	Vale of Glamorgan and Bridgend urban capacity studies. The site comprises a series of cleared, hard surfaced parcels with no permanent buildings save a 19 square metre electricity substation. The redundancy test for a car park is whether there is a continuing operational need for the parking, and the Council has answered it. In its written comments of 13 August 2026 the Council recorded no Policy H9 risk and no land use policy concerns on this site. That is the local planning authority, which is also the body responsible for the city centre parking strategy, confirming that it does not assert a need to retain the parking here. Economic Development agreed, subject only to a commercial element being built into any scheme, which is a matter of composition rather than of principle. Criterion (i) requires that there be no overriding alternative local land use requirement. None is asserted and none has been identified. The parking is a commercial pay and display operation on privately held land, not Council owned public parking provided to meet an identified civic need. The site also lies within the area covered by the Council's Canal Quarter proposals, which contemplate the redevelopment of this part of the city centre fringe rather than its retention as surface parking. The principle is further supported by the planning history of the land itself. The Council's schedule of expired permissions records two outline consents at St David's 2, Site B, Adam Street under references 05/00502 and 05/00503, both dating from September 2005 and both recorded against a previous use of car park. Residential or mixed use development on car park land in this block has therefore been consented before. The Council has separately indicated, from the 2006 St David's 2 material, that it would assume opportunities for a reasonable degree of height here, with commercial uses at ground floor and residential above. Policy H9 is accordingly discharged. The constraints on this site are ownership and delivery, not policy.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 11,104sqm (1.11ha) – 2.74ac
Net Developable Area (NDA)	The gross site area is 1.11 hectares. The benchmark gross to net ratio for a site in the one to two hectare band is 85 per cent, which would give 0.94 hectares. That figure is recorded for completeness but is not the basis of the capacity at this site, for the reason given at paragraph 3.17 of the report. The benchmark ratios exist to account for the land take arising from plan policy requirements, being open space and play provision, sustainable drainage, tree replacement, biodiversity net benefit, green infrastructure and access and active travel provision. On a city centre flatted scheme of the kind this site would accommodate, those requirements are met within the development envelope, at podium and roof level and by commuted sum, rather than by taking land out of the developable area. Deducting a further 15 per cent for land take on a site of this character would apply the same allowance twice, which paragraph 3.17 expressly warns against. The capacity is accordingly derived by applying the ordinary city centre band to the gross site area of 1.11 hectares.
Density	1,000 dwellings per hectare, the ordinary city centre band applied to the schedule site by site at the meeting of 2 September 2026 and confirmed in writing by the Council on 8 September 2026, taken on the gross site area for the reason given at Net Developable Area above. The figure is conservative when tested against the nearest consented comparable measured on the same basis. Cardiff Council granted permission at Harlech Court, Bute Terrace, in October 2025 under 24/02946/FUL for 340 dwellings on 0.19 hectares, which is approximately 1,789 dwellings per hectare on the gross site area. The band applied here is 1,000 per hectare on the same measure, being some 56 per cent of the density the Council has recently consented within the same tall building cluster on a smaller and more constrained plot. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged. The Council has indicated that it would assume opportunities for a reasonable degree of height at this location. Policy D1 also requires that a tall building should not compromise the reasonable development of neighbouring sites, and the cumulative position across the Adam Street and Bute Terrace cluster should be considered rather than each site being maximised independently.
Recommended development form	Residential led mixed use, planned as a comprehensive perimeter block masterplan across the whole 1.11 hectare holding rather than plot by plot. Active frontage with commercial floorspace at ground level and no residential accommodation at ground floor, responding to the comment of Economic Development on 13 August 2026. A base of eight to twelve storeys with taller elements rising into the twenties, below the 30 storeys consented at Harlech Court within the same cluster, with the height distribution tested across the Adam Street and Bute Terrace cluster under Policy D1. Likely delivery as build to rent.
Yield	1,110 dwellings, being the gross site area of 1.11 hectares at the ordinary city centre band of 1,000 dwellings per hectare. This is the figure signed off by Cardiff Council on 2 September 2026. It is derived from the agreed band rather than asserted, and it sits at approximately 56 per cent of the density the Council consented at Harlech Court in October 2025 measured on the same basis. The

	ground floor commercial element sought by Economic Development on 13 August 2026 is accommodated within the figure, the convention adopted across the study being that the ground floor of a city centre scheme contains no residential accommodation.
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Deliverability

Ownership	Fragmented multiple ownership. Thirteen of sixteen identified titles are held by Marcol Asset Management Limited; the remaining titles are held individually by Transport for Wales, Amodeo Holdings Limited, and Western Power Distribution (South Wales) plc (the last being a small electricity substation parcel). See table of titles below.
Registered owner(s)	Marcol Asset Management Limited (13 titles); Transport for Wales (1 title, CYM678552); Amodeo Holdings Limited (1 title, WA267372); Western Power Distribution (South Wales) plc (1 title, WA481225 — substation).
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM678552; WA989892; WA716751; WA840767; WA231842; WA389607; WA719446; WA279295; CYM370859; WA780077; WA267372; WA181965; WA827598; WA244988; CYM355402; WA481225.
Ownership: single / multiple / fragmented	Fragmented (16 separate titles across 4 owners).
Land assembly required (Y/N)	Y
Evidence of owner intent	No public evidence of a live development proposal, marketing exercise, or planning application by Marcol Asset Management Limited for this specific site was identified, although Marcol Estate has been an active promoter of redevelopment elsewhere in central Cardiff (the Guildford Crescent/"Canal Quarter" masterplan area) since at least 2019.
Suitability	1,110 dwellings, being the gross site area of 1.11 hectares at the ordinary city centre band of 1,000 dwellings per hectare. This is the figure signed off by Cardiff Council on 2 September 2026. It is derived from the agreed band rather than asserted, and it sits at approximately 56 per cent of the density the Council consented at Harlech Court in October 2025 measured on the same basis. The ground floor commercial element sought by Economic Development on 13 August 2026 is accommodated within the figure, the convention adopted across the study being that the ground floor of a city centre scheme contains no residential accommodation.
Availability	Capable of being demonstrated, and materially better than the raw title count suggests. Sixteen registered titles are involved, but thirteen of them are held by a single owner, Marcol Asset Management Limited, so the great majority of the assembly is already in one hand. Of the remaining three, one is a 19 square metre electricity substation held by Western Power Distribution which can be retained, designed around or diverted, one is held by Transport for Wales under title CYM678552 and one by Amodeo Holdings Limited under title WA267372. The inception schedule records a pre-application in play. The site is in active operation as a public car park, which is a low value holding use rather than an operational asset that must be protected, and the schedule note recording risk on parcels should be understood as referring to the outstanding titles rather than to any impediment on the main holding.
Achievability	Achievable, with two identified matters. First, contamination: the Land Registry title address records "Adam Street Service Station, 3-6 Adam Street", and hydrocarbon contamination from that former use cannot be ruled out and would require investigation and, if

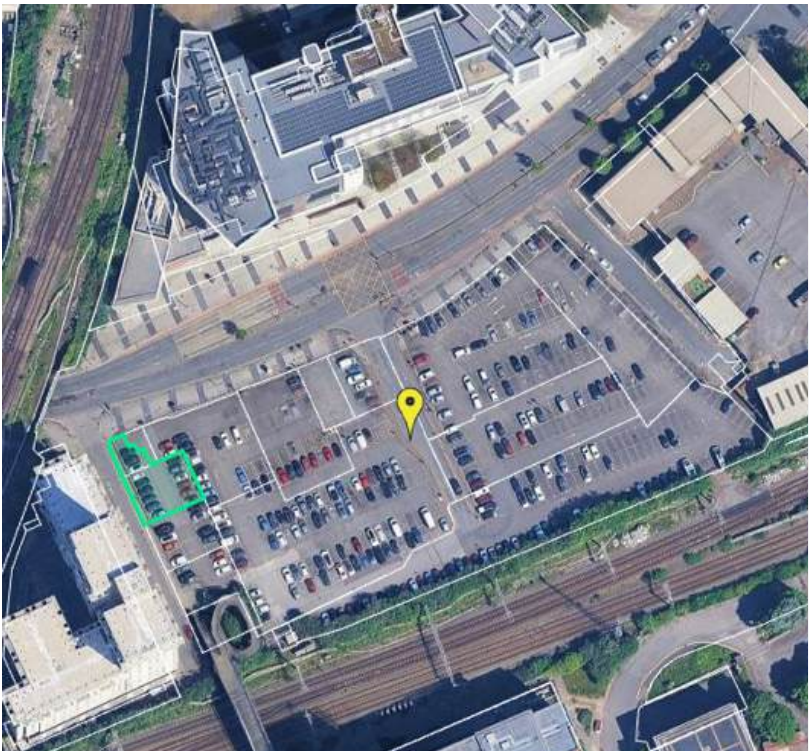
	present, remediation. Second, the electricity substation at the north eastern corner will need to be retained in situ, designed around or diverted by agreement with the operator. Beyond those, the site is cleared and level with existing vehicular accesses from Adam Street and internal circulation touching Pellett Street, Duffryn Street and Garth Street, so there are no demolition or access abnormalities.
Evidence of availability	Pre-app activity in play
Likely delivery timescale	Years 6 to 10. There is no physical or policy impediment and the majority of the land is in one ownership, but three further interests must be brought in, a substation resolved, contamination investigated and a scheme of considerable scale designed, consented and built. The site cannot properly be placed in an earlier band without confirmation of the pre-application and evidence that the outstanding titles are capable of being acquired.
Confidence rating (High / Medium / Low)	Medium. The site is cleared previously developed land in a highly accessible city centre fringe location; the Council has confirmed no Policy H9 risk and no land use policy concerns; residential and mixed use development on car park land in this block has been consented previously; and thirteen of the sixteen titles are held by a single active Cardiff developer with a pre-application recorded as in play. The rating is held below High because three titles remain outside the principal ownership, the pre-application has not been confirmed with a reference, and possible hydrocarbon contamination from the former Adam Street Service Station is uninvestigated. It would move to High on confirmation of the pre-application together with evidence that the outstanding interests are capable of being acquired.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	1,110
If not counted — reason	N/A site counted
Summary	NCP Adam Street Car Park is a fragmented, multi-title surface car park site in the Adamsdown/city -centre-fringe area of Cardiff, close to Motorpoint Arena Cardiff and Cardiff Queen Street station, and adjoining the Cardiff Central–Newport railway corridor. The great majority of the constituent titles (13 of 16) are held by a single active Cardiff developer, Marcol Asset Management Limited, with the balance held by Transport for Wales, Amodeo Holdings Limited and Western Power Distribution (the last comprising a small on-site substation). No live planning application, marketing evidence, flood risk confirmation. The site is counted at 1,110 dwellings on the Cardiff Council sign off of September 2026, derived as 1.11 hectares at the ordinary city centre band of 1,000 dwellings per hectare, in delivery years 6 to 10, at Medium confidence. The Council recorded no Policy H9 risk and no land use policy concerns on 13 August 2026 and indicated that it would assume opportunities for a reasonable degree of height here. Policy H9 is discharged: the land is previously developed, the parking is a commercial operation on privately held land rather than public provision meeting an identified need, and no overriding alternative land use requirement has been identified. Land assembly across sixteen registered titles is required, thirteen of which are held by a single owner.
Assessed by / date	Ross Bowen MRTPI, 8/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 9/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP

WA989892

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA989892

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

UNKNOWN

All intersecting owners

Freeholder

MARCOL ASSET MANAGE...

Leaseholder

1

Insights

5

Details

Plot size

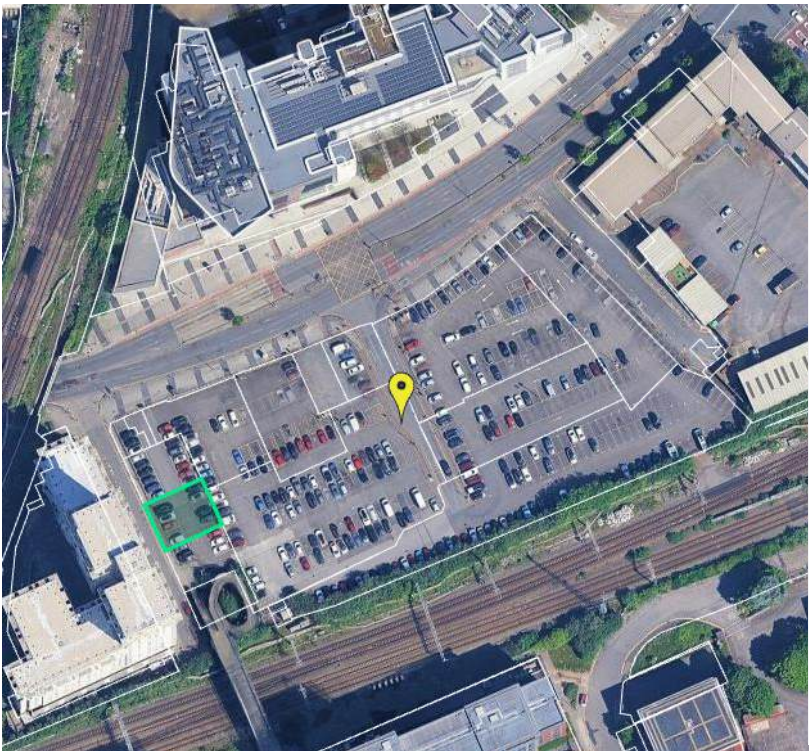
344 m²

Area

344 m²

Perimeter

87 m



OWNERSHIP

WA716751

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA716751

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

6,7 And 8 Pellett Street Cardiff CF10 4FF

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

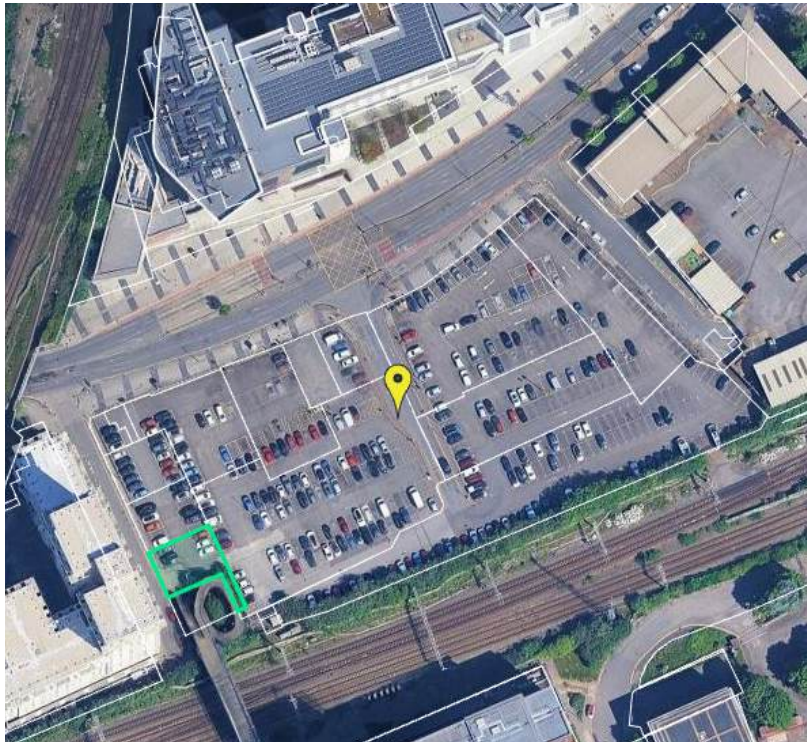
264 m²

Area

264 m²

Perimeter

65 m



OWNERSHIP

WA840767

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA840767

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

9,10,11,12 And 13 Pellett Street Cardiff CF10 4FF

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

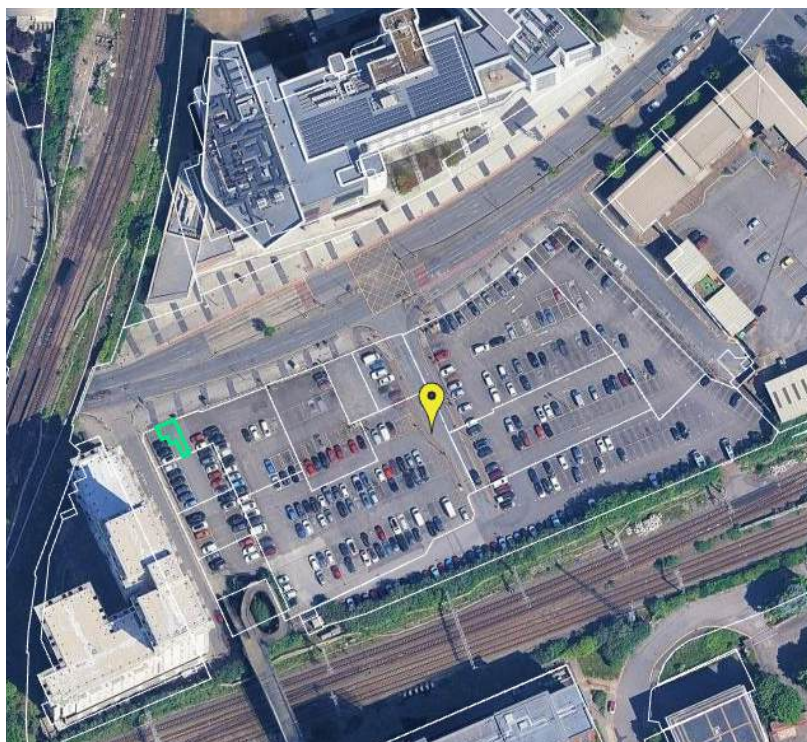
272 m²

Area

272 m²

Perimeter

85 m



OWNERSHIP

WA231842

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA231842

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

UNKNOWN

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

40 m²

Area

40 m²

Perimeter

33 m



OWNERSHIP

WA389607

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

^

Title

WA389607

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

Adam Street Service Station 3-6 Adam Street Cardiff CF24 2FH

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

^

Details

Plot size

641 m²

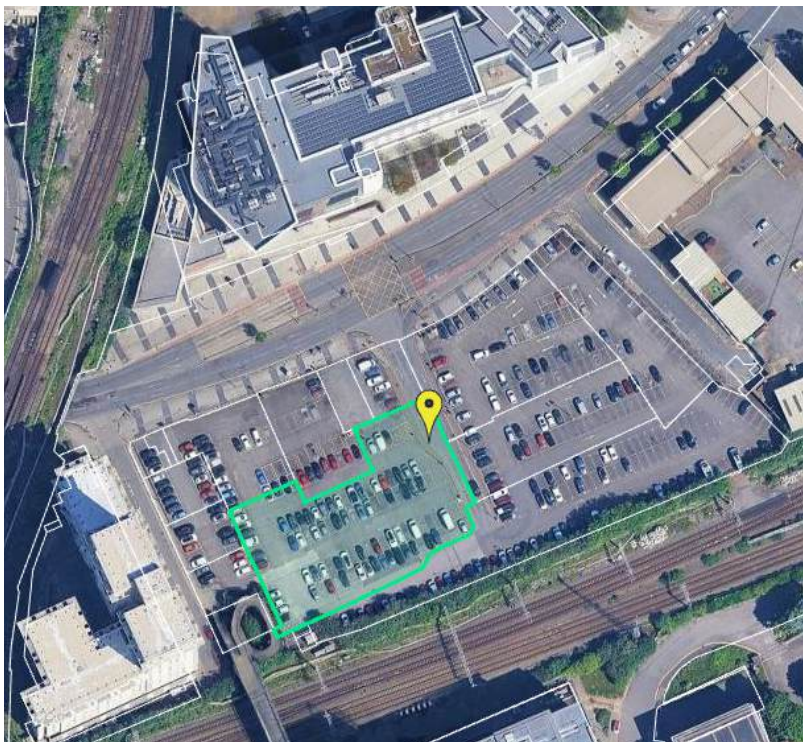
^

Area

641 m²

Perimeter

112 m



OWNERSHIP

WA719446

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

^

Title

WA719446

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

1, 2 And 4 Duffryn Street And 2 And 4 Garth Street Cardiff CF24 2FN

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

^

Details

Plot size

0.23 ha

^

Area

0.23 ha

Perimeter

230 m



OWNERSHIP
WA279295

Assessment
View all site considerations

Management
Manage your saved site

Details Planning History Policies Environmental

Ownership Selected

Title: **WA279295** Tenure: **Freehold**

Ownership: **MARCOL ASSET MANAGEMENT LIMITED**

Address: **UNKNOWN**

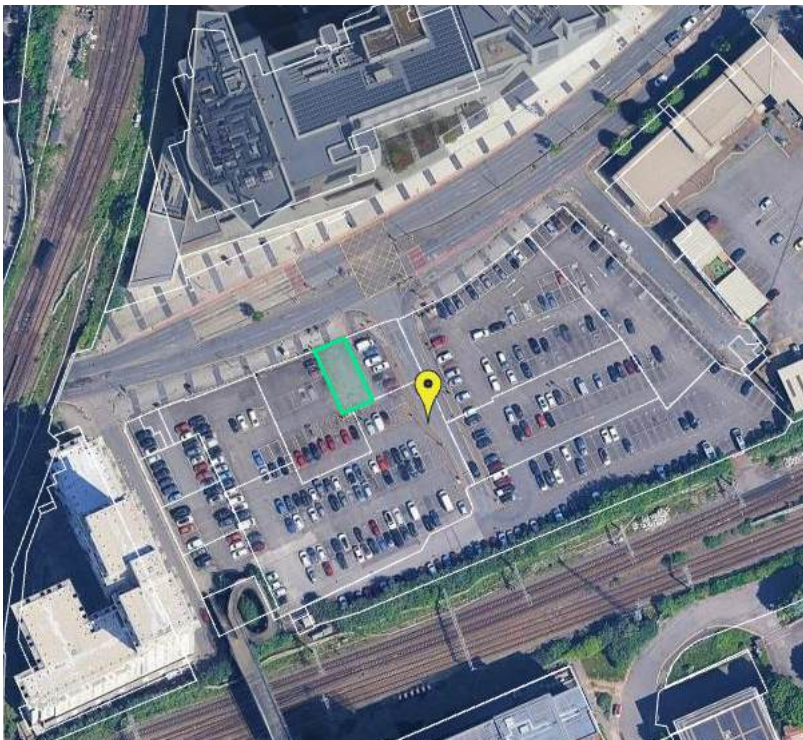
All intersecting owners

Freeholder: **MARCOL ASSET MANAGEMENT LIMITED**

Insights 5

Plot size 639 m²

Area: **639 m²** Perimeter: **108 m**



OWNERSHIP
CYM370859

Assessment
View all site considerations

Management
Manage your saved site

Details Planning History Policies Environmental

Ownership Selected

Title: **CYM370859** Tenure: **Freehold**

Ownership: **MARCOL ASSET MANAGEMENT LIMITED**

Address: **The Vulcan Public House Adam Street Cardiff CF24 2FH**

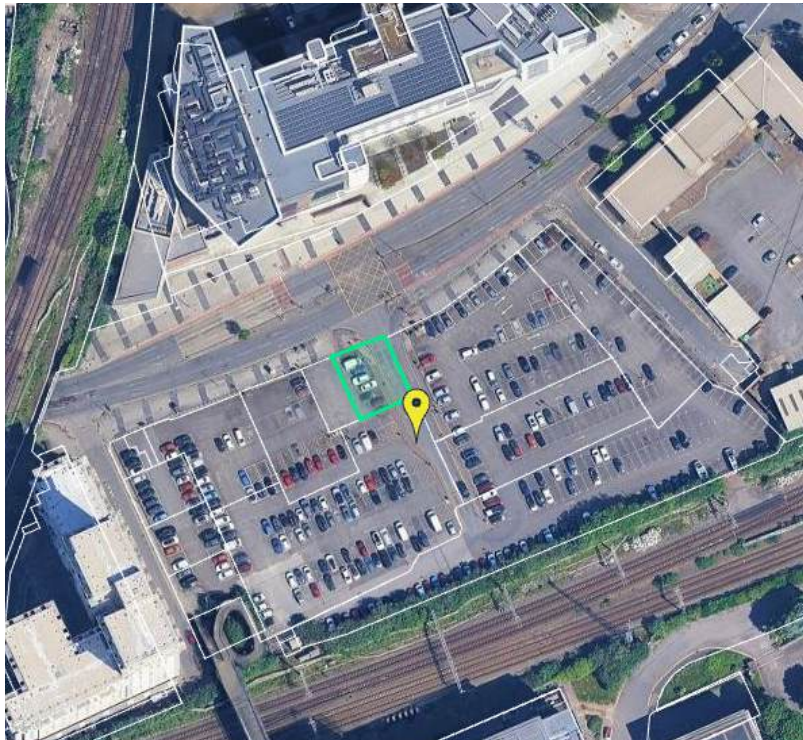
All intersecting owners

Freeholder: **MARCOL ASSET MANAGEMENT LIMITED**

Insights 5

Plot size 173 m²

Area: **173 m²** Perimeter: **56 m**



OWNERSHIP
WA780077

Assessment
View all site considerations

Management
Manage your saved site

Details Planning History Policies Environmental

Ownership Selected ^

Title **WA780077** Tenure **Freehold**

Ownership
MARCOL ASSET MANAGEMENT LIMITED

Address
11-13 Adam Street Cardiff CF24 2FH

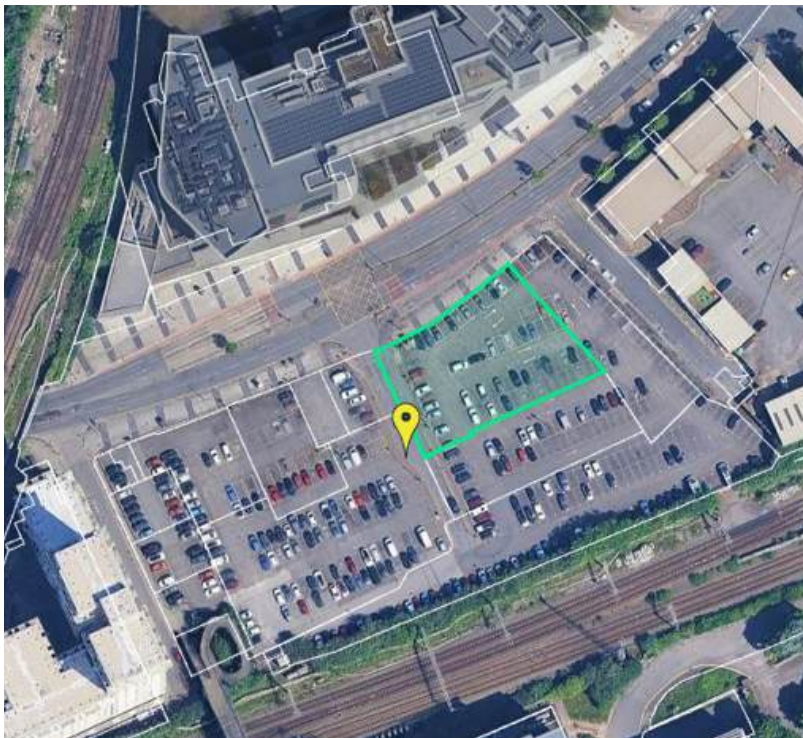
All intersecting owners

Freeholder
MARCOL ASSET MANAGEMENT LIMITED

Insights 5 ^

Plot size 292 m² ^

Area **292 m²** Perimeter **68 m**



OWNERSHIP
WA267372

Assessment
View all site considerations

Management
Manage your saved site

Details Planning History Policies Environmental

Ownership Selected ^

Title **WA267372** Tenure **Freehold**

Ownership
AMODEO HOLDINGS LIMITED

Address
UNKNOWN

All intersecting owners

Freeholder
AMODEO HOLDINGS LIMITED

Insights 5 ^

Plot size 0.16 ha ^

Area **0.16 ha** Perimeter **169 m**



OWNERSHIP

WA181965

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA181965

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

5 Garth Street CF10 4FQ

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

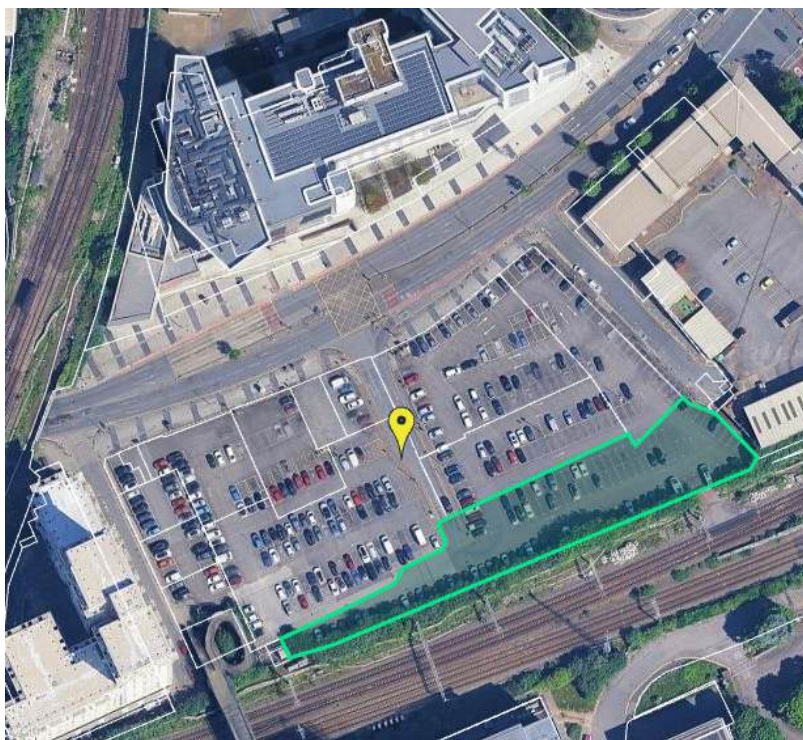
0.11 ha

Area

0.11 ha

Perimeter

150 m



OWNERSHIP

WA827598

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA827598

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

Land And Buildings On The South Side Of Taff Street
Cardiff CF10 4BQ

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

0.24 ha

Area

0.24 ha

Perimeter

323 m



OWNERSHIP

WA244988

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA244988

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

22-23 Adam Street Cardiff CF24 2FH

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

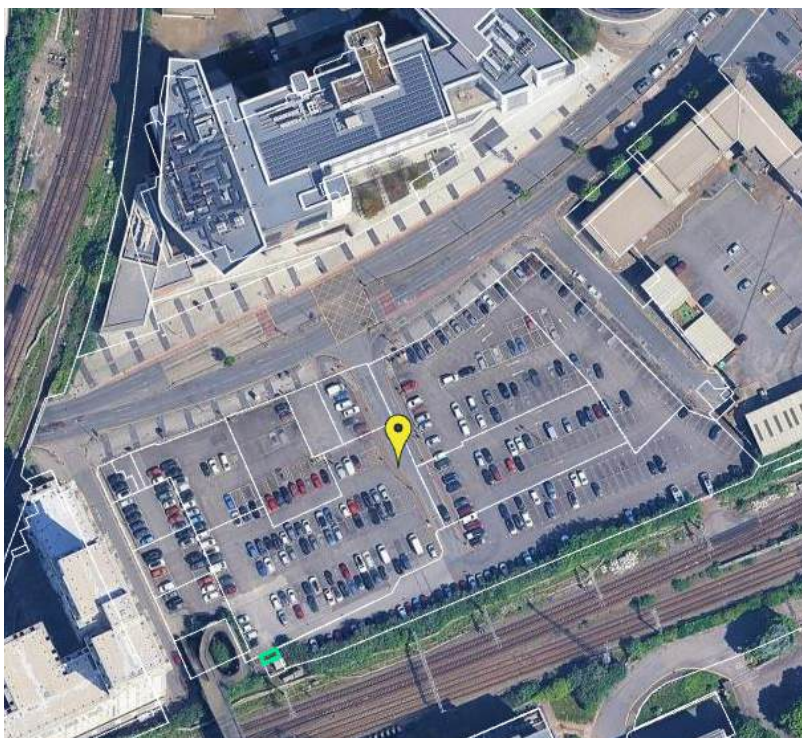
907 m²

Area

907 m²

Perimeter

155 m



OWNERSHIP

CYM355402

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

CYM355402

Tenure

Freehold

Ownership

MARCOL ASSET MANAGEMENT LIMITED

Address

UNKNOWN

All intersecting owners

Freeholder

MARCOL ASSET MANAGEMENT LIMITED

Insights

5

Details

Plot size

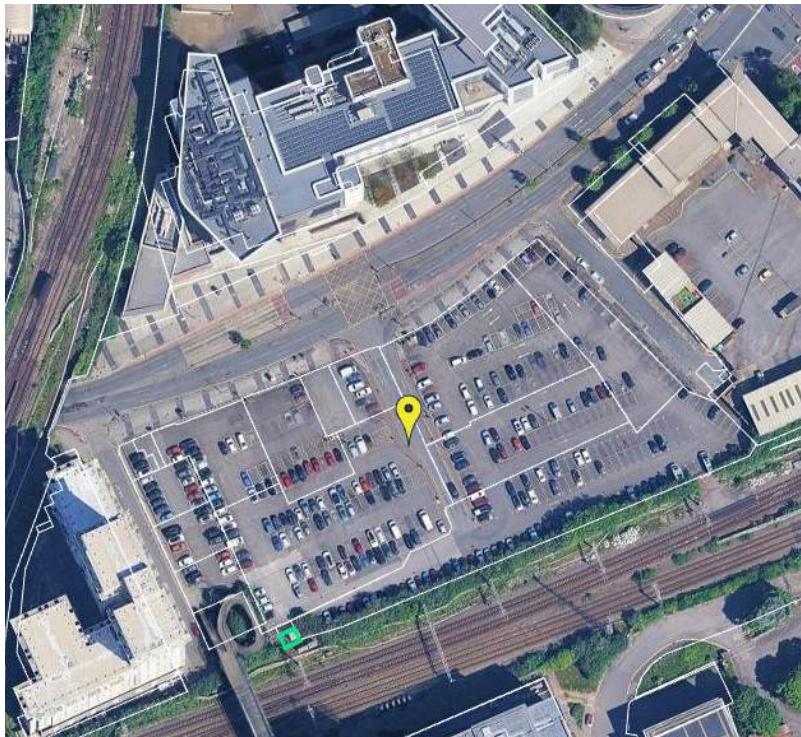
12 m²

Area

12 m²

Perimeter

15 m



OWNERSHIP

WA481225

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA481225

Tenure

Freehold

Ownership

WESTERN POWER DISTRIBUTION (SOUTH WALES) PLC

Address

UNKNOWN

All intersecting owners

Freeholder

WESTERN POWER DISTRIBUTION (SOUTH WALES) PLC

Insights

5

Details

Plot size

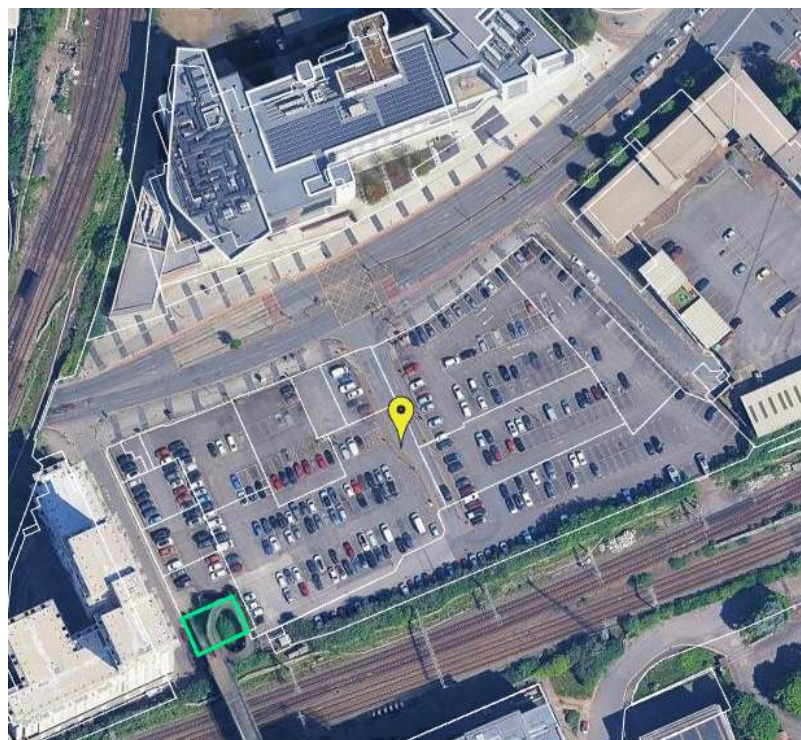
19 m²

Area

19 m²

Perimeter

18 m



OWNERSHIP

CYM678552

Assessment

View all site considerations

Management

Manage your saved site

Details

Planning History

Policies

Environmental

Ownership

Selected

Title

CYM678552

Tenure

Freehold

Ownership

TRANSPORT FOR WALES

Address

UNKNOWN

All intersecting owners

Freeholder

TRANSPORT FOR WALES

Leaseholder

1

Insights

5

Details

Plot size

177 m²

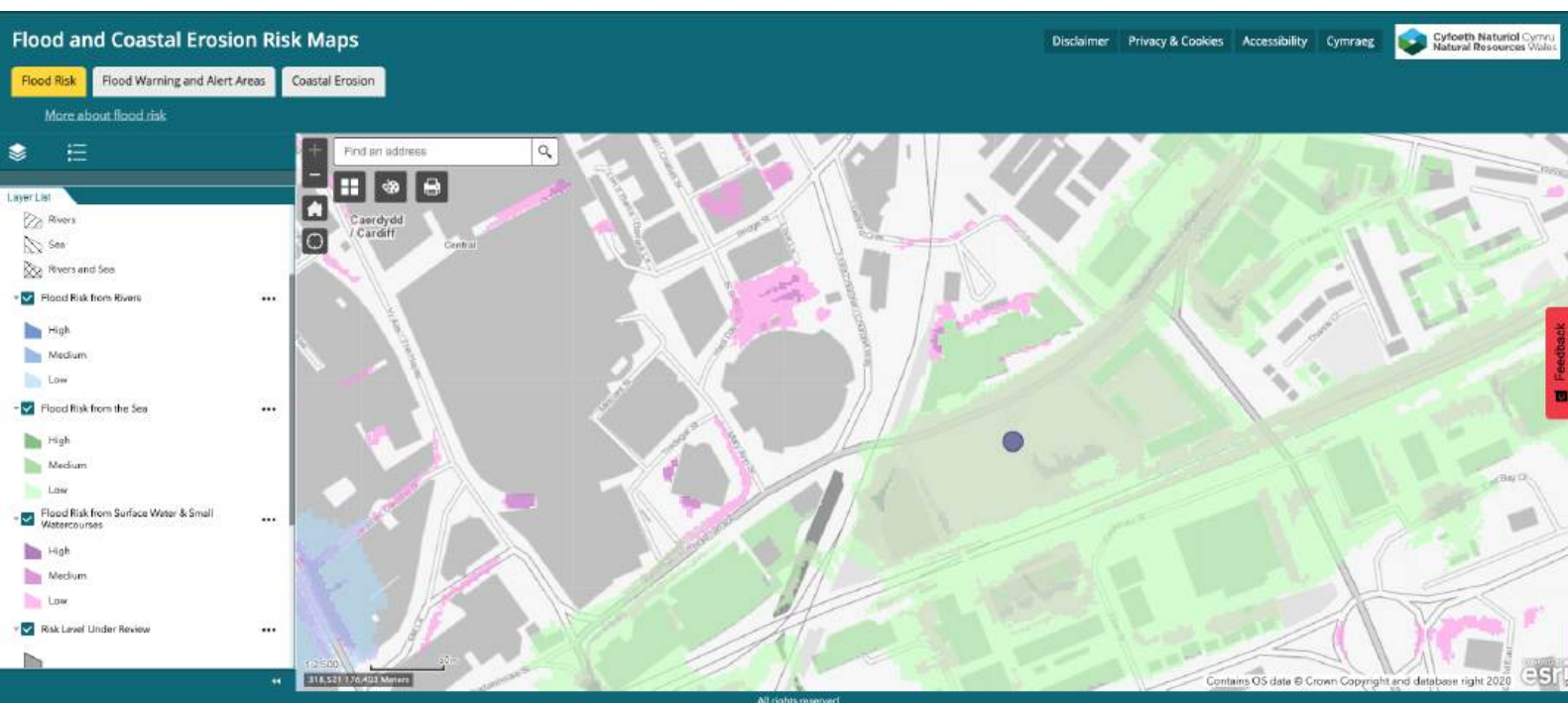
Area

177 m²

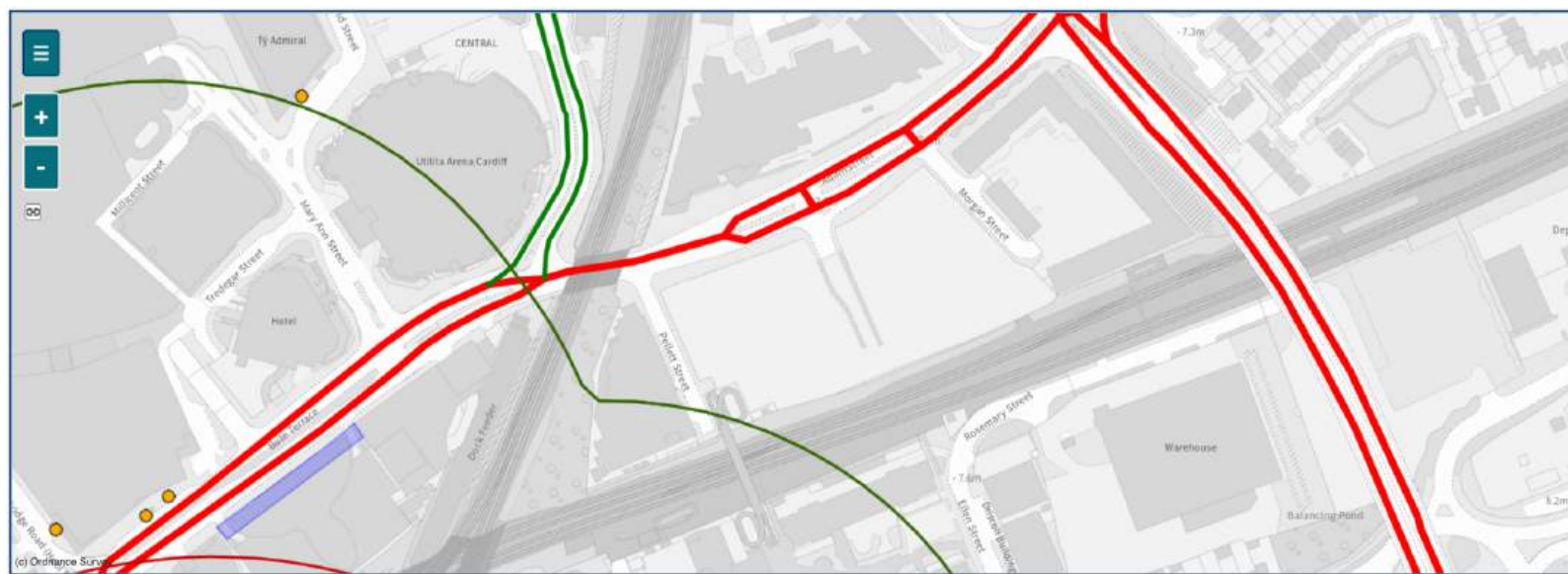
Perimeter

54 m

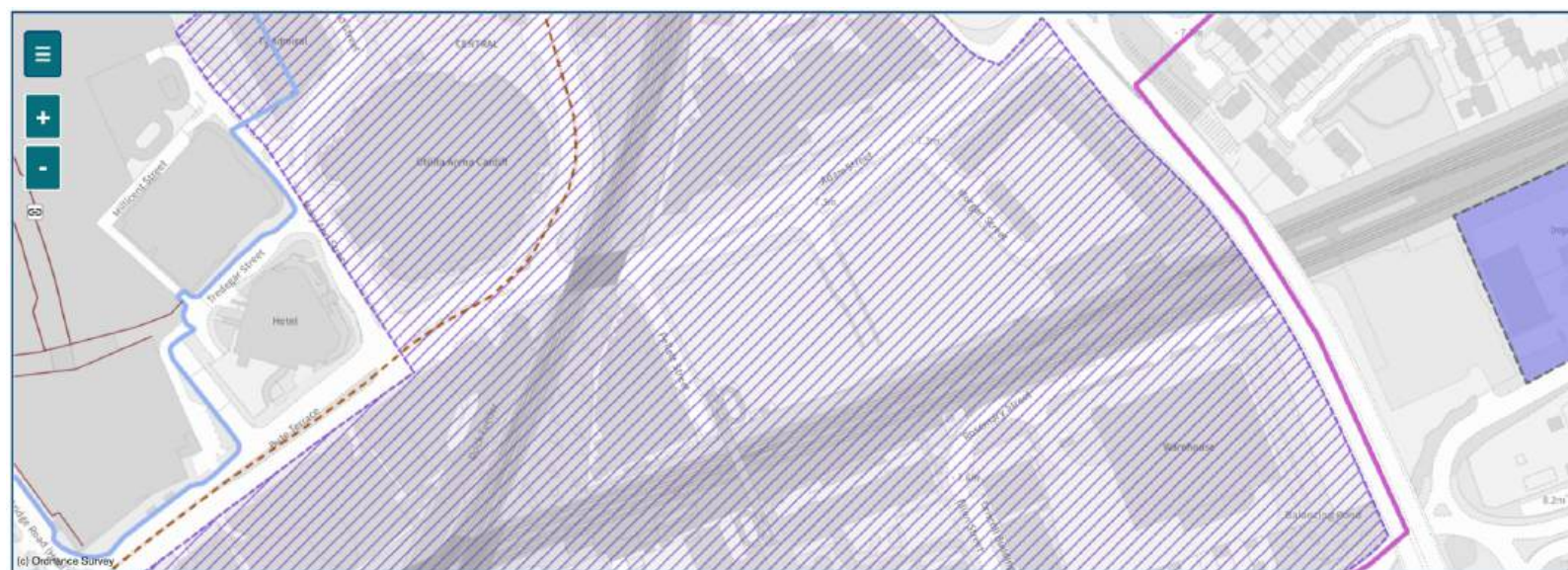
NRW – Flood risk mapping



Cardiff LDP mapping context layers

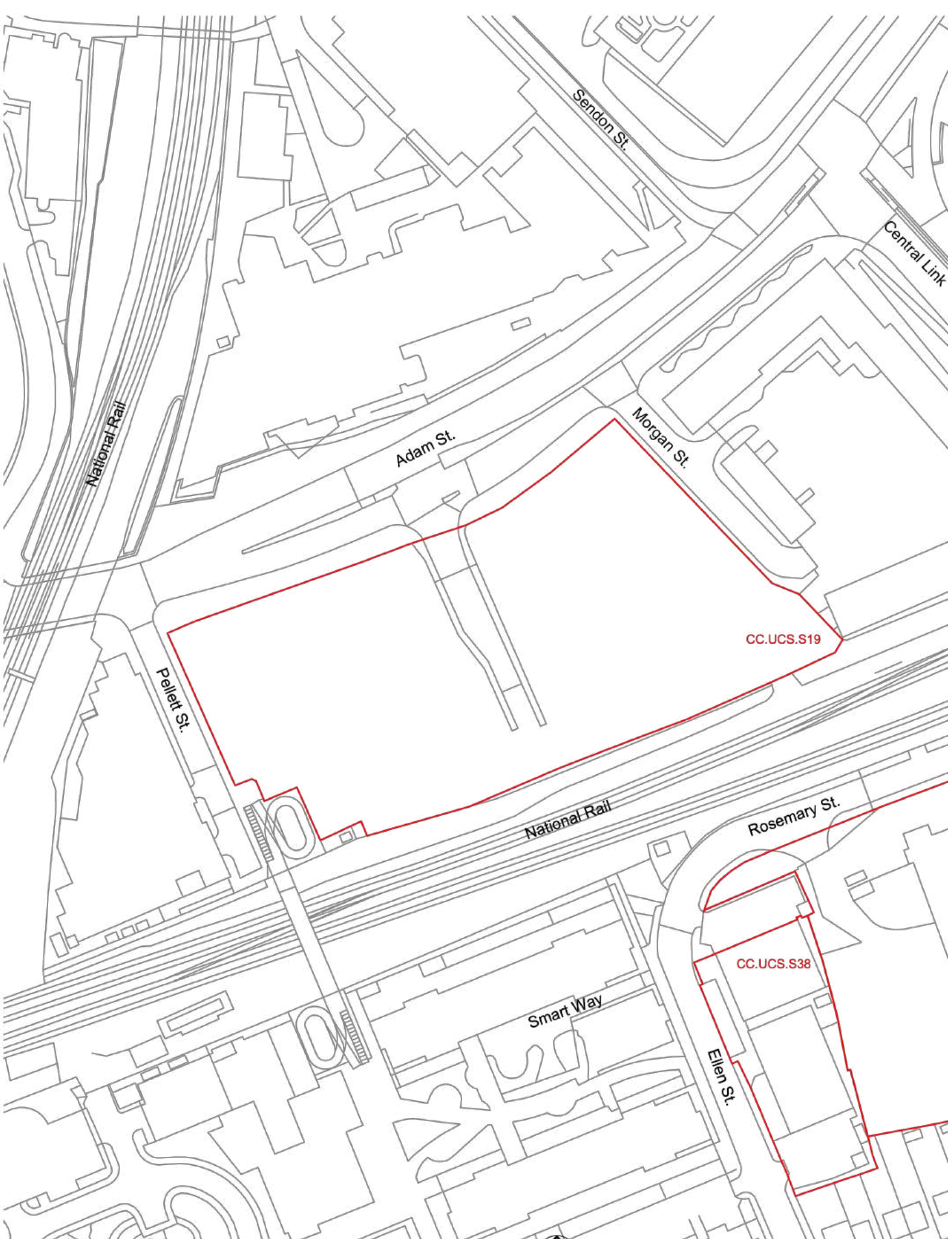


Cardiff LDP mapping RLDP layers



Photos – existing

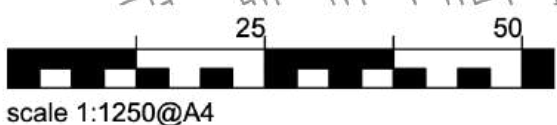




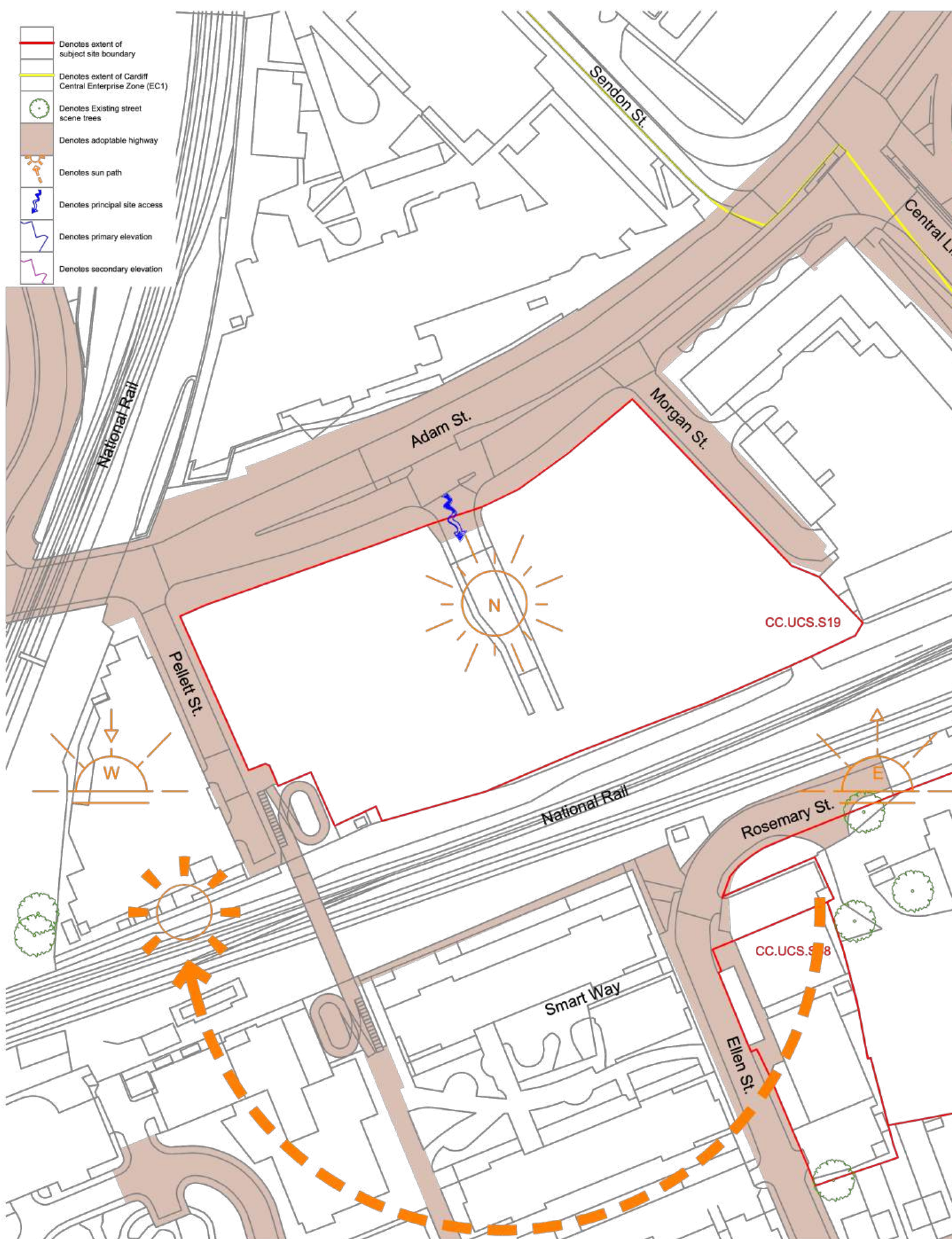
— Denotes development boundary opportunity

EDS26.42 - CC.UCS.S19 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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- Denotes extent of subject site boundary
- Denotes extent of Cardiff Central Enterprise Zone (EC1)
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation



Denotes development boundary opportunity



25

50

EDS26.42 - CC.UCS.S19 - CONSTRAINTS PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4

Expedite Site Appraisal Template – NCP Knox Road Carpark, Cardiff

To be completed individually for each site identified

Site name	NCP Knox Road Carpark, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S20

Site Location and Description

Easting (X)	318985
Northing (Y)	176572
Latitude	51.482282, (51°28'56"N)
Longitude	-3.1680751, (003°10'05"W)
Postal address/location	No.1 Knox Road, Cardiff. CF24 0BL
Area (ha)	0.44ha
Existing use(s)	Operational multi-storey car park, operated by National Car Parks (NCP) Ltd, trading as "NCP Cardiff Knox Road".
Occupancy status	Occupied - in active commercial operation as a car park
Previous uses	No verified record of prior (pre-car park) use identified
Planning status/history	No live or recent planning application specific to the Knox Road car park building
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for Knox Road appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025. The site is not within the residential landbank and no capacity here is counted in the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	Multi-storey concrete-framed car park building of a typical late-20th-century NCP form.
Site boundaries and surrounding land uses	The site fronts Knox Road, within the block bounded by Newport Road to the north, Fitzalan Place/Fitzalan Road to the west, and Moira Terrace/Windsor Road to the south-east, in the Adamsdown area east of Cardiff city centre. To the west, on Fitzalan Road/Fitzalan Place, are the office buildings Brunel House (refurbished serviced offices, Regus) and Trafalgar House (a five-storey, 1983-built office building of c.52,000 sq ft). Further south along Fitzalan Place are Fitzalan Court and Fitz and Knox (Knox Court), mixed commercial/residential redevelopments on Newport Road and HMP Cardiff opposite. To the north-east, across Newport Road, is the former Cardiff School of Art & Design campus at Howard Gardens (a six-storey 1966 building by City Architect John Dryburgh, vacated by Cardiff Metropolitan University in 2014 and since redeveloped as purpose-built student accommodation), and the adjoining Howard Gardens open space (a public garden dating from 1889–90). The wider Adamsdown area also includes Cardiff Magistrates' Court and Cardiff Royal Infirmary/University of South Wales premises within a short walk, and the site is within approximately 500m of Cardiff Queen Street railway station to the south-west.

Constraints

Flood risk	The Natural Resources Wales Flood Map shows the site sitting outside the high/medium/low risk. Pockets of "Low" surface-water flood risk are shown nearby along Fitzalan Place/Newport Road to
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	the north-west and around Moira Street/Habershon Street to the north-east.
Ecology	Limited. The site is occupied in its entirety by a concrete framed multi-storey car park with no vegetation and no habitat within its boundary. The nearest features of interest are the street trees on the public footway and the Howard Gardens public open space across Newport Road. A precautionary bat and nesting bird survey of the structure will be required before demolition, which is a routine requirement rather than a constraint. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required.
Trees	Not on site. Street scene trees present along the public footways.
Heritage/archaeology	The existing car park building is not listed
Air quality	Not assessed. The site lies off Fitzalan Place and Newport Road, the A4161, which is a principal arterial route into the city centre, and the relationship of the site to the boundaries of the declared Air Quality Management Areas should be confirmed at application stage. On a car free or low parking city centre fringe scheme, and on a site whose existing use is the storage of vehicles, this is not expected to be determinative. Redevelopment removes a vehicle destination from the local network, which is a benefit rather than a burden in air quality terms.
Noise	Not assessed in detail. Newport Road and Fitzalan Place carry heavy traffic and frequent bus services and are the principal foreseeable source. Residential amenity is nonetheless demonstrably capable of being achieved on this frontage: Cardiff Council granted permission under 22/02604 for 203 dwellings at Knox Court, 10 Fitzalan Place, on the immediately adjoining land, and Fitzalan Court and Fitz and Knox are further residential redevelopments within the same block. Standard glazing and ventilation measures will apply.
Contaminated land	No verified record of any pre car park use has been identified and the site is not recorded on any register of contaminated land. Two ordinary matters will require attention at application stage. First, hydrocarbon and heavy metal contamination associated with long term vehicle standing, which is inherent to the existing use and is addressed by investigation and, if required, remediation in the ordinary way. Second, an asbestos refurbishment and demolition survey of the structure, which is a standard requirement for a building of this age and form. Neither is expected to be determinative on a site of this value in this location.
Vehicular access	Vehicular access is taken directly from Knox Road, which connects to the Newport Road/Fitzalan Place corridor (A4161).
Utilities	Not assessed. The site sits within an established urban block on the city centre fringe where full services are available at the boundary and where the adjoining land is already coming forward for residential development. Network capacity for a scheme of this density, in particular electricity supply and foul drainage, falls to be confirmed with the statutory undertakers at application stage.
Pedestrian, cycle & public transport	The site is well located in transport terms: it lies within an easy walk of Cardiff Queen Street railway and close to Newport Road, a principal bus corridor into the city centre.
Planning policy	The site lies within the built up area covered by the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, in the Adamsdown area immediately east of the city centre. No policy designation resists the principle of residential development

	here. Policy EC6 protects office floorspace; the existing use is a multi-storey car park and no office floorspace is lost, so EC6 is not engaged. Policy EC3, which protects designated employment areas, does not apply to a car park. The Council recorded in its written comments of 13 August 2026, from Planning Policy and Economic Development, that there is no Policy H9 risk and no land use policy concerns on this site. Economic Development agreed, repeating its preference for a commercial element at ground floor as at NCP Adam Street, and the ground floor commercial convention accordingly applies. The site satisfies the accessibility criterion agreed with the Council on 30 July 2026 on both limbs: it lies within approximately 500 metres of Cardiff Queen Street station and fronts the Newport Road corridor, a Strategic Bus Route under Policy T2. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged if height is pursued. Policy BG7 applies, the site lying within the 12.6 kilometre catchment of the Severn Estuary European sites.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Multi-storey car park (Sui Generis use); currently active and operational.
Use protected by policy designation (Y/N — which)	No. No protective designation applies to the existing use. Policy EC6 protects office floorspace and none is lost, the existing use being a car park. Policy EC3, which protects designated employment areas, does not apply to a car park. The material question for a car park is whether the Council parking strategy identifies a continuing need for public parking at this location. It does not, and the Council has answered the point twice over. In its written comments of 13 August 2026 Planning Policy and Economic Development recorded no Policy H9 risk and no land use policy concerns. The Council is also the freeholder of the site under title WA172593 and has itself included the land in this study and signed off its capacity at 441 dwellings on 2 September 2026. The body responsible for the parking strategy is the same body that owns the land and has confirmed the capacity.
Evidence of relocation, disposal or marketing	The freeholder is Cardiff Council, and the Council has itself brought the land forward by including it in this study and signing off its capacity. Where the landowner is the local planning authority and has confirmed the capacity in its own evidence base, owner intent is established directly and does not need to be inferred from marketing particulars.
Age / condition / functional obsolescence of buildings	The structure is a concrete framed multi-storey car park of typical late twentieth century National Car Parks form. Structures of this type and generation are characterised by limited remaining design life, deteriorating reinforced concrete decks and ramps, sub-standard bay and headroom dimensions, and progressively uneconomic repair. The building has no architectural or historic interest, is not listed and is not within a conservation area, and there is accordingly no constraint on its demolition. The determinative question under Policy H9 is not the condition of the structure but whether there is a continuing operational need for the parking. That is addressed at the H9 conclusion below.

H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. A multi-storey car park is previously developed land and is a recognised source of urban capacity, identified as such in the Development Plans Manual and in both the Vale of Glamorgan and Bridgend urban capacity studies. The redundancy test for a car park is whether there is a continuing operational need for the parking, and the Council has answered it. In its written comments of 13 August 2026 Planning Policy and Economic Development recorded no Policy H9 risk and no land use policy concerns on this site. That is the local planning authority, which is also the body responsible for the city centre parking strategy, confirming that it does not assert a need to retain the parking here. Economic Development agreed, subject only to a commercial element being built in at ground floor, which is a matter of composition rather than of principle. Criterion (i) requires that there be no overriding alternative local land use requirement. None is asserted and none has been identified, and the position here is stronger than on any comparable site because Cardiff Council is both the freeholder under title WA172593 and the plan making authority. The Council has included this site in its own urban capacity study and signed off its capacity at 441 dwellings on 2 September 2026. A landowner authority that has confirmed a housing capacity on its own land is not simultaneously asserting an overriding alternative requirement for that land. The wider block confirms the direction of travel. Permission was granted under 22/02604 for 203 dwellings at Knox Court, 10 Fitzalan Place, on the immediately adjoining land, and Fitzalan Court and Fitz and Knox are further residential redevelopments on the same frontage. This part of Adamsdown is converting from commercial and parking uses to residential, with the Council consenting that change. Policy H9 is accordingly discharged. The constraint on this site is the leasehold operating interest and the cost of demolition, not policy.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 4,412sqm (0.44ha) – 1.09ac
Net Developable Area (NDA)	0.44 hectares, being equal to the gross developable area recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent accordingly applies under the agreed methodology.
Density	1,000 dwellings per hectare, the ordinary city centre band applied to the schedule site by site at the meeting of 2 September 2026 and confirmed in writing by the Council on 8 September 2026, giving 441 dwellings on the net developable area of 0.4412 hectares. The band applies because the site lies on the city centre fringe, within an easy walk of Cardiff Queen Street station and on the Newport Road bus corridor. High density development in this block is established by the consented redevelopments at Knox Court, under 22/02604 for 203 dwellings on the immediately adjoining land, and at Fitzalan Court. The site is not within or adjoining a conservation area and the existing building is not listed.
Recommended development form	Demolition of the existing multi-storey car park and comprehensive redevelopment for a high density flatted residential scheme, with active commercial or community use at ground floor to Knox Road as sought by Economic Development, and residential above. Car free or low parking, reflecting the location within 500 metres of Cardiff Queen Street station and on the Newport Road bus corridor. Height in a mid to upper rise range justified under Policy D1 and the Tall Buildings Supplementary Planning Guidance, taking its cue from the consented redevelopments at Knox Court and Fitzalan Court within the same block.
Yield	441 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The figure is derived as 0.4412 hectares at the ordinary city centre band of 1,000 dwellings per hectare, applied to the schedule site by site at the meeting of 2 September 2026 and confirmed in writing by the Council on 8 September 2026. The site is below one hectare, so the benchmark gross to net ratio is 100 per cent and the gross and net areas are the same; no further deduction falls to be made, the ratios encompassing the land take arising from policy requirements as recorded at paragraph 3.17 of the report.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by The County Council of the City and County of Cardiff
Registered owner(s)	The County Council of the City and County of Cardiff
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold title WA172593
Ownership: single / multiple / fragmented	Single freehold (Cardiff Council), with 2 intersecting leasehold interests recorded against the title on the Landsight ownership.
Land assembly required (Y/N)	Likely, given the site is in active leasehold commercial operation as a car park – any redevelopment would require the leasehold interest(s) to be bought out, surrendered, or their lease term to expire.
Evidence of owner intent	Established directly, and among the strongest positions on the schedule. The freehold is held by The County Council of the City and County of Cardiff under title WA172593. The Council is both the landowner and the plan making authority, and it has brought this land forward itself: the site was included in the inception schedule for

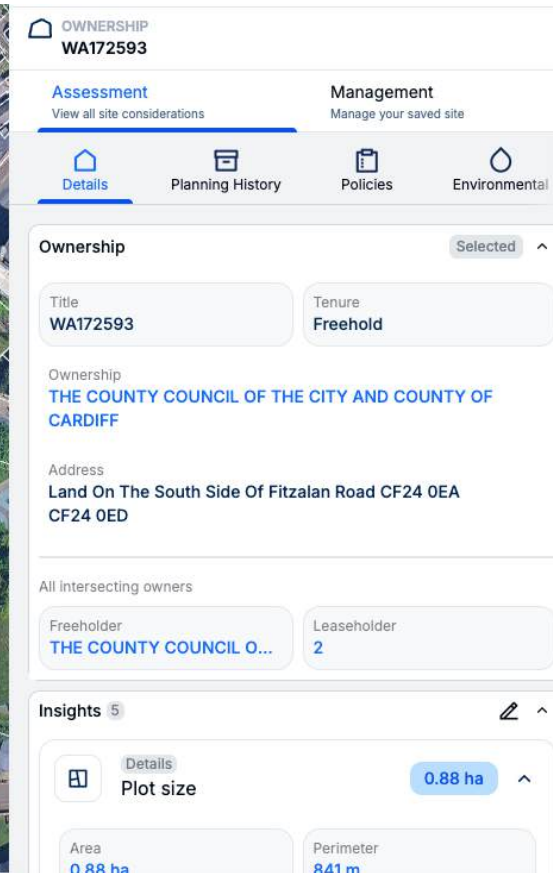
	this study, the Council returned written comments on it on 13 August 2026 recording no Policy H9 risk and no land use policy concerns, and it signed off a capacity of 441 dwellings on 2 September 2026. Where the owner is the authority and has confirmed the capacity in its own evidence base, owner intent is demonstrated rather than inferred.
Suitability	Highly suitable. The site is previously developed land on the city centre fringe, within approximately 500 metres of Cardiff Queen Street station and fronting the Newport Road bus corridor, so it satisfies the accessibility criterion on both limbs. It sits outside the Natural Resources Wales high, medium and low flood risk overlays. The existing building is not listed and the site is not within or adjoining a conservation area, so there is no constraint on demolition. The Council has recorded no Policy H9 risk and no land use policy concerns. The surrounding block is already converting to residential, with 203 dwellings consented at Knox Court under 22/02604 and further schemes at Fitzalan Court and Fitz and Knox. The constraints here are the leasehold operating interest and demolition cost, not the suitability of the location.
Availability	Available, subject to determination of the operating lease. The freehold is held by Cardiff Council alone under title WA172593, so there is no land assembly requirement and no third party freeholder to negotiate with. Two intersecting leasehold interests are recorded against the title, and the site is in operation as a car park let to an NCP related interest. The inception schedule records that the operator is in administration, which may allow the operating lease to be determined or to fall in before its term. The timing of vacant possession is within the Council's control as freeholder and is reflected in the delivery timescale of years 6 to 10. Availability therefore turns on a leasehold position controlled by the Council as freeholder, not on any question of owner willingness.
Achievability	Achievable, with two identified matters. First, demolition of a concrete framed multi-storey car park is an abnormal cost and will require an asbestos refurbishment and demolition survey and the removal of contamination associated with long term vehicle standing. Second, the leasehold operating interest must be surrendered, bought out or allowed to expire before the site can be assembled for development, though as the Council holds the freehold this is a single negotiation within the Council control rather than a multi party assembly. Beyond those, the site is regular in shape, level, served by an existing vehicular access from Knox Road and free of flood risk and heritage constraint.
Evidence of availability	Strong. The land is held in single freehold ownership by Cardiff Council under title WA172593, so there is no land assembly requirement and no third party owner to persuade. The Council is also the plan making authority and has itself brought the site forward, returning comments on it on 13 August 2026 and signing off its capacity at 441 dwellings on 2 September 2026. Only two leasehold interests intersect the title, and the inception schedule records that the operator is in administration, which points towards the operating interest falling in rather than enduring. The 0.44 hectare development boundary lies within a wider Council freehold of approximately 0.88 hectares, and the leasehold interests will be settled by the Council as freeholder in preparing a scheme.
Likely delivery timescale	Years 6 to 10. The freehold is unencumbered by ownership complexity and is held by the Council itself, but the leasehold car park operation must be brought to an end and the structure demolished before the site can come forward, and no planning application has yet been made.

Confidence rating (High / Medium / Low)	Medium. The rating reflects single unencumbered public sector freehold ownership under title WA172593 with no land assembly required, a city centre fringe location within 500 metres of Cardiff Queen Street station, absence of flood risk, listing or conservation area designation, an established pattern of consented residential redevelopment in the same block including 203 dwellings at Knox Court under 22/02604, and the Council written confirmation of 13 August 2026 that there is no Policy H9 risk and no land use policy concerns. The landowner is Cardiff Council itself, which has signed off the capacity, so owner intent is not in doubt. The rating is held at Medium rather than High because the site remains in active leasehold commercial operation and the two intersecting leasehold interests must be determined before development can proceed, because the inception schedule records the operator as being in administration which introduces uncertainty as to timing and as to who controls the interest, and because demolition of the multi-storey structure is a material abnormal cost on a scheme of a typology the Viability Assessment identifies as marginal.
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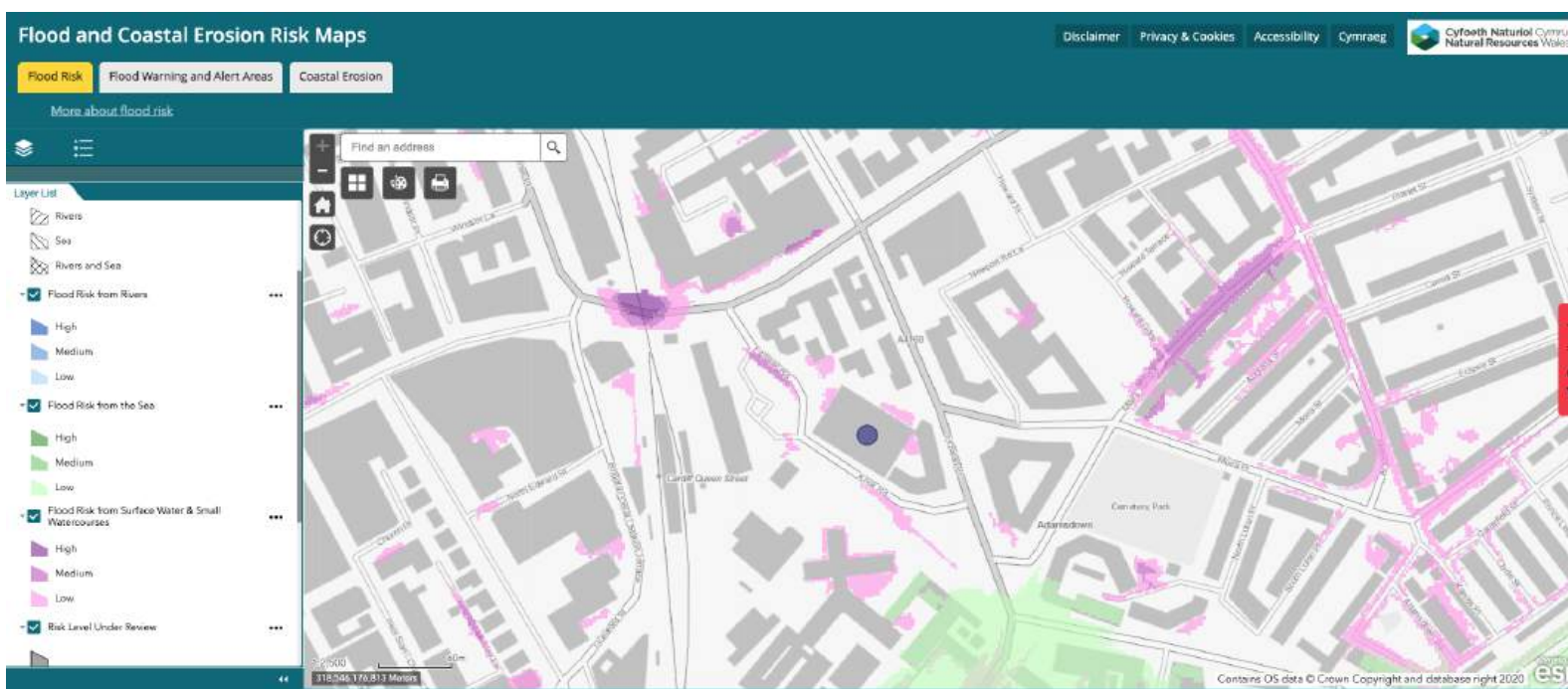
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	441
If not counted — reason	N/A site counted at 441 dwellings
Summary	NCP Knox Road Carpark is an operational multi-storey car park on Knox Road, Adamsdown, in Council freehold ownership (Title WA172593, part of a wider ~0.88ha holding), operated on a leasehold basis by an NCP-related interest. No live or recent planning application was identified for the site. The site sits outside NRW's high/medium/low flood risk overlays, is not within or adjoining a conservation area, and is well located for sustainable transport (short walk to Cardiff Queen Street station and the Newport Road bus corridor). Redevelopment potential is constrained principally by (a) the need to confirm the relationship between the wider 0.88ha freehold title and the 0.44ha development boundary, (b) the existing leasehold car park operation and any land assembly this implies. The site is counted at 441 dwellings on the Cardiff Council sign off of September 2026, derived as 0.4412 hectares at the ordinary city centre band of 1,000 dwellings per hectare, in delivery years 6 to 10, at Medium confidence. Policy H9 is discharged: a multi-storey car park is previously developed land, the Council recorded no Policy H9 risk and no land use policy concerns on 13 August 2026, and no overriding alternative local land use requirement is asserted by the authority which is itself the freeholder. The site is not in the Housing Monitoring Schedule 2024-25 and does not overlap the adjoining landbank entry AD272 at Knox Court. Delivery turns on determination of the leasehold car park operation and on demolition of the structure.
Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

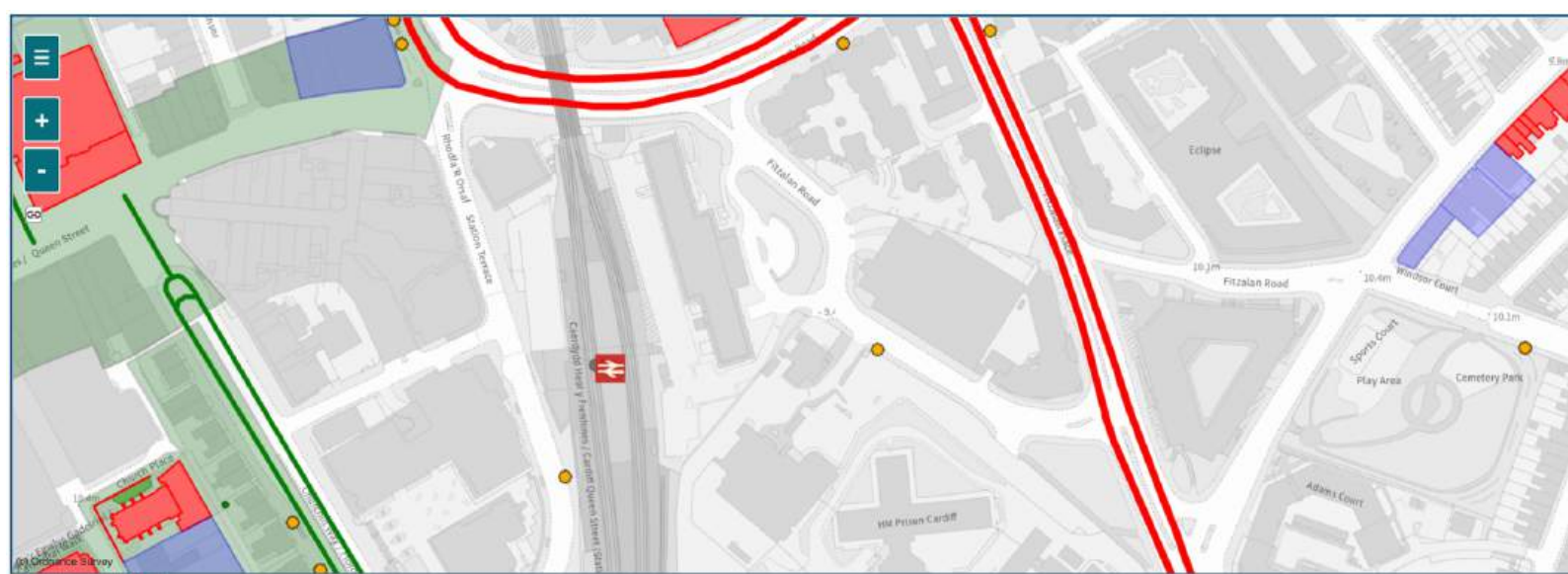
Ownership boundary record



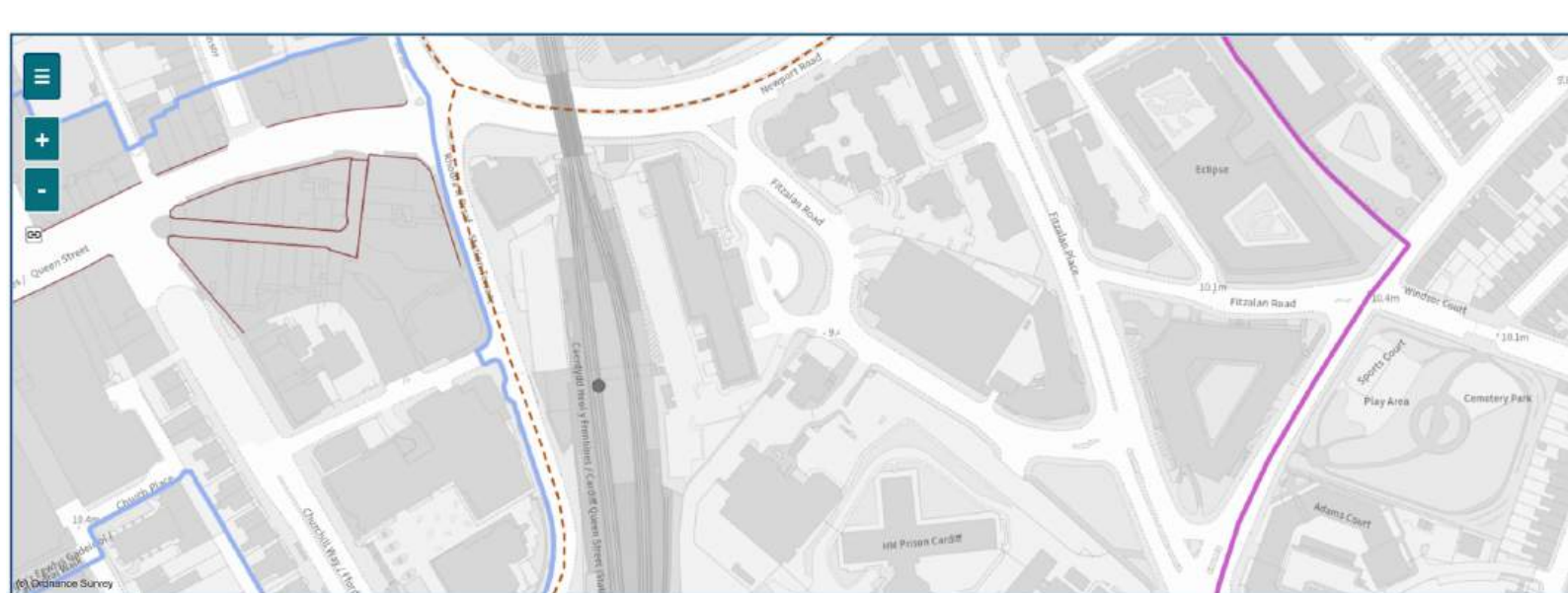
NRW – Flood risk mapping



Cardiff LDP mapping context layers

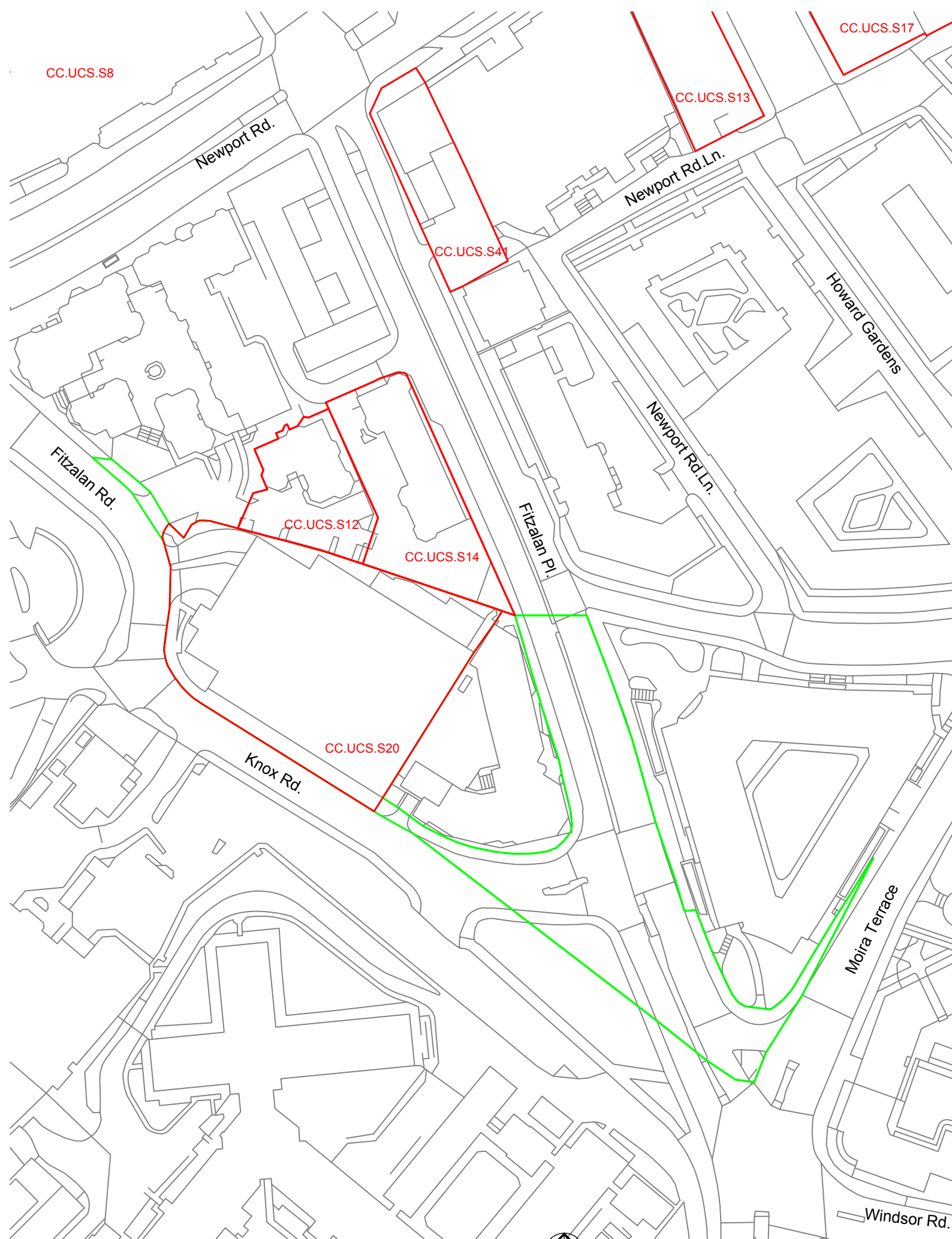


Cardiff LDP mapping RLDP layers



Photos - existing



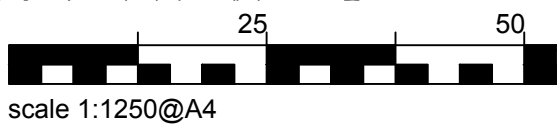


— Denotes development boundary opportunity

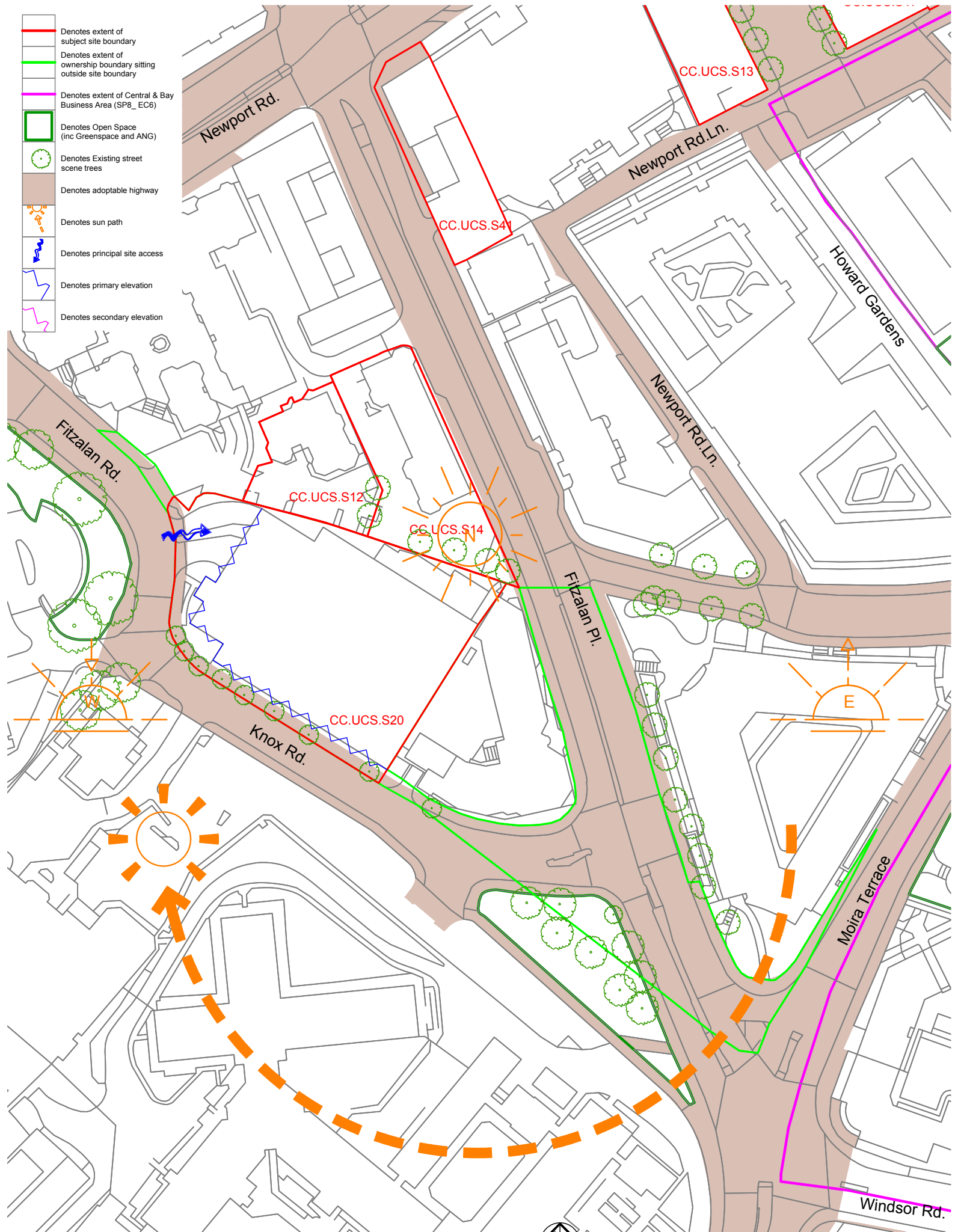


EDS26.42 - CC.UCS.S20 - EXISTING SITE PLAN

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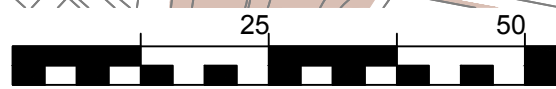
- Denotes extent of subject site boundary
- Denotes extent of ownership boundary sitting outside site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes Open Space (inc Greenspace and ANG)
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation



Denotes development boundary opportunity

EDS26.42 - CC.UCS.S20 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – Orchard Media, Cardiff

To be completed individually for each site identified

Site name	Orchard Media, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S22

Site Location and Description

Easting (X)	318320
Northing (Y)	175425
Latitude	51.471871, (51°28'19"N)
Longitude	-3.1773770, (003°10'39"W)
Postal address/location	Curran Road and Trade Street, Cardiff, CF10 5DT
Area (ha)	0.346ha
Existing use(s)	Not active. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. The principal premises at 13-14 Curran Road and Orchard on Trade Street are accordingly vacant. Units 1 to 3 Priority Business Centre are in separate small business occupation. The adjoining Unit 5 Priority Business Park is in the separate ownership of Push4 Audio Visual Limited and forms no part of the counted capacity.
Occupancy status	Vacating. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. At the time of its collapse the company employed 64 staff and reported annual turnover of 15 million pounds, having become employee owned through an Employee Ownership Trust in October 2024. The media production premises which form the principal part of this site are accordingly no longer in operational use.
Previous uses	Industrial. The site lies within the wider area historically occupied by the Curran Engineering Works, which opened in 1942 and produced munitions, armaments and aircraft components during the Second World War, and which gave its name to Curran Road and Curran Embankment. The premises were subsequently converted to media production and creative industry use. No pre-industrial use is recorded.
Planning status/history	No planning application has been made in respect of this red line and no permission is extant. The Council confirmed on 13 August 2026 that there is no pre-application on this site, and Economic Development confirmed the same. The note on the inception schedule reading "Risk - Employment requirement - pre-app" is not borne out as to pre-application activity and should be read as recording the employment risk alone. The planning history of the surrounding block is extensive and is material to the principle of development. Adjoining to the north, Suffolk House, Trade Street, application 22/00415/MJR, carries a resolution to grant for residential apartments of up to twelve storeys, recorded in the Housing Monitoring Schedule at entry BU176 as 245 units granted 27 November 2023. Immediately to the south, the Curran Embankment site of approximately 19.1 hectares, application 21/00783/MJR by Vastint UK Services Ltd, carries an outline permission resolved to grant on 9 November 2023 for up to 2,500 homes with business and leisure space. Crawshay Court at 6 Curran Road, application 19/01930, is recorded as completed at 188 units. Old Imperial Buildings on Trade Street has also been consented.
In Housing Monitoring Schedule / landbank? (Y/N —	No. No entry for Orchard Media or for this part of Trade Street appears in the Housing Monitoring Schedule 2024-25 (base date 1

ref)	April 2025). Two nearby entries relate to other land, and the Council's review identified no overlap with either: BU176 Suffolk House, Trade Street, application 22/00415, granted 27 November 2023, 245 units, recorded against a previous industrial use; and BU145 Crawshay Court, 6 Curran Road, application 19/01930, 188 units, recorded as completed. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	Three adjoining commercial parcels comprising media production and business centre premises: 13-14 Curran Road, Orchard on Trade Street, and Units 1 to 3 Priority Business Centre on Curran Road. The buildings are later twentieth century commercial and light industrial structures of no architectural or historic interest. No listed building, scheduled monument or locally listed structure is present and there is no constraint on demolition.
Site boundaries and surrounding land uses	The site comprises three adjoining parcels fronting Curran Road and Trade Street (13-14 Curran Road; Orchard, Trade Street; Unit 1-3 Priority Business Centre, Curran Road), all in the ownership of Orchard Media Properties Limited. To the immediate south/south-west, Unit 5 Priority Business Park, Curran Road adjoins/interleaves with the site and is in separate ownership (Push4 Audio Visual Limited). The wider surrounding area is in active regeneration: Suffolk House, Trade Street (application 22/00415/MJR, resolution to grant, redevelopment for residential apartments up to 12 storeys) adjoins to the north; the c.19.1ha Curran Embankment site (application 21/00783/MJR, Vastint UK Services Ltd, outline permission resolved to grant 9 November 2023 for up to 2,500 homes and business/leisure space) lies immediately to the south. The River Taff, a designated Site of Importance for Nature Conservation (SINC), lies approximately 150-250m to the west. Further north-east, other recently consented schemes on Curran Road/Dumballs Road include Crawshay Court and Old Imperial Buildings, Trade Street.

Constraints

Flood risk	Natural Resources Wales Flood Mapping shows the site sitting largely outside the coloured high/medium risk overlays. Small pockets of 'Low' surface-water risk are shown nearby along Curran Embankment/Trade Street, with 'Medium' river/sea risk overlays visible further south/west toward the River Taff.
Ecology	The River Taff, approximately 150-250m west of the site, is a designated Site of Importance for Nature Conservation (SINC), described as 'important for migratory fish, otters, wildfowl and bankside vegetation' and a major wildlife corridor.
Trees	None of significance within the site boundary, the parcels being built over and hard surfaced. The nearest features of interest are the bankside vegetation of the River Taff corridor approximately 150 to 250 metres to the west, which is addressed under Ecology.
Heritage/archaeology	No listed buildings, conservation areas or scheduled monuments are recorded within or immediately adjoining this part of Curran Road/Trade Street. The Council's Lead Heritage Officer, assessing the adjoining c.19.1ha Curran Embankment site (21/00783/MJR), noted it is 'unusual for such a large site in the city centre' that there are no heritage assets within the immediate vicinity. The nearest conservation area on record for that adjoining site is St Mary Street CA, c.500m north of the Curran Embankment boundary.
Air quality	Not assessed. The site lies off Penarth Road, the A4160, which is a principal arterial route, and the relationship of the site to the declared Air Quality Management Areas should be confirmed at application stage. Redevelopment from media production and business centre use to residential would reduce commercial vehicle movements on Curran Road and Trade Street. Air quality has not been raised as a constraint on the adjoining consented schemes at Suffolk House or Curran Embankment and is not expected to be determinative here.
Noise	Not assessed in detail. Penarth Road and the Cardiff Central railway approaches are the principal foreseeable sources. Residential amenity is demonstrably capable of being achieved in this block: Cardiff Council has consented 245 apartments of up to twelve storeys at Suffolk House on Trade Street immediately to the north, 188 dwellings at Crawshay Court on Curran Road, and up to 2,500 homes at Curran Embankment immediately to the south. Standard glazing and ventilation measures will apply, together with attenuation to any commercial use retained in the block.
Contaminated land	The site lies within the wider area historically occupied by the Curran Engineering Works, which opened in 1942 and produced munitions, armaments and aircraft components during WWII. Given this history and the site's long industrial use, contamination cannot be ruled out.
Vehicular access	Trade Street is an adopted, classified-unnumbered single-carriageway road. Both provide vehicular access from the north into the adjoining Curran Embankment development area, off the A4160 Heol Penarth (Penarth Road).
Utilities	Not assessed. The site is occupied by serviced commercial premises within an established city centre fringe block approximately 700 to 900 metres from Cardiff Central station, so all services are present at the boundary. Network capacity for a residential scheme of this density, and the position on foul drainage and sustainable drainage, would fall to be confirmed with the statutory undertakers at application stage. The infrastructure requirements of the consented Curran Embankment scheme of up to 2,500 homes immediately to the south are likely to be the governing consideration for capacity in this area.
Pedestrian, cycle & public transport	Bus stops are shown on Penarth Road (A4160). Cardiff Central Station lies approximately 700-900m to the north-east. The Taff Trail (National Cycle Network Route 8) runs along the west bank of

	the River Taff, west of the site.
Planning policy	The site lies within the built up area covered by the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, in the Trade Street and Curran Road area of Butetown. The employment position is the governing policy consideration and is recorded plainly. The Council confirmed on 13 August 2026, from Planning Policy and Economic Development, that the site falls within Policy EC1, the Cardiff Central Enterprise Zone and Regional Transport Hub, and that it is marked as business or employment use on the current Policy KP4 masterplan in the adopted plan. Policy EC7 is accordingly the operative policy on the loss of the use, under which alternative use is favourably considered where the site or premises are vacant or redundant, or where the relocation of existing occupiers to other suitable accommodation is demonstrated. Neither limb is presently satisfied: the premises are occupied and no relocation has been demonstrated. Two points bear on how much weight the masterplan designation can carry. First, Policy EC1 and the Cardiff Central Enterprise Zone designation under Policy KP2(A) expressly contemplate major mixed use redevelopment incorporating residential, employment and transport infrastructure, and are not a bar to housing. The Council granted full permission for a co-living scheme at Asset House, Traders Yard on Penarth Road within the same Enterprise Zone on 10 December 2025. Second, the Council has consented residential development on every side of this site: 245 apartments at Suffolk House adjoining to the north under 22/00415/MJR, up to 2,500 homes at Curran Embankment immediately to the south under 21/00783/MJR, and 188 dwellings at Crawshay Court on Curran Road. The block is converting to residential with the authority own consent. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	No longer active in respect of the principal use. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. At the time of its collapse the company employed 64 staff and reported annual turnover of 15 million pounds, having become employee owned through an Employee Ownership Trust in October 2024. The site comprises media production premises formerly operated from Orchard, Trade Street, together with managed workspace at Units 1 to 3 Priority Business Centre on Curran Road. The media production use has ceased. The site is treated as partly vacant, the independent businesses in the managed workspace remaining in occupation. This is a material change from the position recorded by the Council on 13 August 2026, when it described the premises as well occupied by creative industries and independent businesses. That description was accurate when written. It was overtaken by events on 1 September 2026, the day before the schedule was signed off.
Use protected by policy designation (Y/N — which)	No. No designation prevents residential development on this site. Policy EC3, which protects designated employment areas outside the Central and Bay Business Areas, does not apply. The Council confirmed on 13 August 2026, from Planning Policy and Economic Development, that the site falls within the Cardiff Central Enterprise Zone and Regional Transport Hub and is marked for business or employment use on the current Policy KP4 masterplan. It identified no Policy EC3 designation. That was corroborated independently against the Council interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026, on which the Penarth Road, Trade Street, Curran Road and Dumballs Road area reads as entirely unshaded; the nearest designation, EC3.10 Penarth Road Area, covers the Leckwith and Grangetown end of the corridor taking in Hadfield Road and Bessemer Road, and stops well short of this block. Policy EC6, which protects office floorspace within the Central and Bay Business Area, is not engaged. The existing use is media production and managed workspace, not office floorspace, and no office floorspace is lost. The Enterprise Zone designation supports rather than resists residential development. Policy KP2(A) identifies the Cardiff Central Enterprise Zone and Regional Transport Hub as a strategic site for major mixed use development expressly incorporating residential, employment and transport infrastructure. Cardiff Council granted full planning permission for a residential co-living scheme within the same Enterprise Zone at Asset House, Traders Yard, Penarth Road on 10 December 2025 under 24/02716/FUL. Policy EC7 is accordingly the operative policy on the loss of the existing use, under which alternative use is favourably considered where the site or premises are vacant or redundant, or where the relocation of existing occupiers to other suitable accommodation is demonstrated. This appraisal proceeds on the relocation limb.
Evidence of relocation, disposal or marketing	The existing use has ceased. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. At the time of its collapse the

	company employed 64 staff and reported annual turnover of 15 million pounds, having become employee owned through an Employee Ownership Trust in October 2024. Policy EC7 provides that alternative use is favourably considered where the site or premises are vacant or redundant, or where the relocation of existing occupiers to other suitable accommodation is demonstrated. The first limb is now engaged directly. The principal occupier has not been relocated; it has ceased to exist, and the premises it occupied are vacant. No relocation exercise is required to satisfy Policy EC7 in respect of that floorspace. The relocation limb remains available as a secondary route for any independent business remaining at Units 1 to 3 Priority Business Centre. Suitable alternative accommodation is consented within the same Enterprise Zone: Cardiff Council resolved to grant outline permission on 9 November 2023 under 21/00783/MJR for up to 2,500 homes together with business and leisure floorspace on the 19.1 hectare Curran Embankment site immediately to the south, a two minute walk away. No marketing particular or disposal decision has yet been identified. That is to be expected: the liquidation is recent and Menzies LLP has only begun to contact clients and suppliers. A liquidator realising assets for creditors is a seller, and the marketing of any interest held by the liquidated company should be monitored and recorded when it appears.
Age / condition / functional obsolescence of buildings	The premises comprise later twentieth century commercial and light industrial buildings across three parcels, being 13-14 Curran Road, Orchard on Trade Street, and Units 1 to 3 Priority Business Centre on Curran Road, on land forming part of the wider site of the former Curran Engineering Works. No building survey has been undertaken and no case for physical obsolescence is asserted. No building on the site is listed, locally listed or within a conservation area, and none is of architectural or historic interest. There is accordingly no constraint on demolition and no building requiring retention. Obsolescence is not the limb on which this site relies. The premises are occupied and are not claimed to be redundant in the physical sense. The case rests on Policy EC7 and on the change in the character of this quarter, which is addressed at the H9 conclusion below.
H9 conclusion	Discharged. Policy H9 is satisfied on its vacancy limb rather than on the relocation limb. Orchard Media and Events Ltd ceased trading on 1 September 2026 and the principal premises are vacant, so no relocation exercise is required in respect of that floorspace and the premises are redundant on the facts. The site is previously developed land in a highly accessible city centre location within the Central and Bay Business Area. Policy EC3 does not apply, the protected employment designations being confined to areas outside the Central and Bay Business Areas. Policy EC6 protects office floorspace and the existing use is media production rather than office. The Priority Business Centre floorspace is in separate small business occupation.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 3,460sqm (0.34ha) – 0.85ac
Net Developable Area (NDA)	0.34 hectares, being equal to the gross developable area recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent accordingly applies under the agreed methodology.
Density	1,000 dwellings per hectare, the ordinary city centre band agreed with the Council and applied to the schedule site by site at the meeting of 2 September 2026, giving 346 dwellings on 0.346 hectares. The indicative figure of 250 units on the inception schedule predates the agreed bands and is superseded. High density flatted development is established in this block by the schemes consented at Crawshay Court on Curran Road (188 units) and Suffolk House on Trade Street (245 units).
Recommended development form	Comprehensive redevelopment for a high density flatted residential scheme with active commercial or business floorspace at ground floor, taking its form from the consented schemes in the same block at Suffolk House on Trade Street, which is up to twelve storeys, and at Crawshay Court on Curran Road. Retention of an employment element within the scheme would assist materially with Policies EC1 and EC7 and with the Enterprise Zone designation, and is the form most likely to be acceptable to the authority. Delivery as part of, or coordinated with, the wider Curran Embankment masterplan immediately to the south would be the most realistic route. The Council recorded on 13 August 2026 that this site carries risk unless relocation forms part of wider masterplanning, which points to the same conclusion.
Yield	346 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The figure is derived as 3,460 square metres, being 0.346 hectares from OS digital mapping, at the city centre band of 1,000 dwellings per hectare applied to the schedule site by site at the meeting of 2 September 2026 and confirmed in writing by the Council on 8 September 2026. The site is below one hectare so the gross to net ratio of 100 per cent applies under the agreed methodology and no separate deduction is made. One matter is recorded. The three registered titles in the ownership of Orchard Media Properties Ltd total 2,446 square metres, against the 3,460 square metres on which the figure is calculated. The difference of approximately 1,014 square metres is likely to be the adjoining Push4 Audio Visual holding at Unit 5 Priority Business Park. Whether the counted figure rests on the OS measured site or on the land in Orchard Media ownership should be stated. On the owned land alone the figure would be approximately 245.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by Orchard Media Properties Limited across three registered titles
Registered owner(s)	Orchard Media Properties Limited
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM70860 (13-14 Curran Road, Cardiff CF10 5DF, 996 sqm); WA493704 (Orchard, Trade Street, Cardiff CF10 5DT, 701 sqm); WA491488 (Unit 1-3 Priority Business Centre, Curran Road, Cardiff CF10 5ND, 749 sqm). Combined 2,446 sqm.
Ownership: single / multiple / fragmented	Single ownership across the three titles that make up the appraisal site (Orchard Media Properties Limited). The directly adjoining Unit 5 Priority Business Park, Curran Road is in separate ownership (Push4 Audio Visual Limited, titles WA798990, WA965993, WA529787).
Land assembly required (Y/N)	Y
Evidence of owner intent	No marketing, disposal decision, pre-application enquiry or planning application has been identified in respect of the site, and none is asserted. The Council confirmed on 13 August 2026 that there is no pre-application on this site. The circumstances have nonetheless changed materially. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. At the time of its collapse the company employed 64 staff and reported annual turnover of 15 million pounds, having become employee owned through an Employee Ownership Trust in October 2024. The freeholder is recorded as Orchard Media Properties Ltd, which appears from Companies House to be a separate company under number 09147483 with a registered office at 5 Willow Walk, Cowbridge, rather than one of the Trade Street group companies. Whatever its relationship to the liquidated company, the owner now holds vacant former media production premises on a site surrounded on three sides by consented residential development, including 245 apartments at Suffolk House adjoining to the north and up to 2,500 homes at Curran Embankment immediately to the south. The value of the land in an alternative use plainly exceeds its value in a use which has just failed.
Suitability	Suitable in physical and locational terms; the constraint is policy and occupation, not suitability. The site is previously developed land in a city centre fringe location approximately 700 to 900 metres from Cardiff Central station, with bus stops on Penarth Road and the Taff Trail, National Cycle Network Route 8, to the west. It sits largely outside the Natural Resources Wales high and medium flood risk overlays. No listed building, conservation area or scheduled monument affects the site or its immediate surroundings; the Council Lead Heritage Officer noted when assessing the adjoining Curran Embankment site that it is unusual for such a large city centre site to have no heritage assets in the vicinity. The suitability of this quarter for high density residential development has been established repeatedly by the authority itself: 245 apartments up to twelve storeys consented at Suffolk House adjoining to the north, 188 dwellings completed at Crawshay Court,

	up to 2,500 homes resolved for approval at Curran Embankment immediately to the south, and Old Imperial Buildings on Trade Street. This site sits in the middle of that regeneration area. The qualifications are the Policy EC1 Enterprise Zone designation and the Policy KP4 masterplan marking of the site for business or employment use, and contamination arising from the historic Curran Engineering Works. Neither goes to physical suitability.
Availability	Demonstrated. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. At the time of its collapse the company employed 64 staff and reported annual turnover of 15 million pounds, having become employee owned through an Employee Ownership Trust in October 2024. The premises were in active occupation by a trading business; that is no longer the case. The media production use has ceased and the floorspace is vacant. Two matters bear on availability. First, the ownership position. The freehold is recorded on this appraisal as held by Orchard Media Properties Ltd across titles CYM70860, WA493704 and WA491488. A company of that name is registered at Companies House under number 09147483, incorporated 25 July 2014, with a registered office at 5 Willow Walk, Cowbridge CF71 7EE. That is a different registered office from the Trade Street group companies, so the freeholder appears to be a separate corporate vehicle from the trading company now in liquidation. If the freeholder is itself affected by the insolvency, the freehold will be sold by a liquidator, which is the strongest form of availability evidence for any site; if it is not, the freeholder holds vacant former media premises in the middle of a consented residential quarter, which is itself a powerful commercial incentive to redevelop or dispose. Second, the position of the independent businesses at Units 1 to 3 Priority Business Centre, and the adjoining Unit 5 Priority Business Park held by Push4 Audio Visual Limited, which is required for the full developable area. On either reading of the ownership position, availability is strong.
Achievability	The principal occupier has ceased trading and its premises are vacant, so the cost of securing vacant possession of that floorspace has fallen away. The remaining land costs are the position of any independent business at Units 1 to 3 Priority Business Centre and the acquisition of the adjoining Push4 Audio Visual holding at Unit 5 Priority Business Park. Contamination arising from the historic Curran Engineering Works and demolition of the existing commercial buildings remain as recorded.
Evidence of availability	Strong. Orchard Media and Events Ltd ceased trading on 1 September 2026 and instructed Menzies LLP to place the company into liquidation, so the principal premises are vacant. On a site whose only real constraint was that it was occupied, the failure of the occupier is direct evidence of availability and a matter of public record. There is no marketing, disposal decision or application. There is no pre-application either: the Council confirmed on 13 August 2026 that

	the "pre-app" note on the inception schedule is not borne out.
Likely delivery timescale	Years 6 to 10. Orchard Media and Events Ltd ceased trading on 1 September 2026 and the principal premises are vacant, so the Policy EC7 vacancy limb is engaged directly and no relocation exercise is required in respect of that floorspace. Years 6 to 10 rather than earlier because there is no application, no pre-application and no marketing yet; because the ownership position following the insolvency is not yet settled; and because land assembly with the adjoining Push4 Audio Visual holding is required to deliver the full area. If a disposal by or on behalf of the freeholder is confirmed, an earlier band would be justified.
Confidence rating (High / Medium / Low)	Medium The Council recorded on 13 August 2026 that this site should potentially be discounted, describing the premises as well occupied by creative industries and independent businesses with no pre-application, and that 250 units be removed. That assessment was accurate when it was made and the comment remains on the file. It has since been overtaken. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. The schedule was signed off the following day, 2 September 2026, reinstating the site at 346 dwellings. The rating reflects: previously developed land in a city centre fringe location approximately 700 to 900 metres from Cardiff Central station; no Policy EC3 designation, confirmed on the Council Proposals Map on 18 August 2026; Policy EC6 not engaged, there being no office floorspace; the Policy EC7 vacancy limb now engaged directly following the cessation of the principal use; a Central Enterprise Zone designation under Policy KP2(A) which promotes mixed use development including residential; and consented residential development on every side of the site, including 245 apartments at Suffolk House adjoining to the north, 188 dwellings at Crawshay Court, and up to 2,500 homes at Curran Embankment immediately to the south. It is not rated High because there is no application, no pre-application and no marketing; because the ownership position following the insolvency is not yet settled, the freeholder appearing from Companies House to be a separate company from the one in liquidation; and because land assembly with the adjoining Push4 Audio Visual holding is required to deliver the area on which the counted figure is calculated.

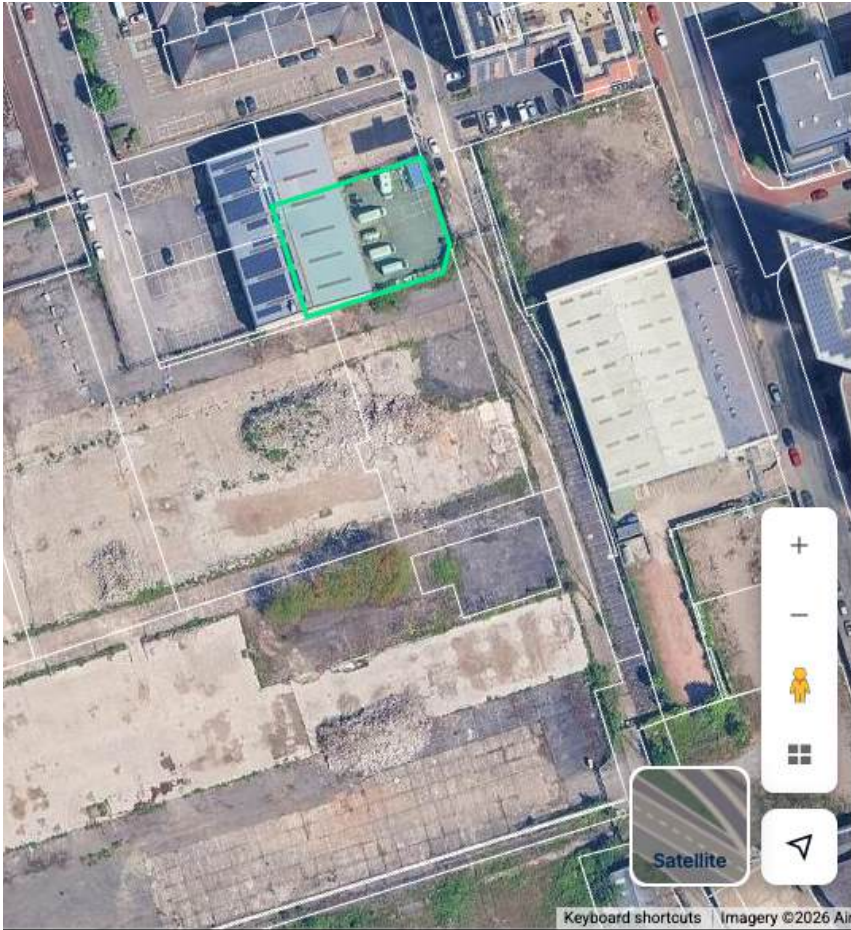
Conclusion

Counted towards windfall contribution? (Y/N)	Y
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Yield counted (dwellings)	346 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being 0.346 hectares at the city centre band of 1,000 dwellings per hectare, in delivery years 6 to 10, at Medium confidence. The delivery band and the rating were both brought forward when Orchard Media and Events Ltd ceased trading on 1 September 2026, as recorded at Likely delivery timescale and Confidence rating.
If not counted — reason	N/A. The site is counted at 346 dwellings.
Summary	Orchard Media is a site of approximately 0.35 hectares comprising three adjoining commercial parcels fronting Curran Road and Trade Street in Butetown, being 13-14 Curran Road, Orchard on Trade Street and Units 1 to 3 Priority Business Centre, held freehold by Orchard Media Properties Ltd under titles CYM70860, WA493704 and WA491488. The adjoining Unit 5 Priority Business Park is in the separate ownership of Push4 Audio Visual Limited and land assembly would be required to deliver the full developable area. The existing use has ceased. Orchard Media and Events Ltd ceased trading on 1 September 2026 and its board instructed Menzies LLP to place the company into liquidation. At the time of its collapse the company employed 64 staff and reported annual turnover of 15 million pounds, having become employee owned through an Employee Ownership Trust in October 2024. The media production premises are accordingly vacant. The site sits within an area in comprehensive regeneration. Cardiff Council has consented 245 apartments of up to twelve storeys at Suffolk House on Trade Street adjoining to the north under 22/00415/MJR, up to 2,500 homes with business and leisure floorspace at the 19.1 hectare Curran Embankment site immediately to the south under 21/00783/MJR, and 188 dwellings at Crawshay Court on Curran Road. The site is not listed, is not within a conservation area, and sits largely outside the mapped flood risk overlays. Contamination should be assumed given the historic Curran Engineering Works. Policy H9 is discharged. The site is previously developed land. Policy EC3 does not apply, the site lying outside every EC3 designation as confirmed on the Council interactive Proposals Map on 18 August 2026. Policy EC6 is not engaged, there being no office floorspace. Policy EC7 is the operative policy and its first limb is engaged directly: the premises are vacant following the liquidation of the occupier. Criterion (i) is answered by the Council own decisions, the authority having consented residential redevelopment on every side of this site; a Policy KP4 masterplan marking for business use, carried forward from the plan adopted in January 2016, cannot require the retention in employment use of a single island parcel in the middle of a residential quarter which the authority is itself consenting. The site is counted at 346 dwellings, derived as 0.346 hectares at the city centre band of 1,000 dwellings per hectare, in delivery years 6 to 10, at Medium confidence. The rating is held at Medium by the unsettled freehold position following the insolvency, the remaining independent occupiers, and the need for land assembly with the adjoining Push4 Audio Visual holding.
Assessed by / date	Ross Bowen MRTPI 10/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 11/9/26

MAPPING:-

Ownership boundary record



[Details](#)[Planning History](#)[Policies](#)[Environmental](#)

Ownership

Selected

Title

CYM70860

Tenure

Freehold

Ownership

ORCHARD MEDIA PROPERTIES LIMITED

Address

13-14 Curran Road Cardiff CF10 5DF

All intersecting owners

Freeholder

ORCHARD MEDIA PROPERTIES LIMITED

Insights

5

Details

Plot size

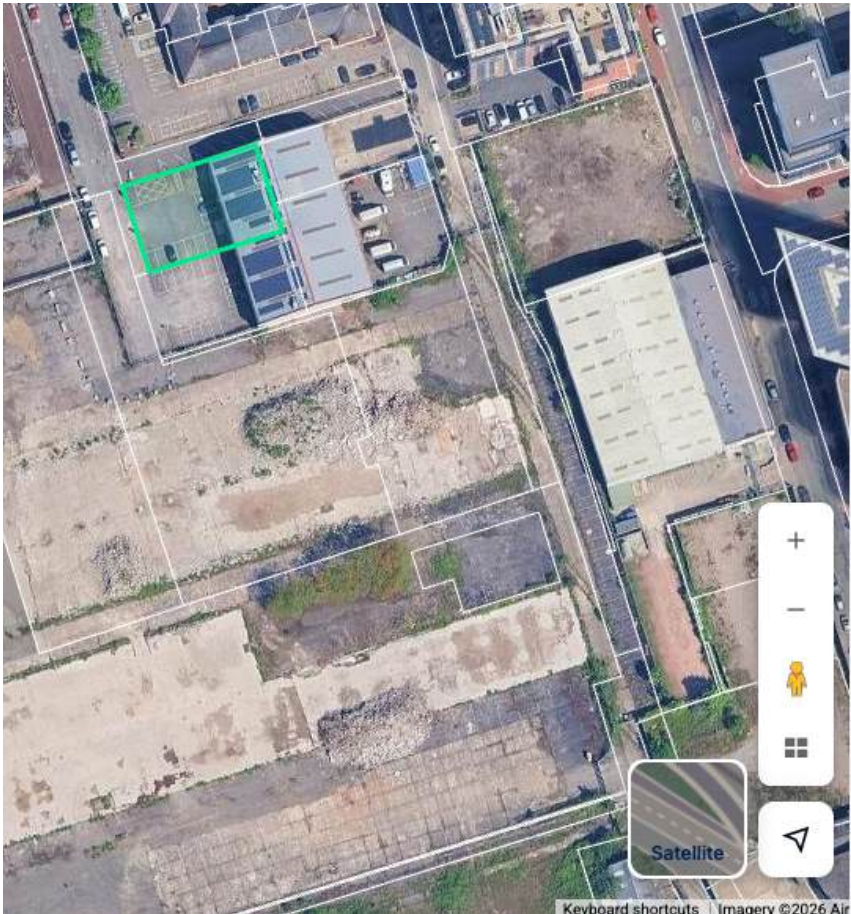
996 m²

Area

996 m²

Perimeter

126 m



[Details](#)[Planning History](#)[Policies](#)[Environmental](#)

Ownership

Selected

Title

WA493704

Tenure

Freehold

Ownership

ORCHARD MEDIA PROPERTIES LIMITED

Address

Orchard Trade Street Cardiff CF10 5DT

All intersecting owners

Freeholder

ORCHARD MEDIA PROPERTIES LIMITED

Insights

5

Details

Plot size

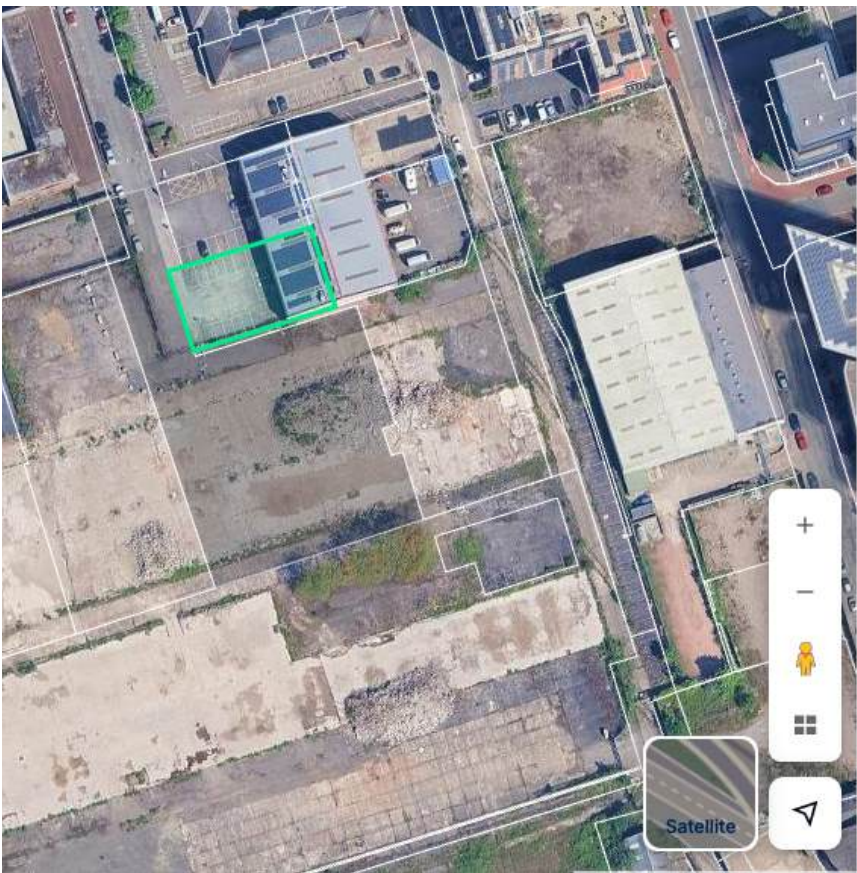
701 m²

Area

701 m²

Perimeter

108 m



[Details](#)
[Planning History](#)
[Policies](#)
[Environmental](#)

Title
WA491488

Tenure
Freehold

Ownership
ORCHARD MEDIA PROPERTIES LIMITED

Address
Unit 1-3 Priority Business Centre Curran Road Cardiff CF10 5ND

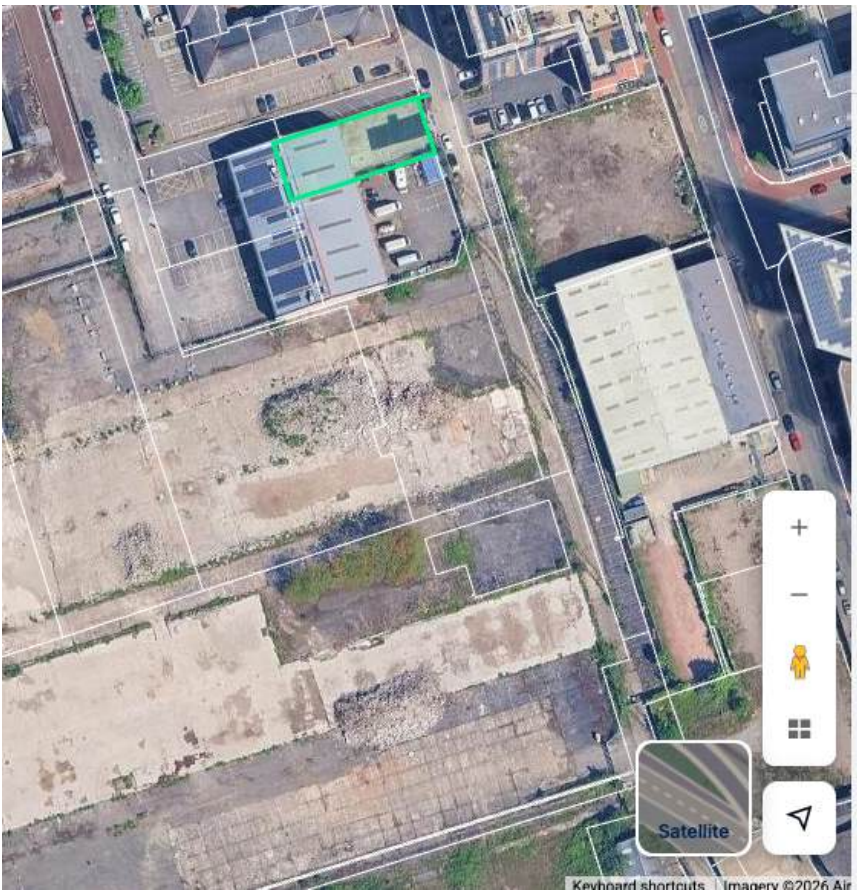
All intersecting owners
Freeholder
ORCHARD MEDIA PROPERTIES LIMITED

Insights 5

Details
Plot size
749 m²

Area
749 m²

Perimeter
114 m



[Details](#)
[Planning History](#)
[Policies](#)
[Environmental](#)

Ownership

Title
WA529787

Tenure
Freehold

Ownership
PUSH4AUDIO VISUAL LIMITED

Address
Unit 5 Priority Business Park Curran Road Cardiff CF10 5ND

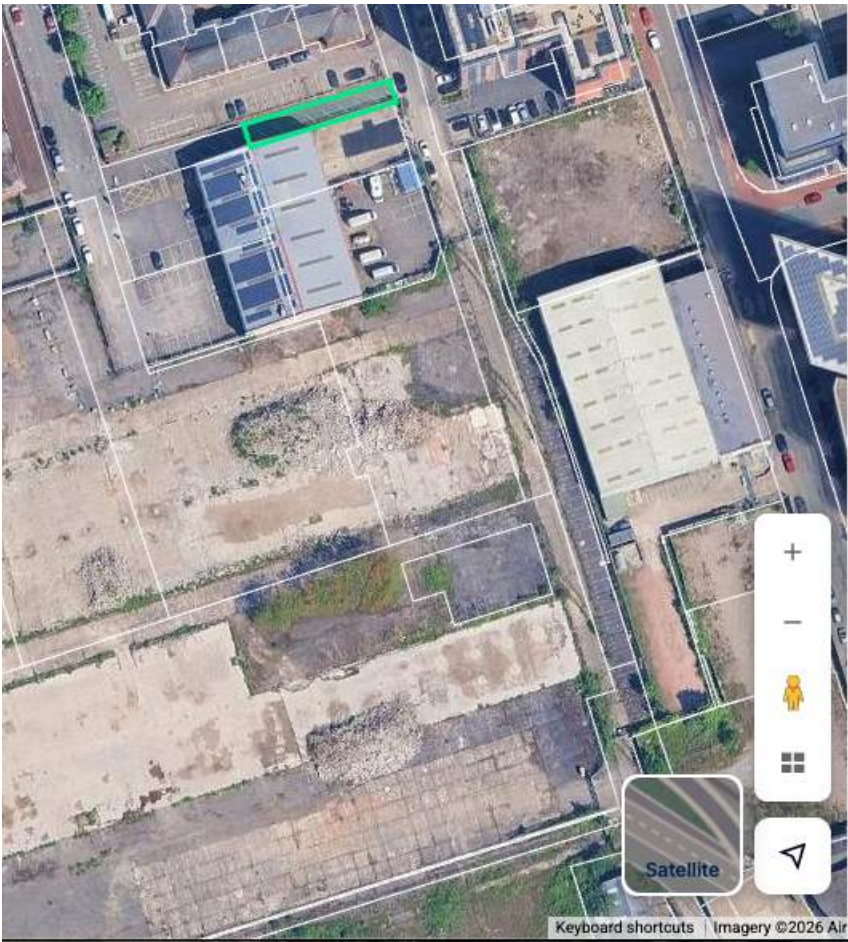
All intersecting owners
Freeholder
PUSH4AUDIO VISUAL LIMITED

Insights 5

Details
Plot size
528 m²

Area
528 m²

Perimeter
103 m



Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA798990

Tenure

Freehold

Ownership

PUSH4 AUDIO VISUAL LIMITED

Address

UNKNOWN

All intersecting owners

Freeholder

PUSH4 AUDIO VISUAL LIMITED

Insights

5

Details

Plot size

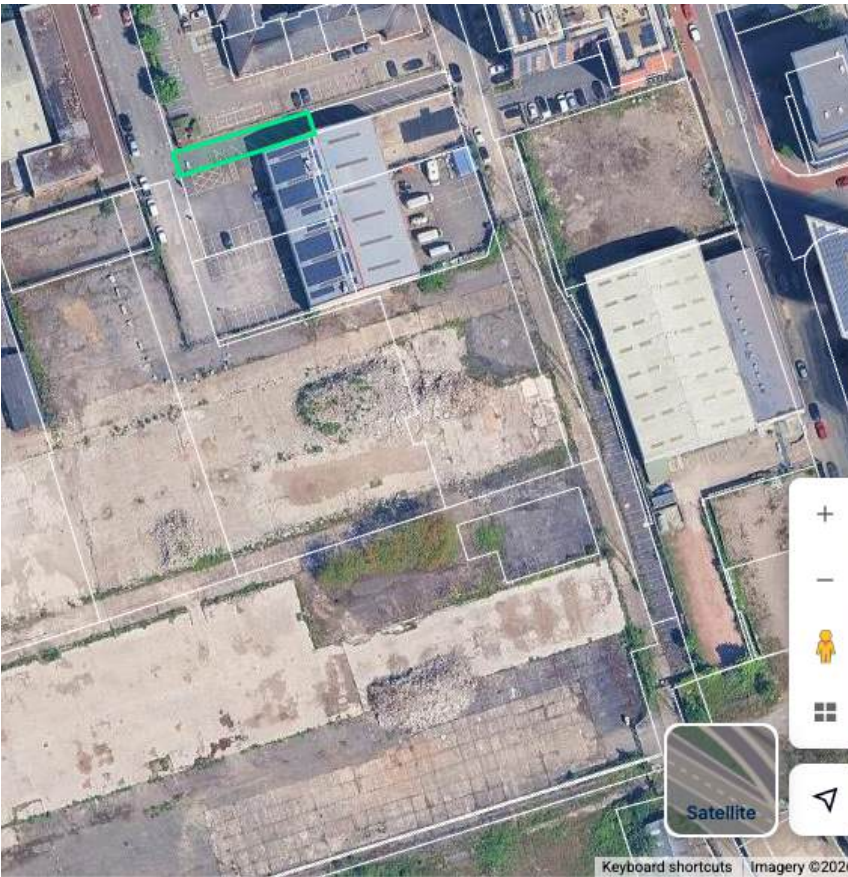
192 m²

Area

192 m²

Perimeter

82 m



Details

Planning History

Policies

Environmental

Ownership

Selected

Title

WA965993

Tenure

Freehold

Ownership

PUSH4 AUDIO VISUAL LIMITED

Address

UNKNOWN

All intersecting owners

Freeholder

PUSH4 AUDIO VISUAL LIMITED

Insights

5

Details

Plot size

201 m²

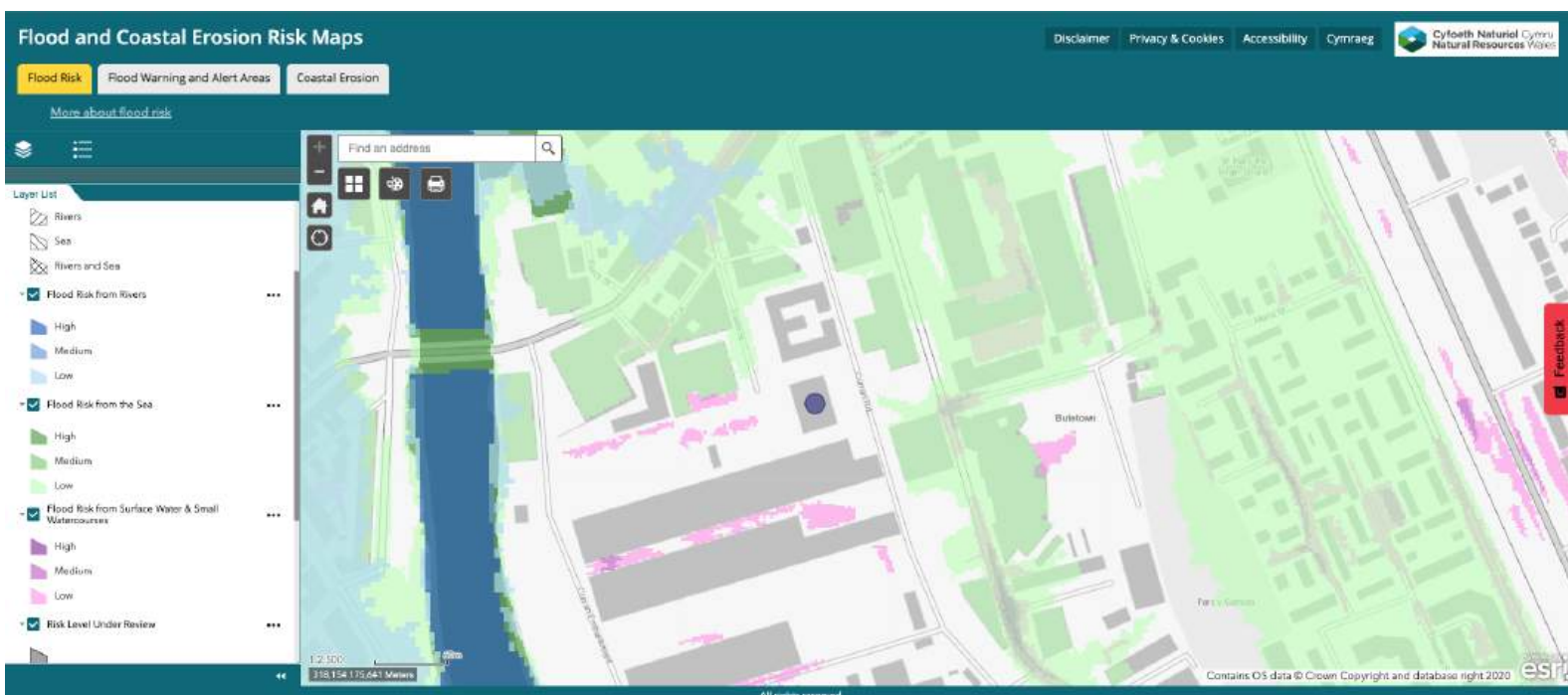
Area

201 m²

Perimeter

81 m

NRW – Flood risk mapping



Cardiff LDP mapping context layers



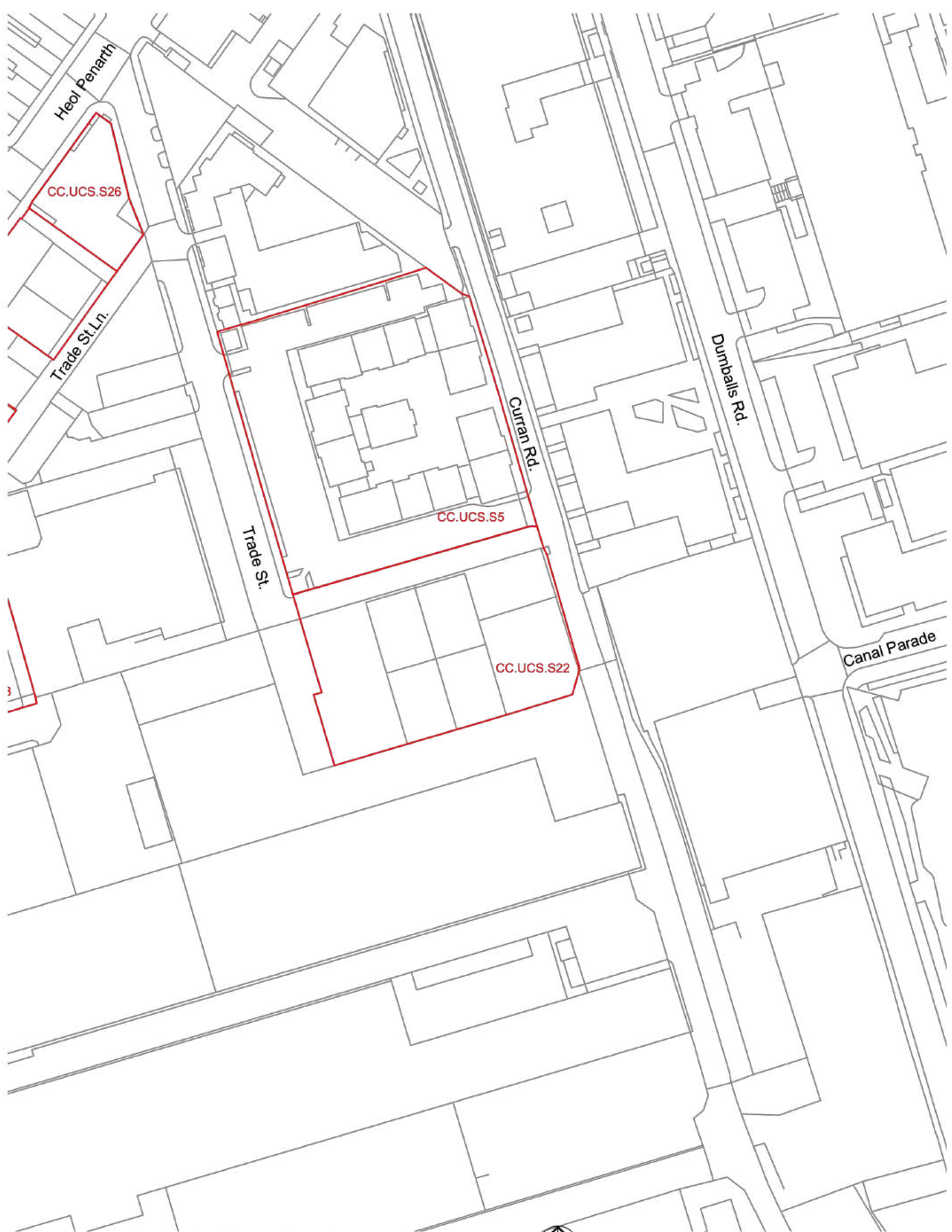
Cardiff LDP mapping RLDP layers



Photos – existing





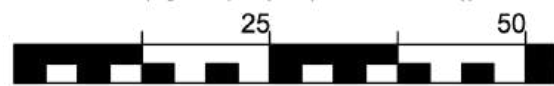


 Denotes development boundary opportunity



EDS26.42 - CC.UCS.S22 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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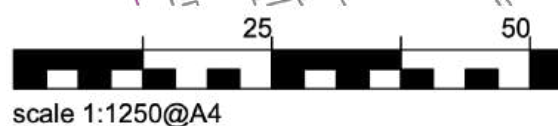
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— Denotes development boundary opportunity

EDS26.42 - CC.UCS.S22 - CONSTRAINTS PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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Expedite Site Appraisal Template – Plot 6, Pierhead Street, Cardiff

To be completed individually for each site identified

Site name	Plot 6, Pierhead Street, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S23

Site Location and Description

Easting (X)	319459
Northing (Y)	174719
Latitude	51.465692, (51°27'56"N)
Longitude	-3.1608224, (003°09'39"W)
Postal address/location	Plot 6, Pierhead Street, Cardiff. CF10 4PH
Area (ha)	0.75 ha
Existing use(s)	Cleared, vacant hardstanding/brownfield land. No buildings or structures are present on site.
Occupancy status	Vacant
Previous uses	The site lies within the historic Bute Docks estate, Cardiff Bay, an area of former dockland reclaimed and redeveloped as part of the Cardiff Bay regeneration programme led by the Cardiff Bay Development Corporation (established 1987, wound up 2000)
Planning status/history	The site falls within the mapped extent of two historic outline planning consents recorded on Cardiff Council's interactive GIS (iShare): application 94/01987/R and application 97/02272/C, both located at 'Development Site, Bute Avenue, Butetown, Cardiff', for 'road infrastructure, footways, landscaped open spaces, parkland and water features, reservation for future light rail transit system comprising Bute Square and Bute Avenue'. These are wider-area consents relating to the Bute Avenue/Bute Square infrastructure scheme rather than confirmed site-specific permissions for Plot 6 itself.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for Plot 6 or for this part of Pierhead Street appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025. The site is not within the residential landbank and no capacity here is counted in the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The register entry described as Land at Pierhead Street (Porth Teigr) is a different parcel. Porth Teigr lies east of this site beyond Roath Dock Road and forms part of allocation H2.5, Porth Teigr and Alexandra Head. That was confirmed against the Council's interactive Proposals Map on 18 August 2026: this site is outside allocation H2.5, and outside Housing Commitment 8 at the Red Dragon Centre and County Hall which stops at Bute Place, sitting in the gap between the two. The ownership confirms it. This site is held in Cardiff Council freehold under titles CYM273251 and CYM877780, whereas the 7 hectares Associated British Ports has told the Examination it does not intend to release lie within H2.5. No part of the 1,310 units allocated at H2.5 is counted at this site and no double counting arises.
Notable structures/features	None. The site comprises cleared, undeveloped hardstanding with no vegetation, buildings or other structures.

Site boundaries and surrounding land uses	The site sits at the Pierhead Street/Falcon Drive roundabout in Cardiff Bay, immediately south-west of 1 and 2 Caspian Point which adjoin to the north-east. The Falcon Drive roundabout and approach roads, wrap around the site to the north and west. Tyneside Road residential development lies to the south-east, with Britannia Quay and Junction Lock further south. Bus stops are located on Pierhead Street; the site lies close to, or within, the 200m buffer zone of the former Cardiff Bay/Bute Road rail corridor as mapped on Cardiff Council's GIS.
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Constraints

Flood risk	Natural Resources Wales' Flood Mapping shows the site sitting outside the high/medium/low risk overlays for river, sea and surface water flooding. Some surface water risk patches are shown nearby, along Plas Bute/Bute Place to the west.
Ecology	Negligible on site. The site is cleared, vacant hardstanding with no vegetation, no buildings and no trees, so there is no habitat within the boundary and no bat or nesting bird interest in any structure. A Preliminary Ecological Appraisal would confirm the position and would address any self-seeded colonisation since clearance. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. The proximity of the site to the Severn Estuary European sites within the wider Bute Docks estate means the shadow Habitats Regulations Assessment should address recreational disturbance directly.
Trees	None
Heritage/archaeology	No listed buildings or conservation area cover the site itself. The nearest designated heritage assets are the Grade I Pierhead Building (Harbour Drive, c. 1897) approximately 300-400m to the south, Cardiff Bay railway station (Grade II*), and the Coal Exchange Building, Mount Stuart Square (Grade II). The site lies within the wider historic Bute Docks estate; given this dockland history, potential for below-ground archaeological remains associated with the docks cannot be ruled out.
Air quality	The point requires attention on this site for a particular reason. Pierhead Street itself is not part of the classified road network and the A4232 Cardiff Bay Link Road passes to the north west, so traffic related exposure is unlikely to be determinative. The material consideration is proximity to operational port land. Associated British Ports has pressed the agent of change principle at the Examination in relation to residential development near port operations, and air quality, dust and odour from port activity form part of that case. The Council has confirmed that the site lies outside the revised Policy SP9 Port boundary (query 4). The agent of change principle will nonetheless apply at application stage, and air quality, dust and odour from port activity should be addressed in the design.
Noise	"Not assessed, and this is the constraint most likely to shape the scheme. Two sources apply. First, port operations. Associated British Ports has pressed the agent of change principle at the Examination in relation to residential

	development near port operations, and a noise assessment addressing operational port noise, including night time working, will be required. The scheme layout, orientation and glazing specification should be designed on that basis from the outset rather than retrofitted. Second, road noise from the Falcon Drive roundabout and approach roads, which wrap around the site to the north and west, and from the A4232 beyond. This is ordinary and is addressed by standard glazing and ventilation measures. Residential amenity is demonstrably achievable in this part of Cardiff Bay: the Tyneside Road residential development lies to the south east and Britannia Quay and Junction Lock further south."
Contaminated land	To be assumed and investigated. The site lies within the historic Bute Docks estate, an area of former dockland reclaimed and redeveloped through the Cardiff Bay regeneration programme, so made ground, dock related contamination and ground gas cannot be ruled out. A phased site investigation, remediation strategy and verification plan should be assumed, together with ground gas protection measures and testing of imported or site won material, secured by condition in the ordinary way. The site is cleared hardstanding, so investigation is unimpeded by buildings and can be carried out without demolition. Remediation cost is a material input to viability and should be reflected when the updated Viability Assessment is applied.
Vehicular access	Pierhead Street itself is not part of the classified road network; the A4232 (Cardiff Bay Link Road) passes to the north-west. The access roads and roundabout immediately fronting the site are not in Council ownership
Utilities	Not assessed. The site sits within the developed Cardiff Bay regeneration area, immediately adjoining the Caspian Point office estate and served by the Pierhead Street and Falcon Drive highway network, so all services are available at or close to the boundary. Network capacity for a residential scheme of this scale, in particular electricity supply and foul drainage, would fall to be confirmed with the statutory undertakers at application stage. Any connection crossing the surrounding access land held by Associated British Ports or Karlin Caspian Limited would require an easement, which is the same point as arises on access.
Pedestrian, cycle & public transport	Bus stops are located on Pierhead Street. Cardiff Bay railway station lies close to, or within, the 200m rail buffer zone.
Planning policy	The site lies within the built up area covered by the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, in Cardiff Bay, within or adjacent to the Bay Business Area to which Policy KP10 applies. The designation position has been established on the Council own mapping and is favourable. Confirmed against the Council interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026: the site is not within any Policy EC3 designation, EC3.1 Ocean Park stopping at the A4232 to the north. It is outside Housing Commitment 8, Red Dragon Centre and County Hall, which stops at Bute Place, and outside allocation H2.5 Porth Teigr and Alexandra Head, which lies to the east beyond Roath Dock Road. The site sits in the gap between the two, so no capacity here is already counted in an allocation or a commitment. Policy EC6 protects office floorspace within the Bay Business Area.

	The site is cleared vacant land with no office floorspace, so EC6 is not engaged. Cardiff Council own GIS, on the Your Council layer, designates the use of this site as Housing. Policy SP9, the Port designation, expands westward under the Statement of Common Ground between the Council and Associated British Ports dated 17 April 2026, which also agrees the deletion of the words permitting leisure, residential and mixed uses from that policy. The Council confirmed in answer to query 4 that none of the Pierhead Street sites falls within the revised SP9 boundary. The Council also recorded on 13 August 2026 that the site is likely to be affected by a Metro route or station in future phases, which may reduce the developable area, although the Council considers the site could still accommodate two buildings with commercial ground floor and residential above. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged if height is pursued. Policy BG7 applies as it does across the study area."
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	None. The site is cleared, vacant hardstanding with no buildings or structures of any kind and no occupier. There is no existing use to retain, nothing to relocate and no employment floorspace in operation. This is the most straightforward existing use position on the schedule.
Use protected by policy designation (Y/N — which)	No. No designation protects the existing use or resists residential development here. Policy EC3 does not apply. Confirmed against the Council's interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026: the site is not within any EC3 designation, EC3.1 Ocean Park stopping at the A4232 to the north. Policy EC6, which protects office floorspace within the Bay Business Area, is not engaged. The site is cleared vacant land with no buildings and no office floorspace, so there is nothing for the policy to protect. The site is outside allocation H2.5, Porth Teigr and Alexandra Head, and outside Housing Commitment 8 at the Red Dragon Centre and County Hall, sitting in the gap between the two. No capacity here is already counted in an allocation or a commitment. Policy SP9 does not reach this site. The Statement of Common Ground with Associated British Ports dated 17 April 2026 expands the Port designation westward by transferring ABP land removed from H2.5 into SP9, and deletes the words permitting leisure, residential and mixed uses from that policy. The expansion is defined by ABP ownership. This site is Cardiff Council freehold under titles CYM273251 and CYM877780 and is not ABP land, so it cannot fall within the revised boundary. Parts of the surrounding access roads held by ABP under WA793823 may do, which would bear on the access arrangement but not on the developable area.
Evidence of relocation, disposal or marketing	Not applicable, and not required. The land is cleared and vacant with no occupier, so there is nothing to market and nobody to relocate. The evidence that would ordinarily come from marketing is supplied here by the ownership. The freehold is held by Cardiff Council under titles CYM273251 and CYM877780. The Council is both the landowner and the plan making authority, its own GIS marks the designated use of the site as Housing, it placed the site on the inception schedule for this study, and on 13 August 2026 it recorded that the site could accommodate two buildings with commercial ground floor and residential above. Owner intent is established directly rather than inferred.
Age / condition / functional obsolescence of buildings	Not applicable, and not required. The land is cleared and vacant with no occupier, so there is nothing to market and nobody to relocate. The evidence that would ordinarily come from marketing is supplied here by the ownership. The freehold is held by Cardiff Council under titles CYM273251 and CYM877780. The Council is both the landowner and the plan making authority, its own GIS marks the designated use of the site as Housing, it placed the site on the inception schedule for this study, and on 13 August 2026 it recorded that the site could accommodate two buildings with commercial ground floor and residential above. Owner intent is established directly rather than inferred.
H9 conclusion	Not applicable, and not required. The land is cleared and vacant with

	no occupier, so there is nothing to market and nobody to relocate. The evidence that would ordinarily come from marketing is supplied here by the ownership. The freehold is held by Cardiff Council under titles CYM273251 and CYM877780. The Council is both the landowner and the plan making authority, its own GIS marks the designated use of the site as Housing, it placed the site on the inception schedule for this study, and on 13 August 2026 it recorded that the site could accommodate two buildings with commercial ground floor and residential above. Owner intent is established directly rather than inferred.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 7,370sqm (0.73ha) – 1.82ac
Net Developable Area (NDA)	0.73 hectares, being equal to the gross developable area recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent accordingly applies under the agreed methodology.
Density	184 dwellings on 0.73 hectares is approximately 252 per hectare, which is the inner city band.
Recommended development form	Cardiff Council's own GIS ('Your Council' layer) designates the site's use as 'Housing'. No confirmed scheme, unit mix or massing has been identified.
Yield	184 dwellings, being 0.73 hectares at approximately 250 dwellings per hectare, the inner city band.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Fragmented for the purposes of comprehensive development. The main plot is single Council ownership (title CYM273251, 0.75 ha, freehold, plus a small adjoining sliver CYM877780, 59 sqm, freehold, both The County Council of the City and County of Cardiff). However, the access roads and roundabout immediately surrounding the site are in third-party ownership: Associated British Ports (title WA793823, part of its wider 5.37 ha 'Capital Waterside, Bute Docks' holding) and Karlin Caspian Limited (title CYM186035, 0.38 ha).
Registered owner(s)	Cardiff Council (CYM273251, CYM877780); adjoining access land held by Associated British Ports (WA793823) and Karlin Caspian Limited (CYM186035).
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM273251 (0.75 ha) and CYM877780 (59 sqm), both Cardiff Council freehold.
Ownership: single / multiple / fragmented	Site plot: single ownership (Cardiff Council). Surrounding access land: fragmented across three separate freeholders (Cardiff Council, Associated British Ports, Karlin Caspian Limited).
Land assembly required (Y/N)	Y. Required for access, given surrounding roads/roundabout are not in Council ownership. Full red-line extent and whether existing rights of access already exist has not been confirmed.
Evidence of owner intent	Strong and direct. The freehold is held by The County Council of the City and County of Cardiff under titles CYM273251 and CYM877780. The Council is simultaneously the landowner and the local planning authority. Three things follow. The Council own GIS, on the Your Council

	layer, designates the use of this site as Housing. The Council placed the site on the inception schedule for this study. And in its written comments of 13 August 2026 the Council recorded that the site could potentially accommodate two buildings with commercial ground floor and residential above, which is the authority describing the development it envisages on its own land.
Suitability	The site is cleared, vacant, previously-developed land within the Cardiff Bay regeneration area, and is marked on the Council's own GIS ('Your Council' layer) as designated for 'Housing' use, suggesting an in-principle policy basis for residential development.
Availability	Available, subject to resolution of access. The land is cleared and vacant, held in Cardiff Council freehold under a single principal title, CYM273251, with a small adjoining sliver at CYM877780. There is no occupier to relocate, no lease to determine, no building to demolish and no competing interest in the development plot itself. The qualification is access rather than ownership of the site. The access roads and roundabout immediately surrounding the plot are held by Associated British Ports under title WA793823 and by Karlin Caspian Limited under title CYM186035. Rights of access over that land will be confirmed or secured by the Council as freeholder, and that is reflected in the Medium confidence rating. A cleared site in authority ownership with an access to resolve is a materially better position than a site whose availability depends on a third party owner deciding to sell.
Achievability	Achievable, with three matters to manage. The site itself presents few difficulties: cleared, level hardstanding with no buildings to demolish, no trees, no listing or conservation area constraint, and outside the Natural Resources Wales high, medium and low flood risk overlays for river, sea and surface water. First, access. Rights over the surrounding roads and roundabout, held by Associated British Ports and Karlin Caspian Limited, must be confirmed or acquired. This is the principal practical constraint. Second, Metro safeguarding. The Council recorded on 13 August 2026 that the site is likely to be affected by a Metro route or station in future phases. If land is safeguarded the developable area reduces and the capacity should be revisited. The Council nonetheless considers two buildings could still be accommodated. Third, contamination and the agent of change. Made ground and dock related contamination should be assumed given the Bute Docks history, and the design must address operational port noise, dust and odour under the agent of change principle which Associated British Ports has pressed at the Examination.
Evidence of availability	Strong on the site itself and documented. The land is cleared and vacant previously developed land held in Cardiff Council freehold under titles CYM273251 and CYM877780. There is no occupier, no lease and no third party interest in the development plot. The Council own GIS designates the use as Housing, the Council placed the site on the inception schedule for this study, and on 13 August 2026 the Council recorded an indicative form of development for it. Public sector ownership of cleared land, combined with the authority own housing designation, is the clearest form of availability evidence recognised in the agreed criteria and in both comparable Welsh studies.

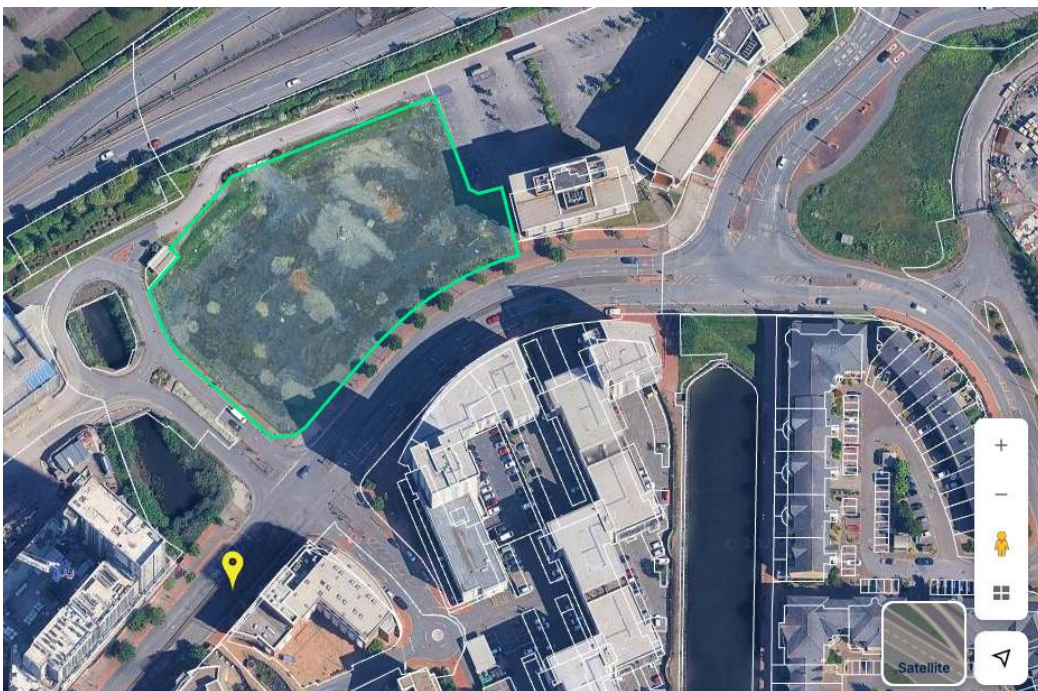
Likely delivery timescale	Years 6 to 10. The site is cleared, vacant and in authority ownership, which would ordinarily support an earlier band, but there is no application, no pre-application enquiry and no scheme; access rights over third party land require resolution; and the Metro safeguarding position is unresolved and may reduce the developable area. Years 6 to 10 reflects those steps without deferring the capacity unnecessarily.
Confidence rating (High / Medium / Low)	Medium. The site is cleared and vacant, in Cardiff Council freehold ownership under titles CYM273251 and CYM877780, and the Council own GIS designates its use as Housing. Against that, the access roads and roundabout are in third party ownership, so land assembly or confirmed rights of access are required, and Metro safeguarding may reduce the developable area.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	184
If not counted — reason	N/A site counted at 184 dwellings.
Summary	Plot 6, Pierhead Street is a cleared, vacant, previously developed site of approximately 0.74 hectares in Cardiff Council freehold (titles CYM273251 and CYM877780) at the Pierhead Street and Falcon Drive roundabout in Cardiff Bay, adjoining the Caspian Point office estate. The Council's own GIS designates its use as Housing. It is not within any Policy EC3 designation, lies outside Housing Commitment 8 and allocation H2.5, and the Council has confirmed that it lies outside the revised Policy SP9 Port boundary (query 4). It sits outside the mapped flood risk overlays and away from designated heritage assets. The site is counted at 184 dwellings on the Cardiff Council sign off of September 2026, in delivery years 6 to 10, at Medium confidence. The rating reflects two considerations: the access roads and roundabout surrounding the plot are held by Associated British Ports and Karlin Caspian Limited, so rights of access must be confirmed or secured; and the Council records that a future Metro route or station may reduce the developable area, while considering that the site could still accommodate two buildings with commercial ground floor and residential above.
Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



Details

Planning History

Policies

Environmental

Ownership

Selected

Title

CYM273251

Tenure

Freehold

Ownership

THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF

Address

Land On The West Side Of 1 Caspian Point Cardiff CF10 4DQ

All intersecting owners

Freeholder

THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...

Insights

5

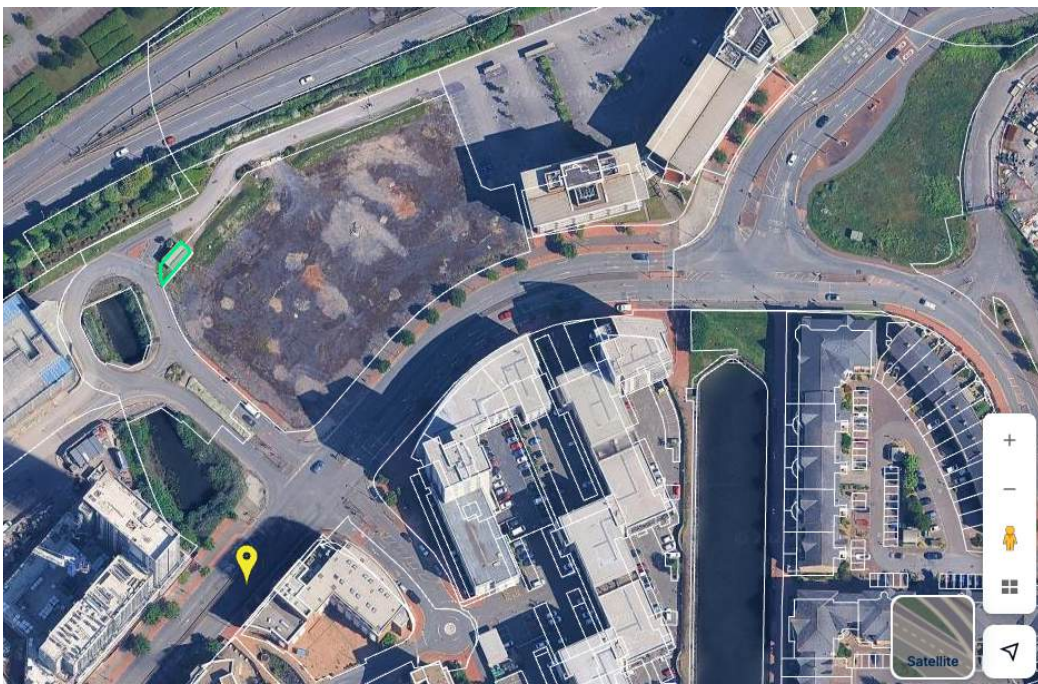
Details

Plot size

0.75 ha

Area

Perimeter



Details

Planning History

Policies

Environmental

Ownership

Selected

Title

CYM877780

Tenure

Freehold

Ownership

THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF

Address

UNKNOWN

All intersecting owners

Freeholder

THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...

Insights

5

Details

Plot size

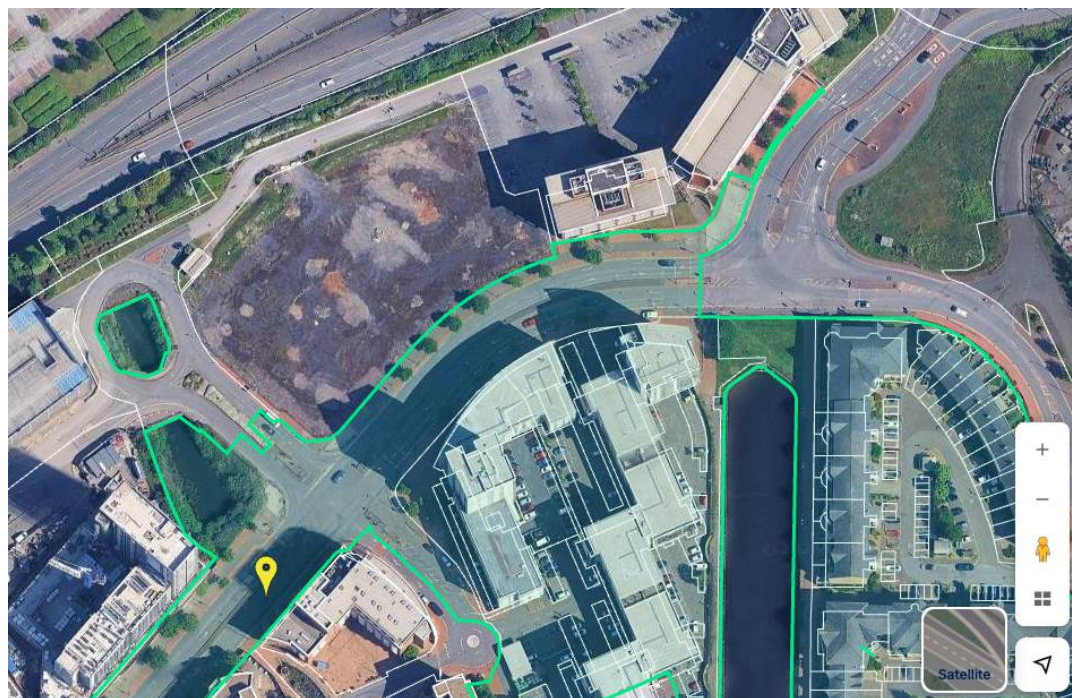
59 m²

Area

59 m²

Perimeter

35 m



Details Planning History Policies Environment

Ownership Selected

Title **WA793823** Tenure **Freehold**

Ownership **ASSOCIATED BRITISH PORTS**

Address **Capital Waterside Bute Docks Cardiff Bay Cardiff CF10 4NP CF10 4NQ CF10 4NR CF10 4NS CF10 4PD CF10 4...**

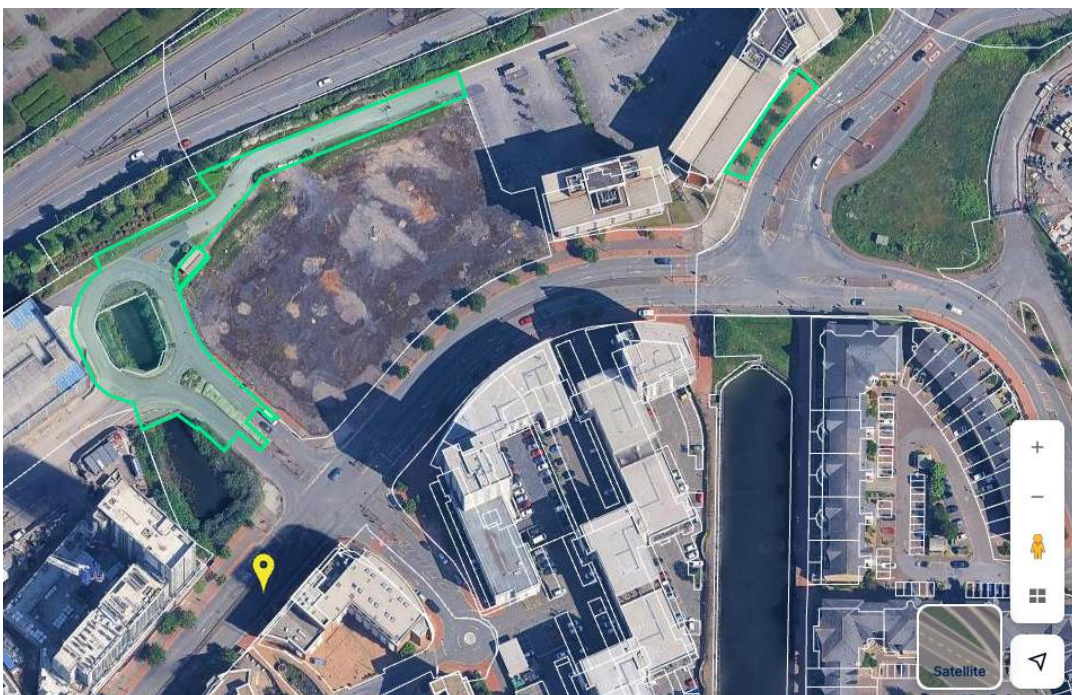
All intersecting owners

Freeholder **ASSOCIATED BRITISH POR...** Leaseholder **13**

Insights 5

Details **Plot size** **5.37 ha**

Area **5.37 ha** Perimeter **3.37 km**



Details Planning History Policies Environment

Ownership Selected

Title **CYM186035** Tenure **Freehold**

Ownership **KARLIN CASPIAN LIMITED**

Address **UNKNOWN**

All intersecting owners

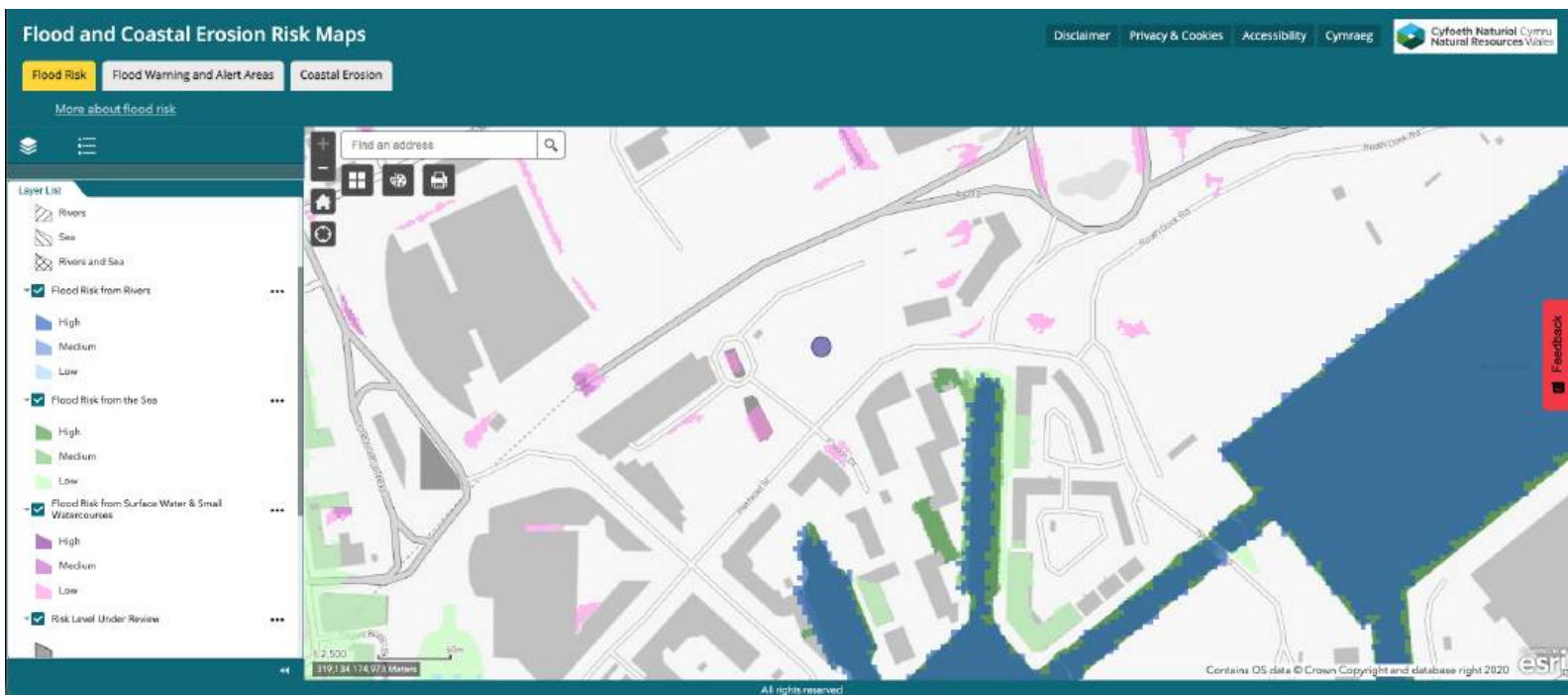
Freeholder **KARLIN CASPIAN LIMITED**

Insights 5

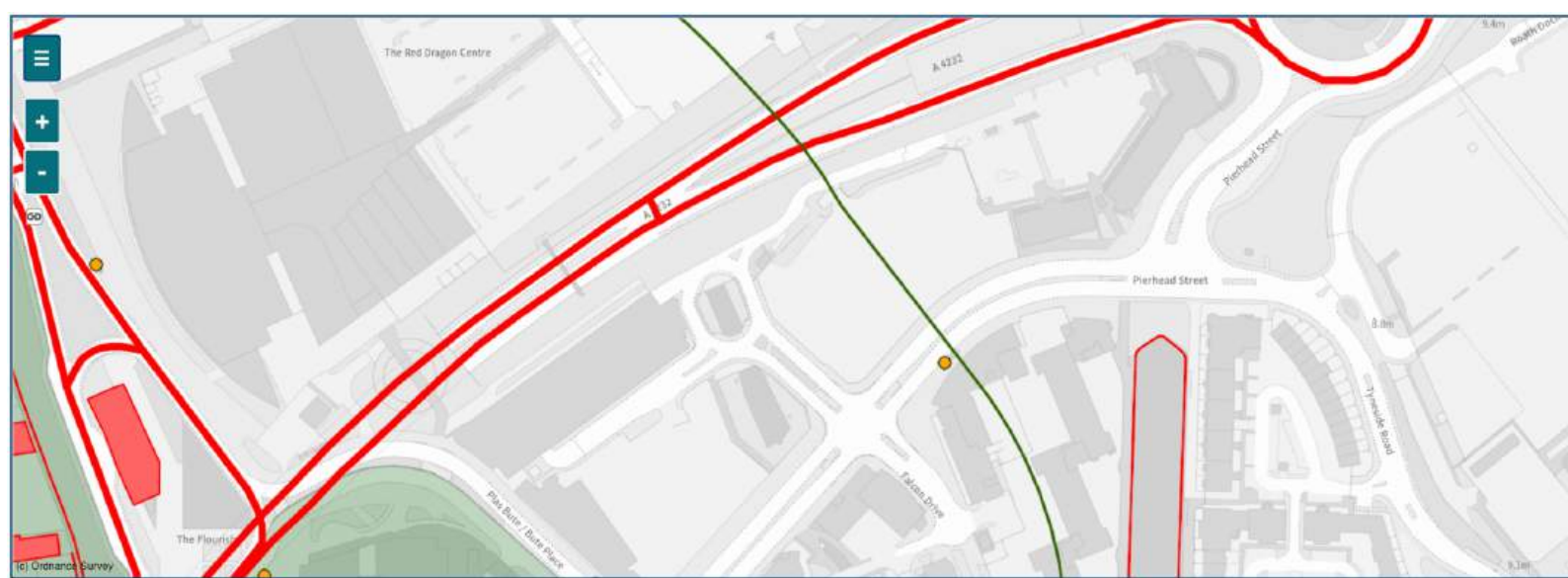
Details **Plot size** **0.38 ha**

Area **0.38 ha** Perimeter **650 m**

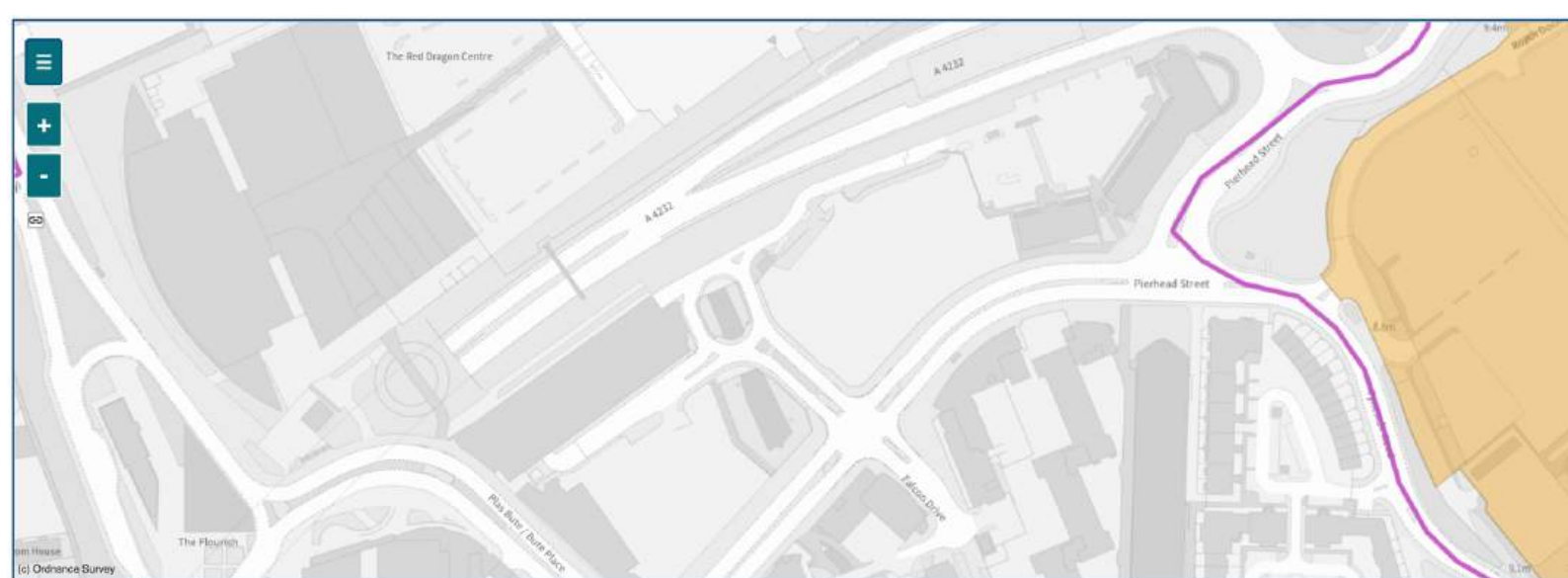
NRW – Flood risk mapping



Cardiff LDP mapping context layers



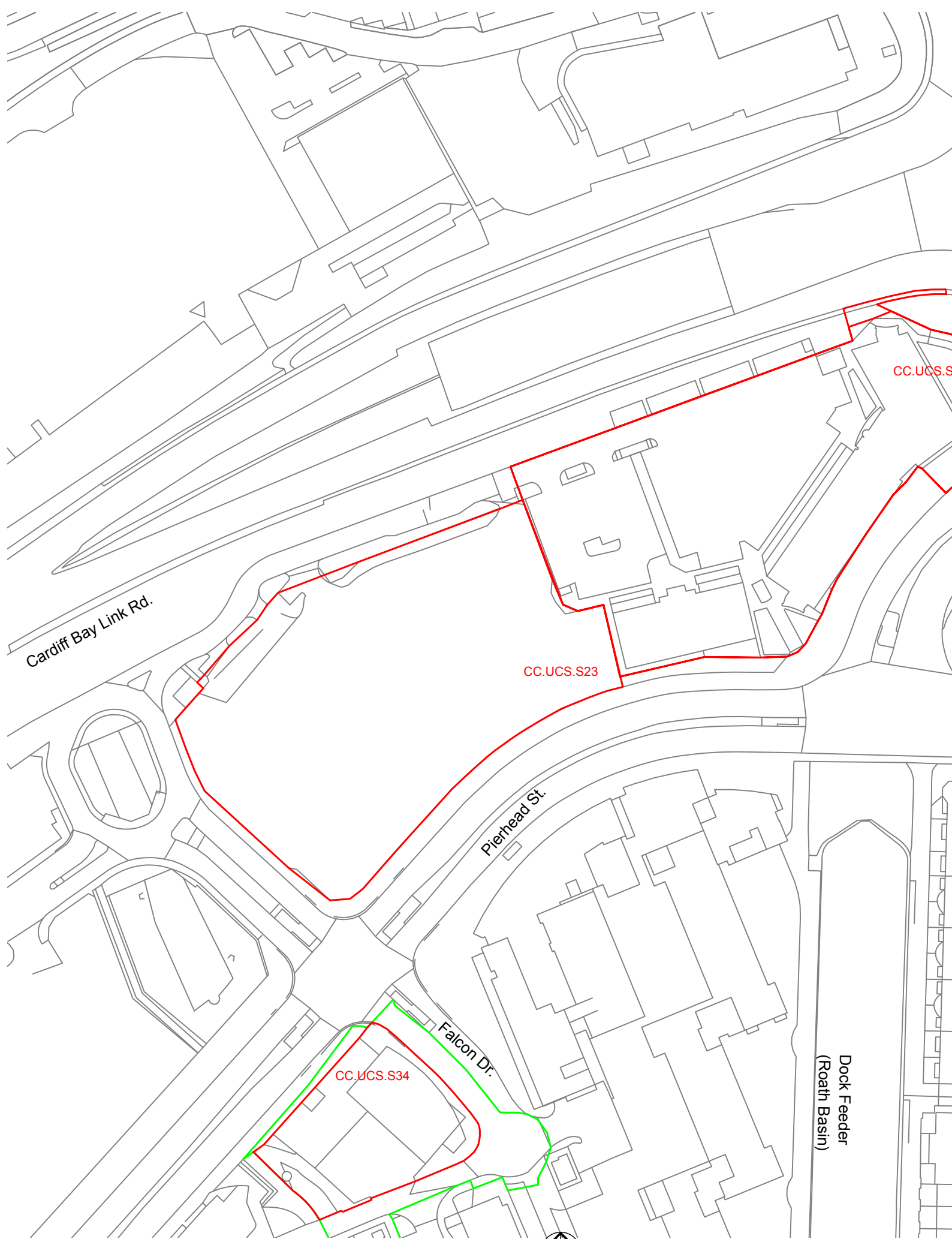
Cardiff LDP mapping RLDP layers



Photos – existing



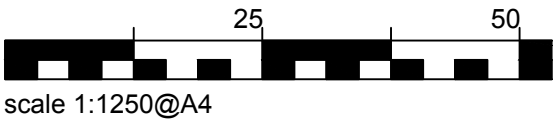




— Denotes development boundary opportunity

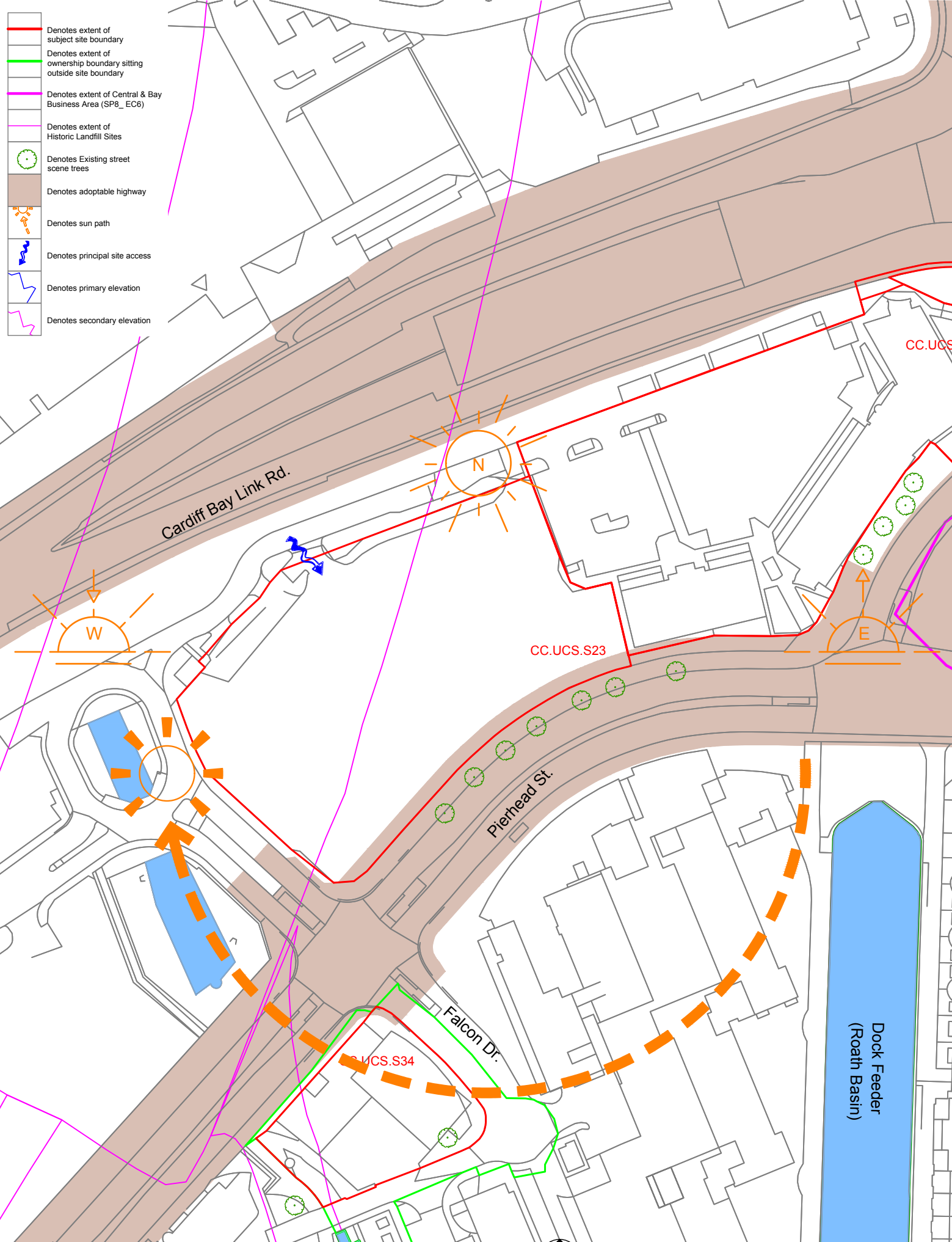
EDS26.42 - CC.UCS.S23 - EXISTING SITE PLAN

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scale 1:1250@A4

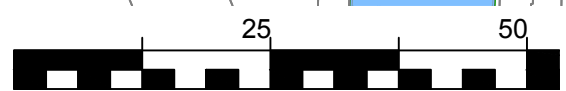
- Denotes extent of subject site boundary
- Denotes extent of ownership boundary sitting outside site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes extent of Historic Landfill Sites
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation



Denotes development boundary opportunity

EDS26.42 - CC.UCS.S23 - CONSTRAINTS PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4

Expedite Site Appraisal Template – Principality House, Cardiff

To be completed individually for each site identified

Site name	Principality House, Cardiff DECLARED INTEREST. Expedite Planning Ltd, Expedite Design Services Ltd and Expedite Engineering act for the applicant on application 25/02366/FUL at this site. The interest is declared in the conflicts note and in the report at Section 8. This appraisal is to be prepared and scored by team members holding no interest and certified by a chartered town planner holding no interest and no involvement in the application. The site is assessed against the same criteria as every other site, without modification, and is reported within the sensitivity analysis.
Site UID (CC.UCS.S__)	CC.UCS.S24

Site Location and Description

Easting (X)	318347
Northing (Y)	176626
Latitude	51.482672, (51°28'58"N)
Longitude	-3.1772751, (003°10'38"W)
Postal address/location	Principality House, Greyfriars Place Cf10 3AE
Area (ha)	0.21 ha
Existing use(s)	Principality House (front) comprises an 8-storey detached office building (approx. 60,473 sq ft) that has functioned as the head office of Principality Building Society since it opened in 1992; refurbished in 2023. A linked rear block, 'Principality House (Rear)', fronts Greyfriars Place and has been separately marketed to let (approx. 19,343–79,816 sq ft) A ground-floor café (Coffee One) operates from the building.
Occupancy status	Reported as occupied (Principality Building Society HQ for over 30 years), with parts of the accommodation concurrently marketed to let by agents at the time of the co-living application.
Previous uses	Principality House itself was constructed and opened as Principality Building Society's head office in 1992. As with the neighbouring Friary House site, the wider area forms part of the historic Franciscan Greyfriars precinct. Coflein records the remains of 'Greyfriars Priory' close to the site (NPRN 301262, established c.1280), formerly a Scheduled Ancient Monument (SAM GM172, descheduled 1965).
Planning status/history	The Council's review of 29 July 2026 records: 'Planning application submitted for co-living scheme - 25/02366/FUL'. Two points follow. First, a live application is strong evidence of owner intent and of availability, and is among the better evidential positions on the schedule. Second, the same application reference, 25/02366/FUL, is recorded by the Council against Custom House, Bute Terrace. That entry is a transcription error: application 25/02366/FUL relates to this site, and the Custom House application is 25/02351/FUL. Application 25/02366/FUL, received 15 October 2025, validated 20 October 2025, consultation 13 May 2026. Status: Registered, at the recommendation and committee stage. The application is UNDETERMINED. Proposal: change of use of the existing building from office, Class B1, to co-living residential accommodation, Class C3, with internal and external alterations including a new ninth floor

	for amenity use, lift and stairwell extensions, front enclosure, terrace infills, and reconfiguration of the basement for car and cycle parking; the existing retail unit to be retained and a ground floor commercial unit provided in Classes A1, A2, A3 or B1. Applicant: Urban Centric (Principality House) Ltd. Site area approximately 0.26 hectares.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for Principality House or Greyfriars Place appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). The application referred to below was submitted after that base date and would not appear in the schedule in any event. Application 25/02366/FUL remains undetermined, and the check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	Building form: an 8-storey detached office block (approx. 60,473 sq ft, (including two basements). The building's architecture is described in the application as 'often compared to a cruise liner. Basement car parking for 56 cars is provided.

Constraints

Flood risk	The Natural Resources Wales Flood Mapping shows the site sitting outside the coloured high/medium risk overlays, with low-risk surface water pockets nearby along Greyfriars Place and Crockherbtown Lane.
Ecology	Negligible. The site is occupied in its entirety by an eight storey office building with two basement levels and its associated hard surfaced curtilage in the city centre. There is no vegetation, no soft landscaping and no habitat within the boundary. A precautionary bat and nesting bird survey of the building will be required before external alteration, which is routine for a building of this scale rather than a constraint, and is in any event a matter for the undetermined application. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. Because the proposal is a change of use of an existing building rather than new build on undeveloped land, the ecological position is among the simplest on the schedule.
Trees	None within the site boundary. The site is fully built over by Principality House and its rear block, with hard surfaced curtilage to Greyfriars Place. Street trees on the surrounding highway lie outside the boundary and are unaffected by a change of use of the building.

Heritage/archaeology	Principality House is not a listed building and is not itself within a conservation area, but sits close to conservation area cluster: Cathays Park CA (designated 1975, extended 1992) and Queen Street CA (designated 1992) lie nearby. Coflein records the remains of the medieval Franciscan 'Greyfriars Priory' close to the site (NPRN 301262, established c.1280); its Scheduled Ancient Monument status (SAM GM172) was descheduled in 1965.
Air quality	Not assessed on this appraisal, and unlikely to be determinative. The site is a city centre office building fronting Greyfriars Place, off Greyfriars Road, and the relationship of the site to the City Centre Air Quality Management Area will be addressed at application stage. The proposal is a change of use of an existing building to a car free or low parking residential use, with the existing basement providing 56 car parking spaces to be reconfigured, so the scheme reduces rather than increases trip generation relative to an occupied city centre headquarters office. Air quality is a matter for the undetermined application 25/02366/FUL and no consultee objection on that ground has been identified.
Noise	Not assessed on this appraisal. Greyfriars Road and Queen Street are the principal foreseeable sources, together with the night time economy of the city centre. The building is an existing sealed and serviced office structure, refurbished in 2023, so the building envelope is modern and internal noise levels are capable of being achieved by ordinary means. Residential amenity is demonstrably achievable in this immediate area: the adjoining Friary House is the subject of a co-living scheme assessed at CC.UCS.S11 in this study. Noise is a matter for the undetermined application.
Contaminated land	Low risk, and largely academic on this site. The building was constructed and opened in 1992 on a city centre plot with no recorded industrial history, and the proposal is a change of use of that existing building with reconfiguration of the existing basement rather than excavation of undeveloped ground. The one matter to record is archaeological rather than contaminative. Coflein records the remains of the medieval Franciscan Greyfriars Priory close to the site at NPRN 301262, established around 1280, whose Scheduled Ancient Monument status under SAM GM172 was descheduled in 1965. Any below ground works should be the subject of an archaeological watching brief condition if the Glamorgan-Gwent Archaeological Trust seeks one, although the ground beneath this building was substantially disturbed by the two basement levels constructed in 1992.
Vehicular access	The site has frontages to Greyfriars Place and (via the wider Friary Centre) to The Friary, off Queen Street. Basement car parking for 56 cars is provided.
Utilities	Not assessed, and not a constraint. The building is an operational eight storey city centre headquarters office of approximately 60,473 square feet, refurbished in 2023, with full existing water, foul drainage, electricity, heating and telecommunications services. A change of use to residential accommodation within the same envelope will require reconfiguration of internal services rather than new connections, and the incoming supplies to a building of this scale are likely to exceed residential requirements. Capacity is a matter for the undetermined application.
Pedestrian, cycle & public transport	The site is well served by public transport: Cardiff Queen Street railway station lies approximately 0.4 miles away and Cardiff Central Station approximately 0.6 miles away; bus stops on Greyfriars Road

	lie approximately 0.1 miles from the site.
Planning policy	The site lies in Cardiff city centre within the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, and within the Central and Bay Business Area, confirmed from the Proposals Map on 19 August 2026. Policy KP10 applies. Policy EC6 governs the outcome. It permits the loss of office floorspace in that area only where it is demonstrated that there is no need to retain the premises for office use and a significant element of office or commercial floorspace is retained. Paragraph 7.124 of the Deposit Plan attaches weight to premises vacant for over two years despite active marketing, so vacancy and marketing history are material. The scheme retains the Coffee No.1 unit of approximately 182 square metres and adds a further ground floor commercial unit. The Council confirmed in answer to query 20 that retention of ground floor commercial or employment floorspace is likely to be the minimum requirement. At the adjoining Friary House, CC.UCS.S11, officers have already found the office accommodation vacant and unmarketable. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed below. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged: in the city centre a tall building is one of eight or more storeys, and the scheme adds a ninth floor to an eight storey building. Policies EN9 and KP17 are engaged by setting, the Cathays Park and Queen Street Conservation Areas lying nearby, with the descheduled remains of Greyfriars Priory close by at Coflein NPRN 301262. Policy BG7 applies as across the study area. Also relevant: KP5, KP7, KP8, KP15, KP17, H3, EN13, EN14, T1, T5 and W2; the Tall Buildings Design Guide and Residential Design Guide, both January 2017, and Managing Transportation Impacts, July 2018; and Planning Policy Wales Edition 12, February 2024, with Future Wales. Application 25/02366/FUL is undetermined, so no officer report exists and these are the policies identified on this appraisal rather than by the Council.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Active, but the owner has already declared its own intentions. Principality House has been the head office of Principality Building Society since it opened in 1992 and the Society remains in occupation. The building was refurbished in 2023. The Society is not a passive landowner. It is a partner in application 25/02366/FUL, which is publicly described as Urban Centric and Principality Building Society having partnered to transform Principality's existing office building, paving the way for their relocation to a new, high performing ESG focused workplace. A building society does not apply to convert its own headquarters, in partnership with a developer, without board authority. That is a substantial and public commitment and it expressly contemplates the Society relocating. Two further matters point the same way. The linked rear block fronting Greyfriars Place has been separately marketed to let, at approximately 19,343 to 79,816 square feet, so the Society is already reducing its occupied footprint. The ground floor retail unit occupied by Coffee No.1, approximately 182 square metres, is retained under the scheme. The Society stated on 14 May 2026 that it has no active plans to relocate and that the application provides long term optionality. Read with the partnership statement, that goes to timing rather than to principle: it confirms that no relocation has yet been programmed, not that the existing use is one the owner intends to retain indefinitely. The premises are accordingly in active use and the Policy H9 and Policy EC6 analysis proceeds on that basis, but the owner has itself identified relocation as the purpose of the application.
Use protected by policy designation (Y/N — which)	Yes: Policy EC6. The site lies within the Central and Bay Business Area, confirmed from the Proposals Map, so Policy EC6 applies to the loss of office floorspace. The Council confirmed in answer to query 20, on 26 August 2026, that each case is assessed on its merits by reference to the scale of floorspace to be lost, and that retention of ground floor commercial or employment floorspace is likely to be the minimum requirement. The scheme under application 25/02366/FUL meets that requirement by retaining the existing retail unit, Coffee No.1 at 182 square metres, and providing a further ground floor commercial unit, consistent with the Council's decisions at Knox Court and Scott Harbour. A Section 106 contribution for the loss of employment floorspace is assumed as a cost on delivery (query 21; paragraph 3.15 of the report). At the adjoining Friary House the Council's officers have found the office accommodation vacant and unmarketable, which is relevant context for this immediate area.
Evidence of relocation, disposal or marketing	The submission of a planning application for a co-living scheme by or on behalf of the owner is itself evidence of an intention to cease the existing use and to redevelop.
Age / condition / functional obsolescence of buildings	Principality House was constructed in 1992 and refurbished in 2023. It is a modern, serviced, eight storey office building in continuing headquarters occupation. It is neither obsolete nor in poor condition, and the Council recorded on 13 August 2026 that the site is an

	occupied office in reasonably new buildings. No argument for redundancy under Policy H9 can be founded on the age or condition of the building
H9 conclusion	Capable of discharge. The premises are the subject of a live application for an alternative use made in partnership with the freeholder, which indicates that the owner does not regard the existing use as having a future. The retention requirement of Policy EC6 is met by the submitted scheme, which retains the existing ground floor retail unit and provides a further ground floor commercial unit. The building remains in headquarters occupation, and the timing of that occupier's relocation governs delivery rather than the principle.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 2,118sqm (0.21ha) – 0.52ac
Net Developable Area (NDA)	0.21 hectares, being equal to the gross developable area recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent accordingly applies under the agreed methodology.
Density	The inception schedule records an indicative capacity of 237 units, which corresponds to a submitted co-living scheme. Against 0.21 hectares that equates to approximately 1,130 units per hectare. That is a co-living density rather than a conventional residential density and should be expressed as such; it is materially below the approximately 1,410 units per hectare of the co-living scheme at the adjoining Friary House, which is the closest available comparable. Policy D1 is engaged and the site lies within an established city centre location. The figure is taken from the submitted application, which is a stronger basis than a density multiplier.
Recommended development form	Co-living, per the submitted application 25/02366/FUL. Co-living has been confirmed by the Council as falling within Class C3 for the purposes of the study.
Yield	237 co-living units. This is the applicant's own figure on an undetermined application and should be described as such. It has not been tested at committee and the Council has separately queried the principle, recording on 13 August 2026 that the site is an occupied office in reasonably new buildings and asking whether it is one the Council wishes to promote as a change of use. The figure carries materially less weight than a determined consent and should not be relied upon as a density or floorspace comparable for other sites.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by Principality Building Society across two titles: WA642030 (0.19 ha, 'The Friary Centre And Principality House, The Friary, Cardiff CF10 3FA') and WA641478 (245 sqm / 0.0245 ha.
Registered owner(s)	Principality Building Society
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	WA642030; WA641478
Ownership: single / multiple / fragmented	Single (both titles held by Principality Building Society).
Land assembly required (Y/N)	N
Evidence of owner intent	Principality Building Society is described as a partner in the Urban Centric application ('Urban Centric and Principality Building Society have partnered to transform Principality's existing office building, paving the way for their relocation to a new, high-performing ESG-focused workplace'). Principality's own public statement of 14 May 2026 states there are 'currently no active plans to relocate' and that the application provides 'long-term optionality' only noted.
Suitability	Suitable in locational and physical terms; the question on this site is policy and availability, not suitability. The site is previously developed land in the heart of Cardiff city centre, approximately 0.4 miles from Cardiff Queen Street station and 0.6 miles from Cardiff Central, with bus stops on Greyfriars Road approximately 0.1 miles away, so it satisfies the accessibility criterion agreed with the Council on 30 July 2026 comfortably. It sits outside the Natural Resources Wales high and medium flood risk overlays. The building is not listed and the site is not within a conservation area, although the Cathays Park and Queen Street conservation areas lie nearby and their settings should be considered. The proposal is a change of use of an existing building rather than demolition and rebuilding, which avoids demolition cost, embodied carbon and construction impact, and is the form of development most consistent with Policy KP15 on climate change. The adjoining Friary House is the subject of a comparable co-living scheme, so the use is established in this immediate block. The qualifications are Policy EC6, which protects office floorspace within the Central and Bay Business Area and is addressed at the H9 conclusion, and the fact that the building remains in active headquarters occupation.
Availability	Parts of the building were being actively marketed to let commercially at the time of the application, while Principality Building Society continues to occupy the building as its HQ and has stated it has no active plans to relocate.
Achievability	Achievable in physical and financial terms, subject to the planning principle being accepted. The works proposed are a change of use of an existing 1992 building refurbished in 2023, with internal and external alterations including a new ninth floor for amenity use, lift and stairwell extensions, front enclosure, terrace infills and reconfiguration of the basement for car and cycle parking. There is no demolition, no land assembly, no site clearance and no contamination risk of any substance. Abnormal costs are accordingly limited compared with

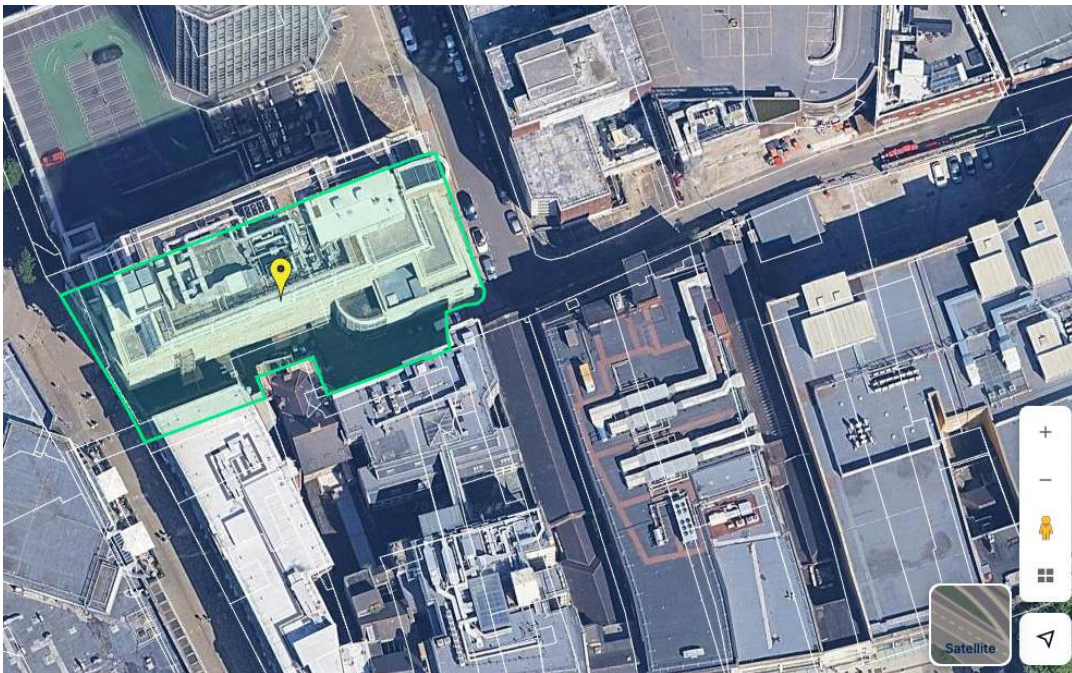
	any new build site on the schedule. Two matters bear on deliverability. First, viability: a co-living conversion is valued on an investment basis rather than on open market sales, so the Avison Young Viability Assessment of May 2024, which records negative residual values for flatted brownfield typologies on an open market basis, is not the applicable model. Second, and more significantly, the scheme cannot proceed while Principality Building Society occupies the building. The Society stated on 14 May 2026 that it has no active plans to relocate. Achievability is therefore contingent on a relocation decision that the occupier has not made. The applicant is Urban Centric (Principality House) Ltd, which has delivered and is delivering comparable schemes elsewhere in Cardiff, including at Asset House on Penarth Road where full permission was granted on 10 December 2025 and pre-commencement conditions have been discharged.
Evidence of availability	Strong, subject to confirmation of the application reference. A live planning application for an alternative use, made by or with the authority of the owner, is direct evidence of owner intent and of availability.
Likely delivery timescale	Years 3 to 5, subject to determination of application 25/02366/FUL.
Confidence rating (High / Medium / Low)	Medium. The premises are in single freehold ownership held by Principality Building Society across titles WA642030 and WA641478, no land assembly is required, and application 25/02366/FUL for co-living is live and undetermined, made in partnership with the freeholder. Against that, Principality stated publicly on 14 May 2026 that it has no active plans to relocate and that the application preserves long term optionality, and the Council queried on 13 August whether it wishes to promote an occupied and reasonably new office building for change of use.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	237 dwellings
If not counted — reason	N/A site counted
Summary	Principality House is an unlisted eight storey office building of 1992 on The Friary and Greyfriars Place in Cardiff city centre, refurbished in 2023, which has served as the head office of Principality Building Society since it opened. It is held freehold by the Society across titles WA642030 and WA641478, so no land assembly is required. A ground floor retail unit of approximately 182 square metres is occupied by Coffee No.1, and the linked rear block fronting Greyfriars Place has been separately marketed to let. Application 25/02366/FUL, made by Urban Centric (Principality House) Ltd in partnership with the Society, is live and undetermined. It proposes change of use from office, Class B1, to co-living accommodation, Class C3, with a new ninth floor for amenity use, lift and stairwell extensions, front enclosure, terrace infills and reconfiguration of the basement for parking, retaining the existing retail unit and providing a further ground floor commercial unit. It was validated on 20 October 2025 and consultation closed on 13 May 2026. The Society is a partner in that application, which is publicly described as paving the way for its relocation to a new, high performing ESG focused workplace. Its statement of 14 May 2026 that it has no active plans to relocate and that the application preserves long term optionality goes to timing rather than to principle. The site is within the Central and Bay Business Area, confirmed from the Proposals Map on 19 August 2026, so Policy EC6 governs the loss of office floorspace and requires that no need to retain the premises for office use be demonstrated and that a significant element of commercial floorspace be retained. The Council confirmed in answer to query 20 that retention of ground floor commercial or employment floorspace is likely to be the minimum requirement, which the scheme meets. Policy H9 turns on the same evidence. At the adjoining Friary House, CC.UCS.S11, officers have already found the office accommodation vacant and unmarketable.
Assessed by / date	Ian Carter MRTPI 7/9/26
Reviewed and certified by planning lead / date	Ian Carter MRTPI 8/9/26

MAPPING:-

Ownership boundary record



Details Planning History Policies Environmental

Ownership Selected

Title: **WA642030** Tenure: **Freehold**

Ownership: **PRINCIPALITY BUILDING SOCIETY**

Address: **The Friary Centre And Principality House The Friary Cardiff CF10 3FA**

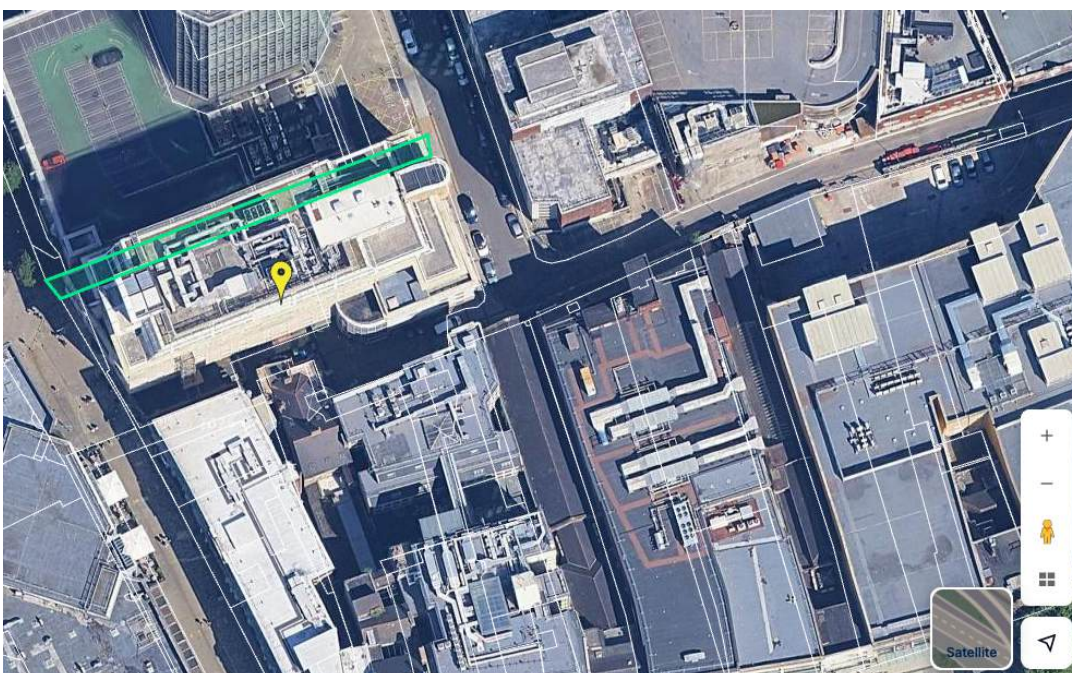
All intersecting owners

Freeholder: **PRINCIPALITY BUILDING S...** Leaseholder: **1**

Insights 5

Details Plot size **0.19 ha**

Area: **0.19 ha** Perimeter: **202 m**



Details Planning History Policies Environmental

Ownership Selected

Title: **WA641478** Tenure: **Freehold**

Ownership: **PRINCIPALITY BUILDING SOCIETY**

Address: **UNKNOWN**

All intersecting owners

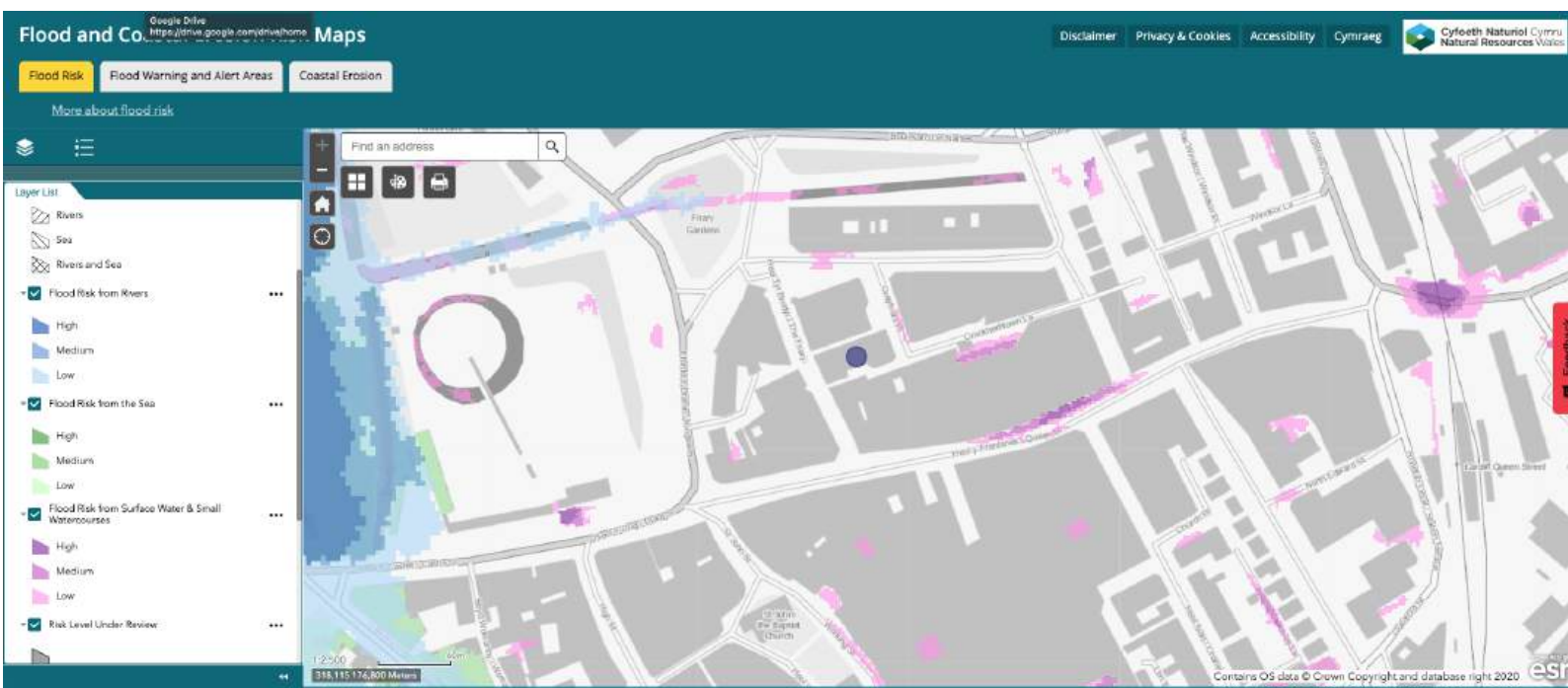
Freeholder: **PRINCIPALITY BUILDING SOCIETY**

Insights 5

Details Plot size **245 m²**

Area: **245 m²** Perimeter: **145 m**

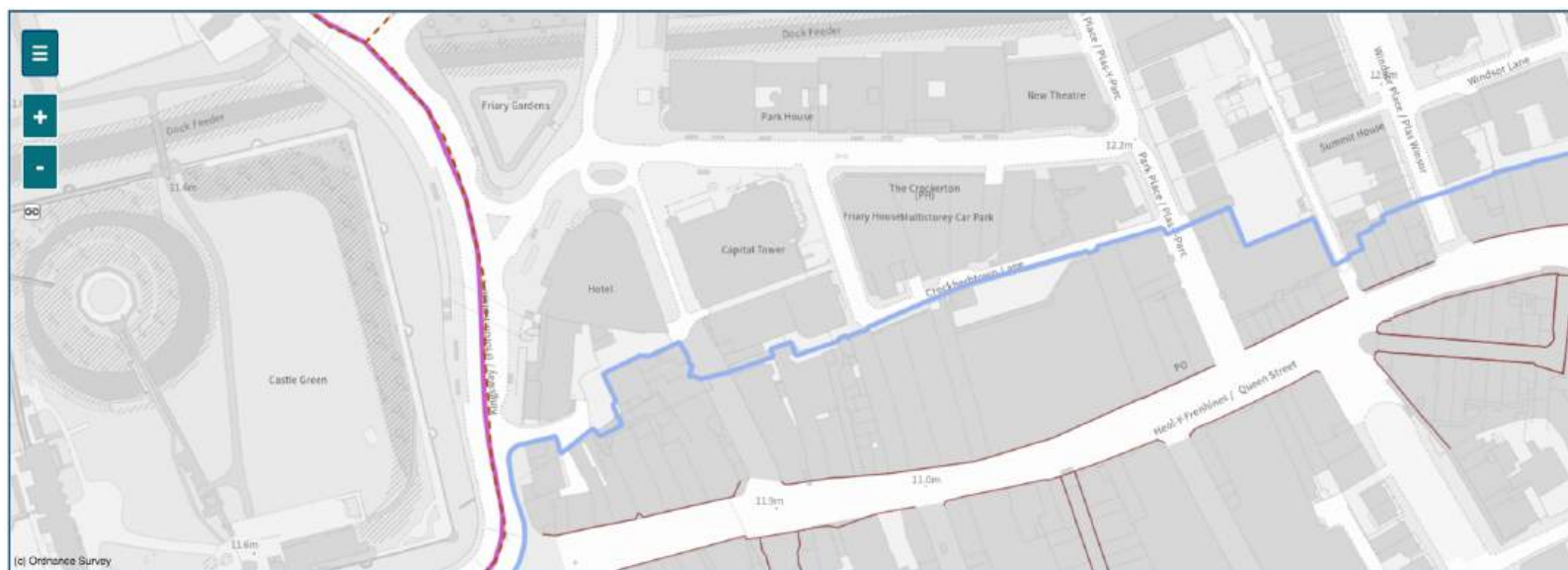
NRW – Flood risk mapping



Cardiff LDP mapping context layers

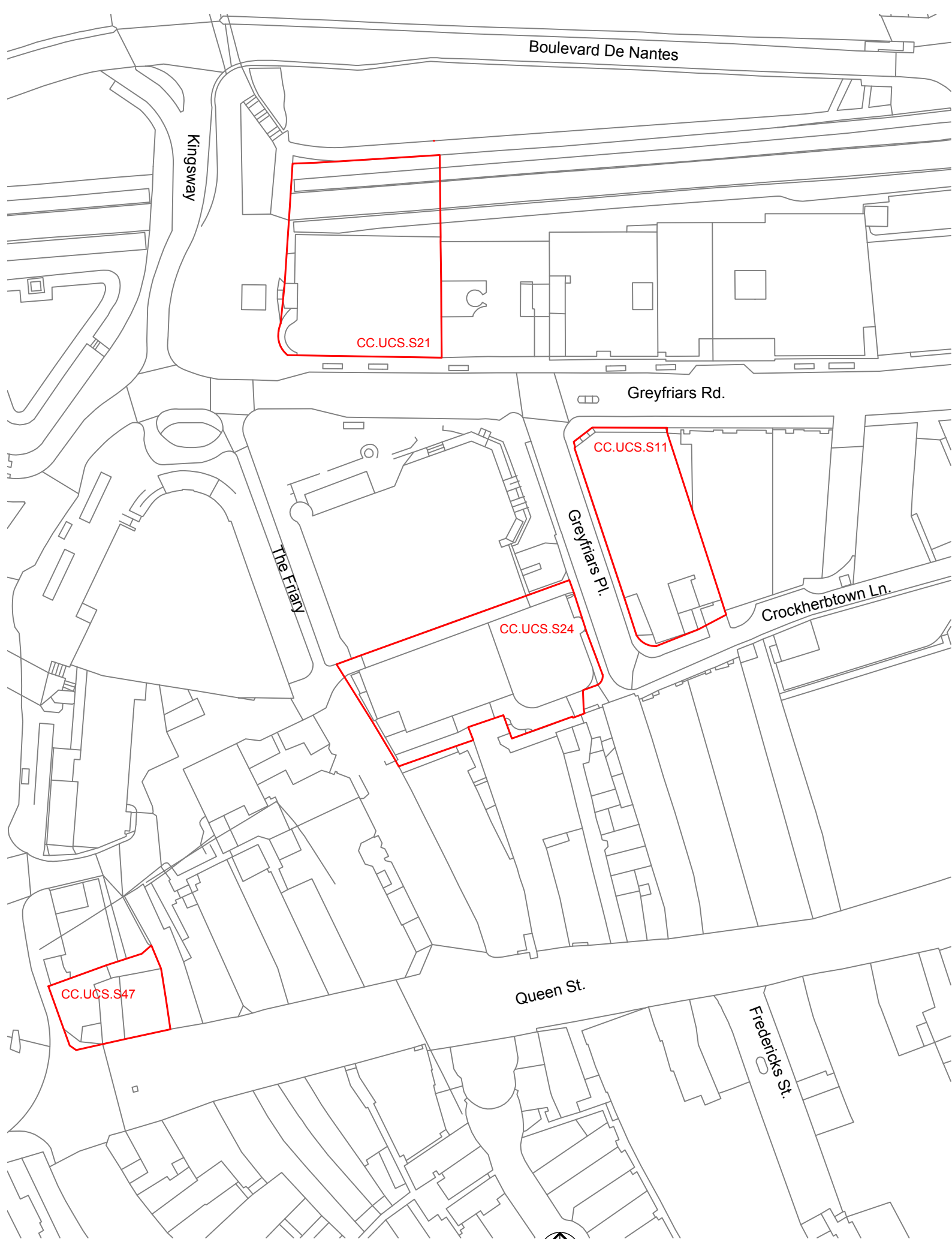


Cardiff LDP mapping RLDP layers

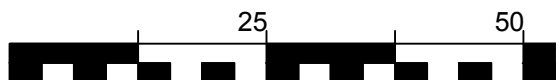


Photos – existing





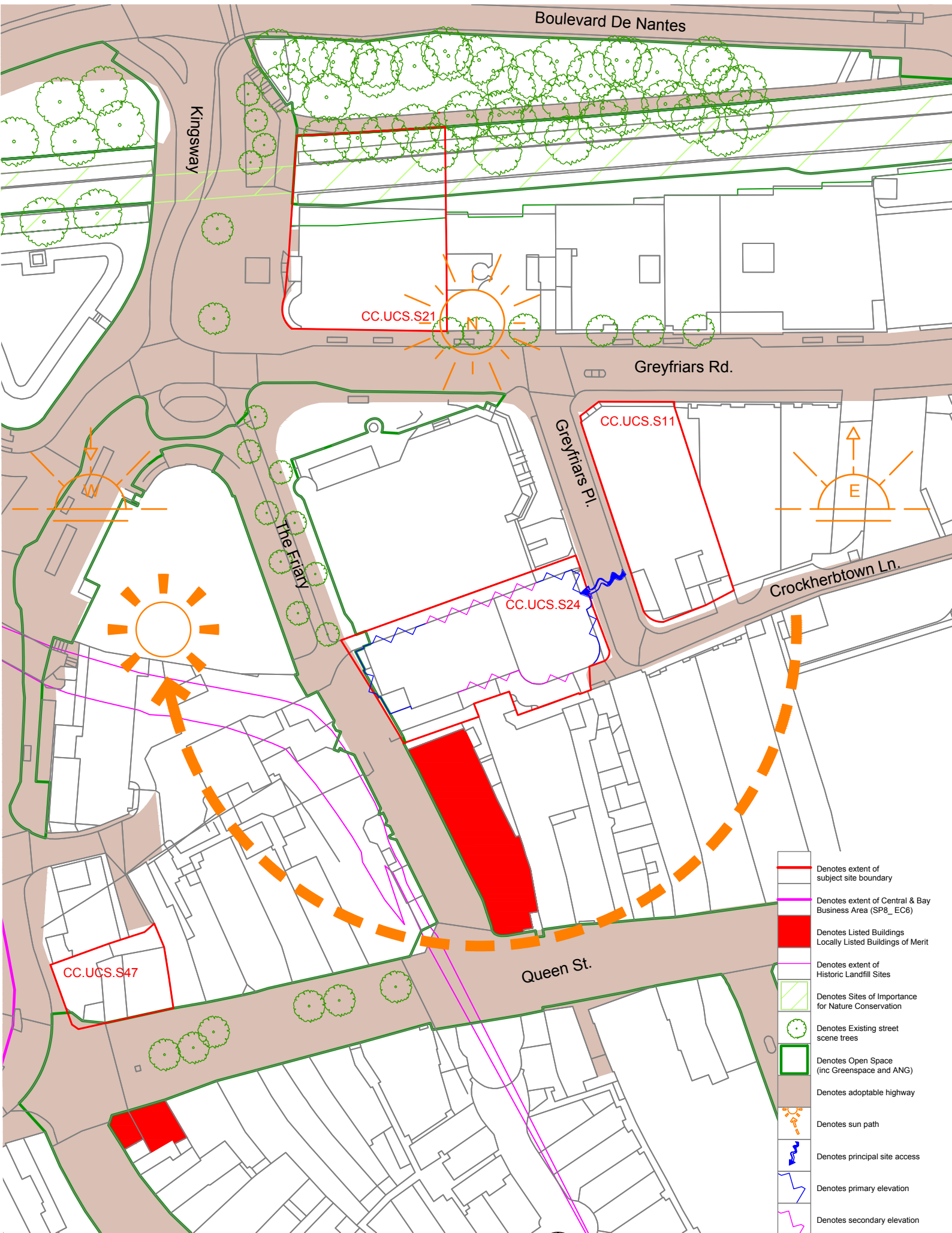
— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S24 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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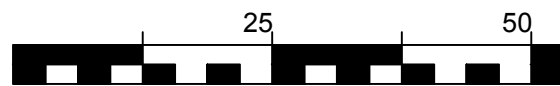
scale 1:1250@A4



Denotes development boundary opportunity

EDS26.42 - CC.UCS.S24 - CONSTRAINTS PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4

Expedite Site Appraisal Template – St Mary's House & 51-59 Penarth Road

To be completed individually for each site identified

Site name	St Mary's House & 51-59 Penarth Road DECLARED INTEREST. Expedite Planning Ltd acts for Urban Centric (Penarth Road) Ltd in respect of a pre-application consultation on this site, reference SP819. The covering letter of 5 June 2026 was signed by Ross Bowen MRTPI, Director of Planning Services, for and on behalf of Expedite Planning Ltd. The interest is declared in the conflicts note and in the report at Section 8. This appraisal has been prepared and scored by team members holding no interest, and is certified by a chartered town planner holding no interest and no involvement in the matter. The site is assessed against the same criteria as every other site, without modification, and is reported within the sensitivity analysis.
Site UID (CC.UCS.S__)	CC.UCS.S26

Site Location and Description

Easting (X)	318222
Northing (Y)	175550
Latitude	51.472977, (51°28'23"N)
Longitude	-3.1788200, (003°10'44"W)
Postal address/location	St Mary's House & 51-59 Penarth Road, Brewery Quarter, Cardiff CF10 5DN
Area (ha)	0.16 hectares, being the combined site of 1,642 square metres. The consented application site at 51-59 Penarth Road is 0.14 hectares of that
Existing use(s)	51-57 Penarth Road: single-storey former tyre garage (King David Tyres), now vacant, comprising five parking bays and approximately 500 square metres of hardstanding fronting Penarth Road. 59 Penarth Road: hand car wash, comprising a modest temporary structure enclosed by palisade fencing. St Mary's House, 47 Penarth Road: four-storey office block.
Occupancy status	Partly vacant. The former tyre garage at 51-57 Penarth Road, King David Tyres, is vacant, and officers have described those buildings as being in a poor state of repair and as having reached the end of their economic life. The hand car wash structure at 59 Penarth Road is out of use. St Mary's House at 47 Penarth Road is a four storey office block and its occupancy is not recorded on this appraisal. It is the building to which Policy EC6 attaches, and the consented scheme retains rather than demolishes it.
Previous uses	St Mary's House, office use. 59 Penarth Road, change of use from general storage to hand car wash with associated cabins and canopies.
Planning status/history	Application 25/01022/FUL at 51 to 59 Penarth Road, for a revised co-living scheme, was APPROVED on 12 February 2026. A statutory pre-application consultation under Section 2A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 was carried out between 5 June and 3 July 2026, reference SP819, for a scheme described as Asset House Phase II and St Mary's House. The PAC proposal is the demolition of the existing buildings and the construction of co-living accommodation in Class C3 in a single building of up to thirteen storeys, together with the retention and cosmetic upgrading of St Mary's House, commercial floorspace in Classes A1 and A3 and office suites at ground and lower floor level, indoor and outdoor

	communal amenity space and cycle parking. It is car free and provides 223 co-living units in 293 bedrooms. The PAC letter describes the scheme as an evolution of the consented scheme at 51 to 59 Penarth Road. An earlier permission, 22/02997/FUL, for 68 apartments on part of the site is recorded on the Council inception schedule and is superseded by 25/01022/FUL. The adjoining Asset House Phase I at 63 Penarth Road, now recorded in the landbank at entry BU182 and not counted in this study, was granted full permission under 24/02716/FUL on 10 December 2025 for 182 co-living units and is under active implementation.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. The Housing Monitoring Schedule 2024-25, base date 1 April 2025, contains no entry for St Mary's House, 51 to 59 Penarth Road, Asset House or Traders Yard, and neither 22/02997/FUL nor 25/01022/FUL appears. Consent 25/01022/FUL was approved on 12 February 2026, ten months after the base date, and could not appear. The capacity is therefore counted nowhere else and the site is capable of being counted in this study, applying the test at paragraphs 3.30 to 3.32 of the report. Landbank entry BU176, Suffolk House, Trade Street, application 22/00415, carries 245 units not started nearby; the red lines have been checked against one another and do not overlap.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. It does not need to: part of the site benefits from an extant full planning permission for the development counted in this study, granted on 12 February 2026 under 25/01022/FUL.
Notable structures/features	51-59 Penarth Road: single-storey brick and blockwork garage building and a temporary car wash canopy structure; site enclosed by palisade fencing; no vegetation on site. Surrounding context: the site is bounded by St Mary's House, a four storey office block, to the north east, Trade Street Lane to the south, and 63 Penarth Road, Asset House, approved for co-living redevelopment, to the west. Opposite, on the north and north west side of Penarth Road, are terraced residential properties with access points to Percy Street and Harpur Street, and the recently completed Brickworks Apartments comprising 102 self-contained flats with ground floor commercial units and undercroft parking accessed via Trade Street.

Constraints

Flood risk	The site lies within Flood Zone 3, Rivers and Sea, on the Natural Resources Wales Flood Map for Planning, and within the Cardiff TAN15 Defended Zone, benefiting from the protection of the Cardiff Bay Barrage. The Development Advice Map records the immediately adjoining land as at low risk of flooding from the sea and from rivers, being between a 1 in 1000 and a 1 in 200 annual chance from the sea and between 1 in 1000 and 1 in 100 from rivers. Natural Resources Wales raised technical but non-objecting concerns on the Flood Consequences Assessment submitted with 25/01022/FUL, and officers recommended approval notwithstanding. Permission was granted on 12 February 2026. Flood risk is accordingly a live technical matter but is not a constraint of principle, and it has been resolved at application stage on the part of the site that is counted.
Ecology	A bat and nesting bird survey was submitted with 25/01022/FUL; the County Ecologist raised no objection, subject to conditions. The Bat and Nesting Bird Survey Report recorded feral pigeon, herring gull and lesser black-backed gull nesting in building crevices, sills and rooftops, but no significant bat roosts. Natural Resources Wales raised no objection on ecological grounds. The site is brownfield with limited existing biodiversity; tree planting to Penarth Road and Trade Street Lane is proposed as a green infrastructure and biodiversity enhancement.
Trees	No vegetation is recorded on the existing 51-59 Penarth Road site.
Heritage/archaeology	No listed buildings are recorded at or immediately adjoining the site, and the site does not lie within a conservation area. Neither the 24/02716/FUL nor the 25/01022/FUL officer report contains a heritage or archaeology consultee section, and no objection on heritage grounds is recorded from the Council Conservation Officer or from the Glamorgan-Gwent Archaeological Trust for either application.
Air quality	An Air Quality Assessment was prepared for the wider Traders Yard Phase II and St Mary's House scheme, and a separate assessment supported 25/01022/FUL. Shared Regulatory Services, Air Quality, raised no objection, confirming that operational phase impacts would be negligible, with traffic and pollutant levels within legal thresholds. A medium risk of construction phase dust soiling, with negligible risk to human health, is identified, to be mitigated through a Construction Environmental Management Plan and dust management plan secured by condition.
Noise	A Noise Impact Assessment was submitted. Shared Regulatory Services, Pollution Control, raised no objection to 25/01022/FUL, subject to a condition requiring verification of noise mitigation measures, being enhanced building acoustics, mechanical ventilation and double glazing, prior to occupation, and confirmation that any associated plant complies with relevant British Standards.

Contaminated land	Natural Resources Wales raised initial concerns but confirmed these can be overcome by conditions covering risk assessment, verification report, monitoring plan, unsuspected contamination, piling and surface water. Shared Regulatory Services, Land Contamination, raised no objection subject to conditions. The adjoining Phase I site under 24/02716/FUL required a Phase 1 Desk Study and an Unexploded Ordnance Risk Assessment, reflecting a former landfill and historic industrial context nearby; equivalent conditions are recommended here.
Vehicular access	The scheme is car free, with no on-site parking proposed, in line with Policy T5 given the highly sustainable city centre location approximately 320 metres from Cardiff Central station. Access is from Penarth Road via a ground floor lounge; refuse and servicing access is via Trade Street Lane, shared with the adjoining Phase I Asset House development.
Utilities	Welsh Water confirmed that foul drainage can be accommodated within the public sewer, but surface water drainage requires SAB and sustainable drainage approval. Asset protection concerns were raised regarding strategic trunk mains and sewers, and potable water network capacity was flagged as requiring a modelling assessment and possible reinforcement works prior to occupation.
Pedestrian, cycle & public transport	The site is highly sustainably located, approximately 320 metres from Cardiff Central railway station and close to the Cardiff Bus Interchange, with bus services along Penarth Road, the A4160. A car free scheme is proposed. Between 120 and 126 cycle spaces are proposed for residents and visitors. A new signalised pedestrian crossing on Penarth Road is proposed via Section 106, linking the site to Central Quay and the river corridor.

Planning policy	The site lies within the Cardiff Central Business Area and the Cardiff Central Enterprise Zone, Strategic Site A as designated in the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, under Policy KP2(A): Cardiff Central Enterprise Zone and Regional Transport Hub. The assessment should be read against the Replacement Local Development Plan Deposit Plan as well as the adopted plan, that being the plan at examination and the plan to which Action Point HS2.2 relates. Relevant adopted LDP policies applied by the Council in both the 24/02716/FUL and 25/01022/FUL officer reports: KP2(A), KP4 (Master Planning Approach), KP5 (Good Quality and Sustainable Design), KP6 (New Infrastructure), KP7 (Planning Obligations), KP8 (Sustainable Transportation), KP10 (Central and Bay Business Area), KP15 (Climate Change), KP16 (Green Infrastructure), KP17 (Built Heritage), KP18 (Natural Resources), H3 (Affordable Housing), H6 (Change of Use or Redevelopment to Residential Use), EC1 (Existing Employment Land), EC3 (Alternative Use of Employment Land and Premises), EN6 (Ecological Networks and Features of Importance for Biodiversity), EN9 (Conservation of the Historic Environment), EN11 (Protection of Water Resources), EN12 (Renewable Energy and Low Carbon Technologies), EN13 (Air, Noise, Light Pollution and Land Contamination), EN14 (Flood Risk), R6 (Retail Development: Out of Centre), R8 (Food and Drink Uses), T1 (Walking and Cycling), T5 (Managing Transport Impacts), C3 (Community Safety), C5 (Open Space, Outdoor Recreation, Children's Play and Sport), C6 (Health) and W2 (Waste Management Facilities). Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy EC6 applies to the loss of office floorspace within the Central and Bay Business Area and is addressed at Use protected by policy designation below. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Relevant supplementary planning guidance: Food, Drink and Leisure Uses (November 2017); Green Infrastructure including Technical Guidance Notes (November 2017); Managing Transportation Impacts including Parking Standards (July 2018); Planning for Health and Wellbeing (November 2017); Planning Obligations (January 2017, including Education Memorandum, July 2023); Residential Design Guide (January 2017); Safeguarding Business and Industrial Land and Premises (November 2017); Shopfront Design and Signage (June 2019); and Waste Collection and Storage Facilities (October 2016). National policy: Planning Policy Wales Edition 12, February 2024; Future Wales, the National Plan 2040; the Well-being of Future Generations (Wales) Act 2015; the Environment (Wales) Act 2016; and Technical Advice Notes 2, 4, 5, 11, 12, 15 (revised March 2025), 18, 20, 21 and 23.
H9 Compliant, if not reason for inclusion	Compliant. See the Policy H9 block below, which should be read together with the employment policy position above.

Policy H9 — need to retain the existing use

Existing use and whether active	The site comprises three parcels with different positions and they should not be run together. 51-57 Penarth Road, a single storey former tyre garage with five parking bays and approximately 500 square metres of hardstanding: vacant and inactive. Officers have found the buildings to be in a poor state of repair and to have reached the end of their economic life, in the reports on both 24/02716/FUL at paragraph 9.7 and 25/01022/FUL at paragraph 9.4. 59 Penarth Road, a hand car wash in a temporary structure within palisade fencing: out of use. St Mary's House, 47 Penarth Road, a four storey office block of about 1990: occupancy not recorded. This building is retained under both the consented scheme and the pre-application scheme, so its occupancy does not bear on the counted capacity, but it is the floorspace to which Policy EC6 attaches.
Use protected by policy designation (Y/N — which)	Yes, and the requirement is met. The site is within the Central Business Area and the Cardiff Central Enterprise Zone, Strategic Site A under Policy KP2(A), confirmed on 19 August 2026 and recorded by the Council in its comments of 13 August 2026. Policy EC6 accordingly applies to the loss of office floorspace. Policy EC3.10, the Penarth Road Area designation, does not apply. That designation covers the Leckwith and Grangetown end of the corridor, taking in Hadfield Road and Bessemer Road, and stops well short of this block. Confirmed against the Council interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026, on which the Penarth Road, Trade Street, Curran Road and Dumballs Road area reads as entirely unshaded. Policy EC6 is satisfied on this site more comfortably than on any comparable one, because the office floorspace is not lost. St Mary's House is retained under the consented scheme, and the pre-application scheme retains it and cosmetically upgrades it, providing office suites at ground and lower floor level together with commercial floorspace in Classes A1 and A3. The consented scheme at 51-59 Penarth Road, which is the basis of the counted capacity, provides two ground floor commercial units of 57.8 square metres each in Classes A1, A2 or B1. Retention of the office building is a materially stronger EC6 response than the ground floor retention accepted by the Council at Knox Court and Scott Harbour.
Evidence of relocation, disposal or marketing	Established, and by evidence considerably stronger than marketing. Application 25/01022/FUL for a revised co-living scheme at 51-59 Penarth Road was approved on 12 February 2026. A determined permission is a stronger indication that the existing use has been given up than any marketing particular could be. The buildings are vacant and officers have found them to be in a poor state of repair and to have reached the end of their economic life. A statutory pre-application consultation on the wider site including St Mary's House, reference SP819, ran from 5 June to 3 July 2026. The freeholder is the applicant on both. No relocation is required: the garage and car wash uses have ceased and there is no occupier to displace. St Mary's House is retained rather than lost.
Age / condition / functional obsolescence of buildings	The 51-59 Penarth Road buildings are vacant and are described by officers as being in a poor state of repair, having reached the end of their economic life. That language is used identically for the adjoining Phase I site at 24/02716/FUL, paragraph 9.7, and is

	applied to 51-59 Penarth Road in the 25/01022/FUL report at paragraph 9.4. St Mary's House dates from about 1990 and is retained under both the consented and the pre-application schemes, so no question of obsolescence arises in respect of it.
H9 conclusion	Discharged, and on the counted part of the site the point is settled by a grant of permission. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The 51-59 Penarth Road parcel, which is the land from which the counted capacity derives, is previously developed land comprising a vacant former tyre garage and a disused hand car wash. Officers have found those buildings to be in a poor state of repair and to have reached the end of their economic life. There is no occupier to relocate and no use to retain. The redundancy limb is satisfied on the Council own findings. The employment position supports rather than resists the change. Policy EC3.10 does not apply, the site lying outside that designation as confirmed on the Council Proposals Map on 18 August 2026. Policy EC6 applies to the loss of office floorspace within the Central and Bay Business Area, and is satisfied because the office floorspace is not lost: St Mary's House is retained under both the consented and the pre-application schemes. Criterion (i) requires that there be no overriding alternative local land use requirement. None is asserted and none has been identified, and the conclusive answer is that Cardiff Council granted full planning permission for residential development on this land on 12 February 2026 under 25/01022/FUL, having previously granted 22/02997/FUL for 68 apartments on part of it. The authority has twice determined that residential development is the appropriate use of this land. Policy H9 cannot stand against permissions the authority has itself granted for the very change in question. Policy H9 is discharged.

Capacity

Gross Developable Area (GDA)	OS digital mapping records a title parcel of 716 square metres, being 0.07 hectares or 0.17 acres, and a combined parcel of 1,642 square metres, being 0.16 hectares or 0.40 acres. The application site for 25/01022/FUL, from which the counted capacity derives, is 0.14 hectares.
Net Developable Area (NDA)	0.0716 hectares, being the 716 square metre title at 47-49 Penarth Road from which the counted capacity derives. The consented application site at 51-59 Penarth Road is not counted here." The site is below one hectare so the benchmark gross to net ratio of 100 per cent applies under the methodology agreed with the Council on 30 July 2026, and the gross and net areas are the same. The other areas recorded on this appraisal are reconciled as follows. The title parcel of 716 square metres, 0.07 hectares, is CYM6444 at 47-49 Penarth Road, being St Mary's House alone. The combined parcel of 1,642 square metres, 0.16 hectares, is the whole appraisal site including St Mary's House. The registered titles identified total 835 square metres, which is less than either; the counted capacity rests on the 716 square metre St Mary's House title alone, so the discrepancy does not affect it.
Density	Approximately 768 dwellings per hectare, being 55 dwellings on the 716 square metre title at 47-49 Penarth Road. That is below the city centre band of 1,000 dwellings per hectare applied elsewhere in this study, and well below the 1,200 units per hectare consented on the adjoining parcel under 25/01022/FUL.

Recommended development form	Per the scheme approved under 25/01022/FUL: co-living development in Use Class C3 in a single nine storey block, comprising 168 units of 24 to 28.3 square metres each with two ground floor commercial units of 57.8 square metres each in Classes A1, A2 or B1, any A3 use being restricted to cafe or coffee shop by condition, 970.6 square metres of total communal amenity space comprising 727.3 square metres internal and 239.9 square metres external, and a car free layout with 120 to 126 cycle spaces. This forms Phase II, intended to be built out together with the adjoining and already approved Asset House Phase I scheme of 182 units in six and thirteen storey blocks under 24/02716/FUL. A further, larger combined scheme incorporating St Mary's House, comprising co-living of up to thirteen storeys with retention and cosmetic upgrading of St Mary's House, was the subject of pre-application consultation only under reference SP819, 5 June to 3 July 2026.
Yield	55 dwellings, being the net addition this site makes over capacity already counted in the landbank. The 168 co-living units consented at 51-59 Penarth Road under 25/01022/FUL on 12 February 2026 are recorded in the Housing Monitoring Schedule 2025-26 at entry BU185 and are not counted again here. What the site adds beyond them is the capacity of St Mary's House, which the consent retains and does not develop. The extant permission 22/02997/FUL for 68 apartments on part of this site is superseded by 25/01022/FUL and no netting off arises: neither permission appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and 25/01022/FUL was determined ten months after that base date.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, understood to be held by Urban Centric (St Marys House) Limited.
Registered owner(s)	Urban Centric (St Marys House) Limited.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM6444, 47-49 Penarth Road, 716 square metres, and CYM646387, land on the north side of 51 Penarth Road, 119 square metres, per Land Registry and Landsight data provided.
Ownership: single / multiple / fragmented	Single
Land assembly required (Y/N)	No third party land assembly is required. The three parcels are held within the Urban Centric group, the freehold being recorded as Urban Centric (St Marys House) Limited under titles CYM6444 and CYM646387. The same group is the applicant on 24/02716/FUL, on 25/01022/FUL and on the SP819 pre-application consultation. What might otherwise be described as land assembly is the bringing together of the 51-59 Penarth Road parcel with St Mary's House to deliver the larger pre-application scheme. That is an internal matter for a single owner group, not an acquisition from an unwilling third party, and it is not required at all for the consented scheme from which the counted capacity derives.
Evidence of owner intent	Strong evidence of active intent: the freeholder and associated developer entity, the Urban Centric group, is the applicant on both 24/02716/FUL, granted, and 25/01022/FUL, approved February

	2026, and has run a further pre-application consultation, SP819, June to July 2026, for an enlarged scheme incorporating St Mary's House.
Suitability	Officers consider the site suitable in principle: previously developed brownfield land within the Cardiff Central Business Area and Central Enterprise Zone, Strategic Site A under Policy KP2(A), an area explicitly earmarked for major mixed use development including residential. Natural Resources Wales raised technical, non-objecting concerns regarding the submitted Flood Consequences Assessment, and officers proceeded to recommend approval notwithstanding.
Availability	The site is available: both existing buildings, the garage and the car wash, are vacant and out of use, and the landowner and developer group is itself the applicant, having obtained permission under 25/01022/FUL on 12 February 2026.
Achievability	Achievable, and further advanced than most sites on the schedule. Full planning permission was granted on 12 February 2026 under 25/01022/FUL for a nine storey co-living building of 168 units with two ground floor commercial units, 970.6 square metres of communal amenity space and a car free layout with 120 to 126 cycle spaces. The scheme is intended to be built out together with the adjoining Asset House Phase I at 63 Penarth Road, consented under 24/02716/FUL on 10 December 2025, which is already under active implementation with demolition carried out and pre-commencement conditions discharged. Two phases by the same developer group, delivered together, is a materially stronger delivery position than a single consent standing alone. Four matters are managed by condition and none is a barrier. Contamination: Natural Resources Wales raised initial concerns which it confirmed can be overcome by conditions, and an unexploded ordnance risk assessment was required on the adjoining Phase I reflecting the historic industrial context. Flood risk: the site is in Flood Zone 3 within the TAN15 Defended Zone and NRW raised technical but non-objecting concerns. Drainage: Welsh Water confirmed foul drainage can be accommodated but surface water requires SAB approval, asset protection concerns were raised on strategic trunk mains and sewers, and potable water capacity requires a modelling assessment with possible reinforcement before occupation. Ecology: nesting gulls and pigeons were recorded but no significant bat roosts, and the County Ecologist raised no objection.
Evidence of availability	Among the strongest on the schedule, and documented at every stage. The freehold is held within the Urban Centric group, which is itself the applicant on every relevant application: 24/02716/FUL at the adjoining Asset House, granted 10 December 2025; 25/01022/FUL at 51-59 Penarth Road, granted 12 February 2026; and the statutory pre-application consultation SP819 on the wider site including St Mary's House, which ran from 5 June to 3 July 2026. The buildings from which the capacity derives are vacant and officers have found them to be at the end of their economic life. There is no occupier to displace, no lease to determine and no third party land assembly requirement. A determined consent is stronger evidence of availability than any marketing particular.
Likely delivery timescale	Years 3 to 5. The site benefits from a full permission granted on 12 February 2026, is in single ownership group control with no third party land assembly required, and is intended to be delivered together with the adjoining Asset House Phase I, which is already

	under implementation. It is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event, consistent with the Council exclusion of large site windfalls from the first two years of the trajectory.
Confidence rating (High / Medium / Low)	Medium. The rating attaches to the 55 dwellings counted, which is the net addition this site makes over capacity already recorded in the landbank, and not to the site as a whole. That the site will come forward is not in serious doubt. Full planning permission was granted, rather than resolved, under 25/01022/FUL on 12 February 2026. The buildings are vacant and officers have found them to be at the end of their economic life. The freehold is held within a single group which is also the applicant, so no third party land assembly is required. Delivery runs alongside the adjoining Asset House Phase I, which is under active implementation. Policy H9 is discharged and Policy EC6 is satisfied by the retention of St Mary's House. And the site lies in the city centre approximately 320 metres from Cardiff Central station. On the consented element alone the rating would be High. The counted figure is rated lower because it is not the consented figure. The 168 units consented at 51-59 Penarth Road are recorded in the Housing Monitoring Schedule 2025-26 at entry BU185 and are not counted here. What is counted is the further capacity at St Mary's House, which the consent retains and does not develop. That capacity is evidenced by the statutory pre-application consultation on the wider site, which is undetermined; and the full title schedule for the 51-59 parcel has not been obtained, so the area from which the figure derives is not finally reconciled. A Medium rating records both points on the face of the appraisal rather than leaving them to be discovered. The figure is nonetheless conservative. At approximately 768 dwellings per hectare on the 716 square metre title it sits below the city centre band of 1,000 dwellings per hectare applied elsewhere in this study, and well below the 1,200 units per hectare the Council has consented on the adjoining parcel. Because this rating bears on a site in which the study team has a declared interest, it has been set and certified by a chartered town planner holding no interest and no involvement in the matter, and the site is reported within the sensitivity analysis so that the conclusions of the study can be tested without it.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	55 dwellings, being the net addition over the consented capacity already in the landbank, in delivery years 3 to 5.
If not counted — reason	Not applicable. The site is counted at 55 co-living units.
Summary	St Mary's House and 51-59 Penarth Road comprises three related parcels in Butetown, within the Cardiff Central Business Area and the Cardiff Central Enterprise Zone, Strategic Site A under Policy KP2(A), approximately 320 metres from Cardiff Central station. The freehold is held within the Urban Centric group. 51-57 Penarth Road is a vacant former tyre garage, 59 Penarth Road a disused hand car wash, and 47 Penarth Road is St Mary's House, a four storey office block of about 1990 which is retained under all current proposals. Cardiff Council granted full planning permission on 12 February 2026 under 25/01022/FUL for a nine storey co-living building of 168 units at 51-59 Penarth Road, with two ground floor commercial units, communal amenity space and a car free layout. It is intended to be delivered together with the adjoining Asset House Phase I at 63 Penarth Road, 182 units consented under 24/02716/FUL on 10 December 2025 and already under implementation, which is recorded in the landbank at entry BU182 and is not counted in this study (Appendix 2). A statutory pre-application consultation on a larger combined scheme incorporating St Mary's House, reference SP819, ran from 5 June to 3 July 2026 and proposed 223 co-living units in 293 bedrooms in a building of up to thirteen storeys; no application has followed. The 168 consented units are recorded in the Housing Monitoring Schedule 2025-26 at entry BU185 and are not counted here. The site is counted at 55 dwellings, being the net addition that St Mary's House makes over the consented capacity, approximately 768 dwellings per hectare on the 716 square metre title, in delivery years 3 to 5, at Medium confidence. The indicative figure of 303 units on the Council inception schedule is superseded: it is not derived from any scheme and equates to a density above the agreed city centre ceiling on the smaller area and above the highest density recently consented in Cardiff on the larger. The pre-application figure of 223 is not counted in full. It is the study team's own client proposal and is undetermined; the 168 consented units within it are already in the landbank, and only the difference of 55, being the capacity of St Mary's House, is counted. The 182 units at Asset House are recorded in the landbank at entry BU182 and are not counted in this study. No capacity is counted twice. Neither 22/02997/FUL, for 68 apartments on part of the site, nor 25/01022/FUL appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and the latter was determined ten months after that base date and has since entered the landbank, which is why only the net addition is counted. Policy H9 is discharged: the buildings are vacant and officers have found them to be at the end of their economic life, and the Council has itself granted permission for residential development on the land. Policy EC6 is satisfied because the office floorspace at St Mary's House is retained rather than lost. Policy EC3.10 does not apply, confirmed on the Council Proposals Map on 18 August 2026. No listed building or conservation area affects the site. The site lies

	in Flood Zone 3 within the TAN15 Defended Zone protected by the Cardiff Bay Barrage; Natural Resources Wales raised technical but non-objecting concerns and permission was granted. DECLARED INTEREST. Expedite Planning Ltd acts for Urban Centric (Penarth Road) Ltd in respect of pre-application consultation SP819 on this site, the covering letter of 5 June 2026 having been signed by Ross Bowen MRTPI. This appraisal has been prepared and scored against the same criteria as every other site, without modification, by team members holding no interest in it, and is certified by a chartered town planner holding no interest and no involvement in the matter. The site is reported within the sensitivity analysis. See the conflicts of interest note and Section 8 of the report.
Assessed by / date	Ian Carter MRTPI, Development Director, 6/9/26
Reviewed and certified by planning lead / date	Ian Carter MRTPI, Development Director, 9/9/26

MAPPING:-

Ownership boundary record



Details Planning History Policies Environmental

Ownership Selected

Title: CYM6444 Tenure: Freehold

Ownership: **URBAN CENTRIC (ST MARYS HOUSE) LIMITED**

Address: 47-49 Penarth Road Cardiff CF10 5DJ

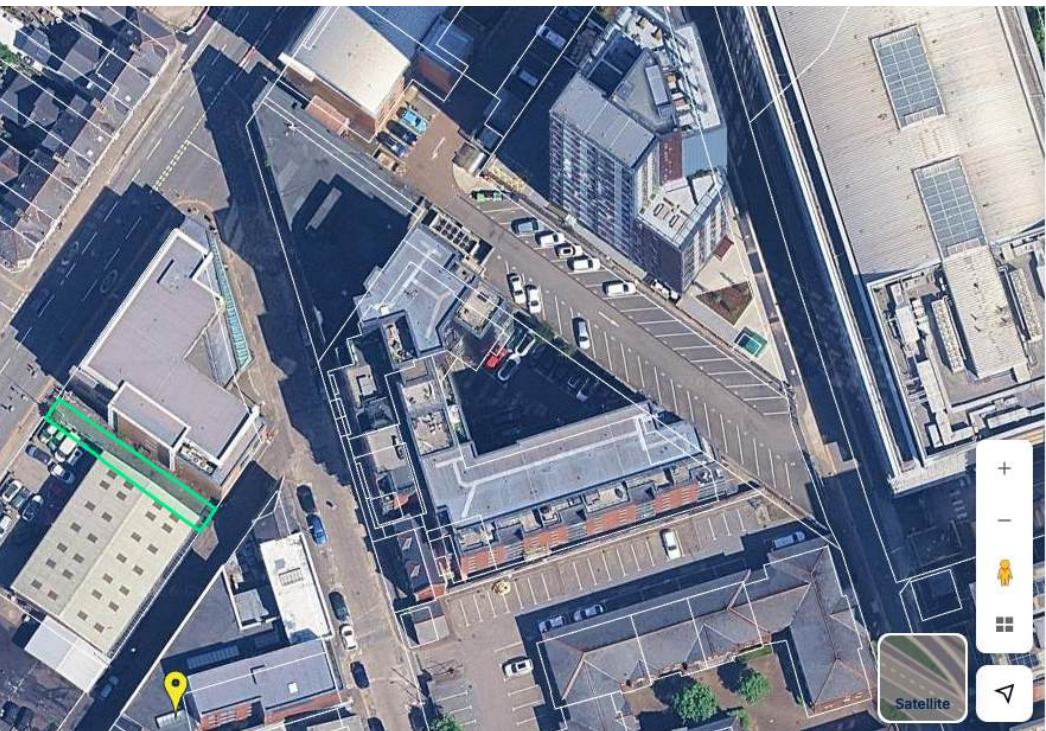
All intersecting owners:

Freeholder: **URBAN CENTRIC (ST MARYS HOUSE) LIMITED**

Insights 5

Details Plot size: 716 m²

Area: 716 m² Perimeter: 112 m



Details Planning History Policies Environmental

Ownership Selected

Title: CYM646387 Tenure: Freehold

Ownership: **URBAN CENTRIC (ST MARYS HOUSE) LIMITED**

Address: Land On The North Side Of 51 Penarth Road Cardiff CF10 5DL

All intersecting owners:

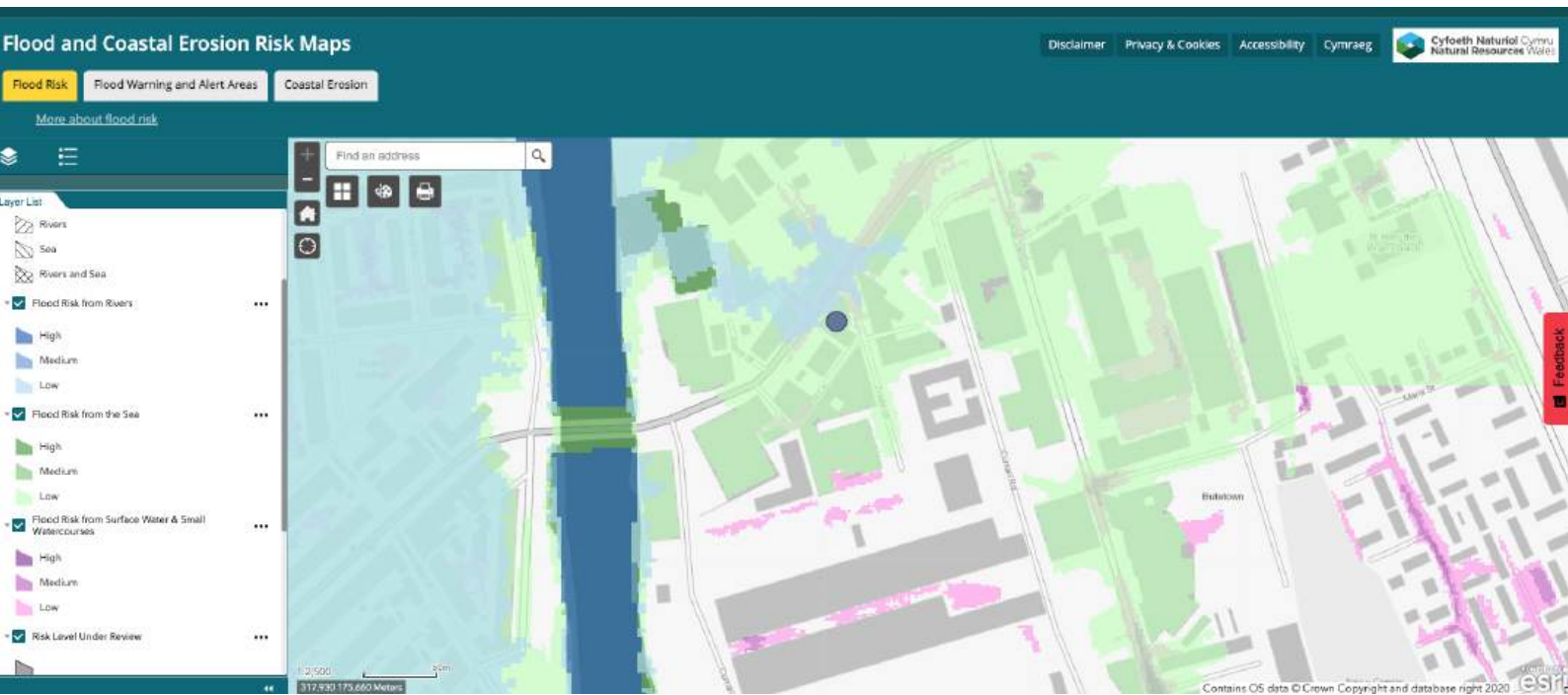
Freeholder: **URBAN CENTRIC (ST MARYS HOUSE) LIMITED**

Insights 5

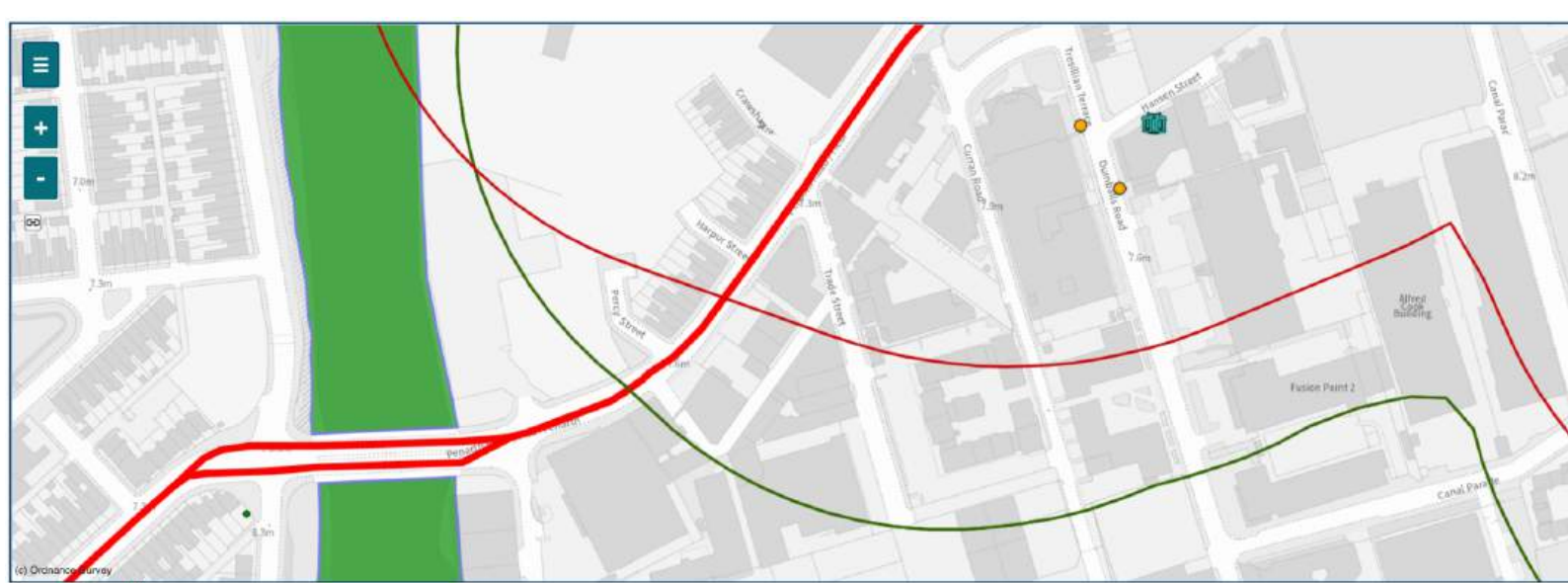
Details Plot size: 119 m²

Area: 119 m² Perimeter: 68 m

NRW – Flood risk mapping



Cardiff LDP mapping context layers

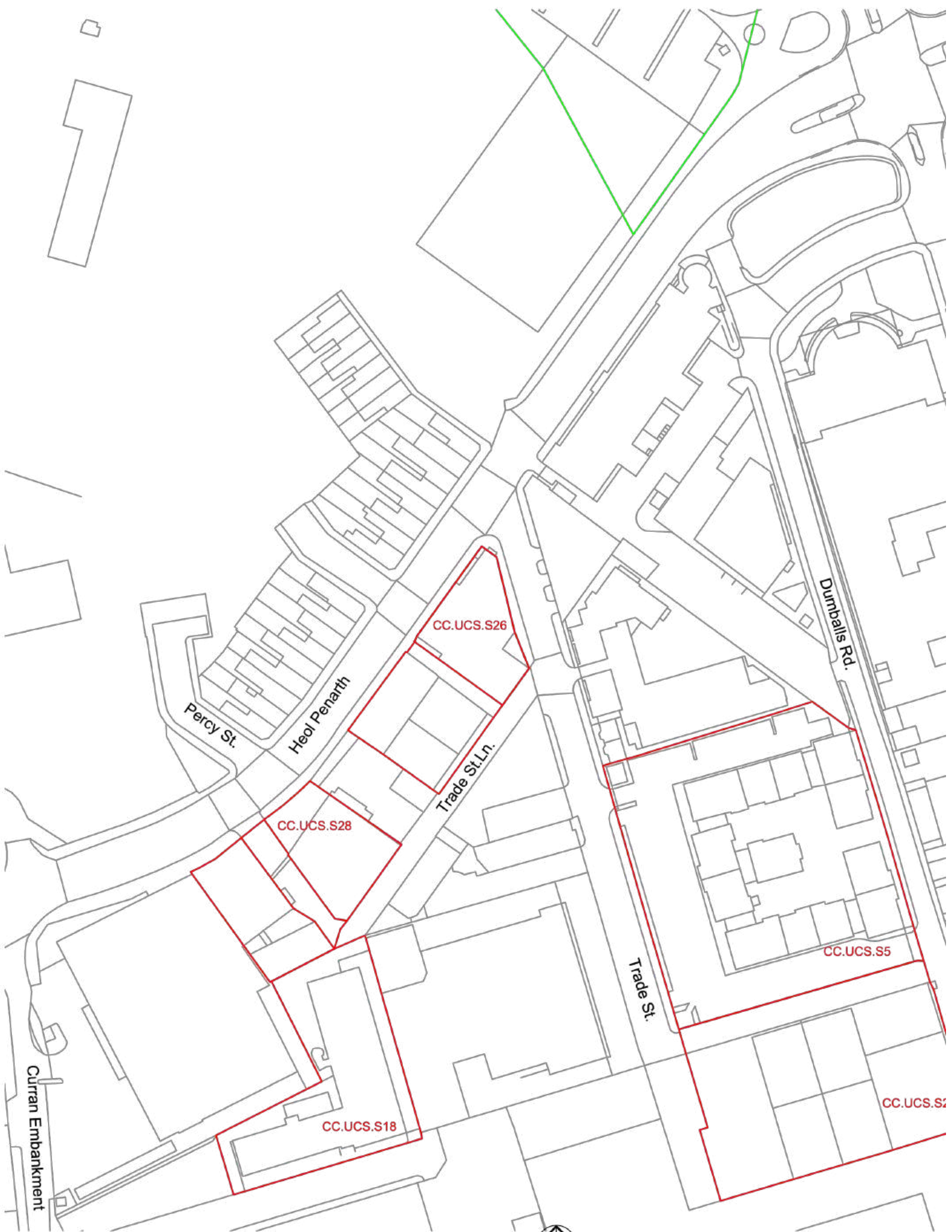


Cardiff LDP mapping RLDP layers



Photos – existing

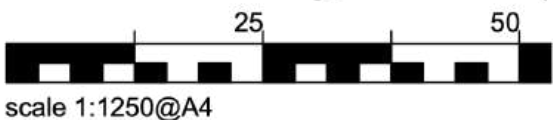




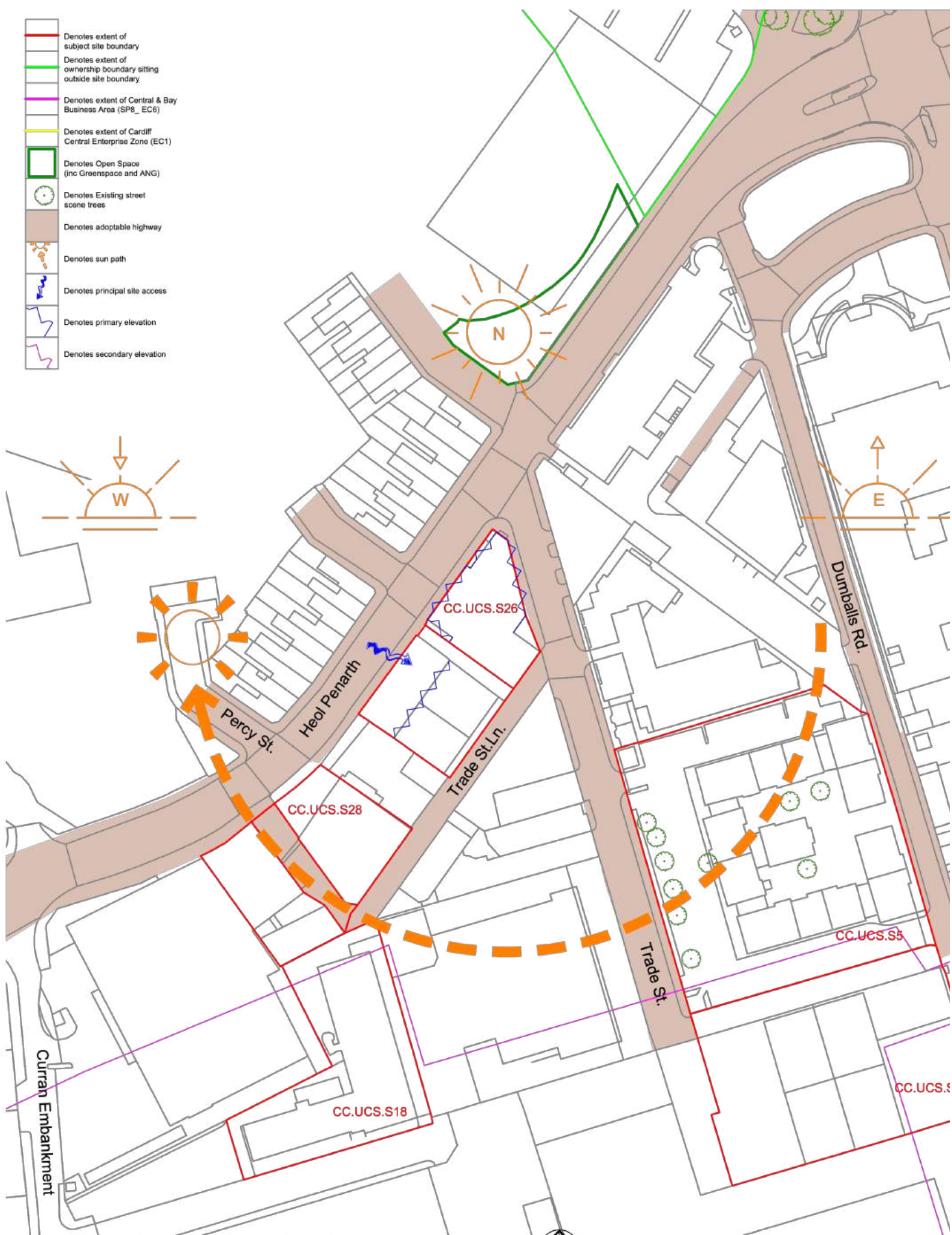
— Denotes development boundary opportunity

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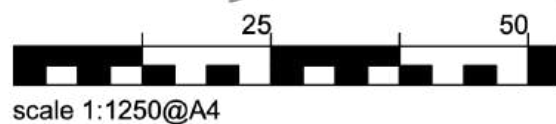
- Denotes extent of subject site boundary
- Denotes extent of ownership boundary sitting outside site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes extent of Cardiff Central Enterprise Zone (EC1)
- Denotes Open Space (inc Greenspace and ANG)
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation



Denotes development boundary opportunity

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Expedite Site Appraisal Template – The Wharf, Cardiff

To be completed individually for each site identified

Site name	The Wharf, Cardiff DECLARED INTEREST: Expedite Planning Services Ltd acts as planning consultant for the applicant in respect of the live application on this site. This appraisal is to be prepared and scored by team members holding no interest in the site, and certified by Ian Carter, Development Director and chartered town planner, who has no involvement in that application. The site is assessed against the same criteria as every other site, without modification, and is separately identified in the sensitivity analysis. See the conflicts of interest note.
Site UID (CC.UCS.S__)	CC.UCS.S27

Site Location and Description

Easting (X)	319187
Northing (Y)	175605
Latitude	51.473615, (51°28'25"N)
Longitude	-3.1649476, (003°09'54 W)
Postal address/location	Blocks G And H - The Wharf, Schooner Way, Cardiff CF10 4EQ
Area (ha)	0.13ha
Existing use(s)	Vacant land comprising the unbuilt blocks G and H within the wider Wharf development. Previously a public house, as recorded in the Housing Monitoring Schedule against entry BU138A.
Occupancy status	Vacant. The land is undeveloped, the balance of the consented scheme having been built out on other parts of the site.
Previous uses	The site forms part of land historically associated with the operation of Bute East Dock (opened in stages 1855-1859, closed 1970), and subsequently formed part of the car park and grounds of the former Wharf public house, managers' flat and boatshed at 121 Schooner Way (demolished under prior approval 16/00976/MJR, granted 21/06/2016).
Planning status/history	Application 16/00660, full permission for a mixed use residential development, granted following committee resolution on 9 November 2016. The approved accommodation schedule provided 185 units across blocks A-B, C and D, E, F, G and H, together with commercial floorspace at ground floor level of blocks C and D and F. Blocks C and D and Block F have been constructed. The land comprising blocks G and H was subsequently sold. The Council's review of 29 July 2026 records: 'Planning application submitted for co-living scheme - 26/00631/FUL.' That application relates to the land comprising blocks G and H only and proposes 151 co-living units. Blocks A-B and E are unaffected by it and remain capable of being built out under the 2016 permission. The Council confirmed on 13 August 2026 that application 26/00631/FUL is expected to be reported to the October 2026 committee, subject to completion of the Section 106 agreement.

In Housing Monitoring Schedule / landbank? (Y/N — ref)	Yes, in part, and the treatment of this site requires care. The Housing Monitoring Schedule 2024-25 records entry BU138A, The Wharf, 121 Schooner Way, application 16/00660, granted 15 June 2017 with an expiry date of 15 June 2022, classified by the Council as a windfall site. The entry records 142 units in total, of which 35 are recorded as completed and 107 as not started. The approved scheme under 16/00660 comprised 185 units across six blocks: A-B 53, C and D 41, E 37, F 35, G 16 and H 3. Blocks C and D and Block F have been built. Blocks A-B, E, G and H remain outstanding, totalling 109 units, which corresponds closely to the 107 recorded as not started. The Council's figure therefore appears broadly correct. The permission was lawfully implemented before expiry and accordingly remains capable of completion in respect of the unbuilt blocks, which is why the units continue to be carried in the landbank notwithstanding the expiry date. Landbank entry BU138A, application 16/00660, records 107 units not started. Council confirmed the treatment at the meeting of 13 August 2026: where a consent is already counted in the trajectory and landbank, either the site is excluded or only the net increase is counted. The net increase here is 151 less the 19 units consented at blocks G and H, being 132, and the landbank entry would fall from 107 to 90 on the grant of permission. That treatment is applied.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site does not need to: it is the unbuilt remainder of a consented and part implemented scheme and is already recorded in the Housing Monitoring Schedule at entry BU138A.
Notable structures/features	None currently on site, a cleared, level plot with dockside footpath to the east.

Constraints

Flood risk	The Development Advice Map (DAM) shows the site partly within Flood Zone C2 and partly within Zone B. The Flood Map for Planning (FMfP) identifies the site within Flood Zone 3 (tidal) and the TAN15 Defended Zone. Natural Resources Wales Mapping noted that the submitted Flood Consequences Assessment did not fully demonstrate TAN15 compliance for the 0.5% plus climate change event, but confirmed that tidal flood risk is 'greatly reduced' by the Cardiff Bay Barrage and considered the residual tidal risk negligible; no objection was raised. The FMfP does not identify surface water/small watercourse flood risk on the site itself, consistent with the NRW mapping (which shows surface water risk concentrated along Celerity Drive/Craiglee Drive to the west, not on the application plot).
Ecology	Negligible. The site is a cleared, level plot with no buildings, no trees and no habitat of note within the boundary, adjoining the dockside footpath and Bute East Dock to the east. The dock edge is the only feature of interest, and a precautionary ecological appraisal will be required at application stage, which is routine rather than a constraint. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required.
Trees	No trees present on site.
Heritage/archaeology	The site itself is unlisted and not within a conservation area. The nearest designated heritage asset is the Grade II listed 'Spillers and Bakers' building (Cadw ref. 14016, listed 20/08/1992), on the corner of Schooner Way and Llansannor Drive to the north; the Grade II listed Bonded Warehouse stands at the north end of Bute East Dock. Under the parent masterplan permission (16/00660/MJR), the Glamorgan-Gwent Archaeological Trust (GGAT) raised no objection subject to an archaeological watching brief condition.
Air quality	An Air Quality Assessment (Kairus Ltd, May 2024) was submitted and reviewed by the Council's Air Quality Officer, who was content that impacts from operational traffic and exposure to PM2.5/PM10/NO2 would be negligible. Dust and pollution control measures during construction are to be secured via a CEMP condition.
Noise	A Noise Impact Assessment (Parker Jones Acoustics, 29/05/2024) was submitted, assessing noise ingress to future occupiers and plant noise impacts on neighbours. Officers concluded appropriate internal noise levels are achievable via double glazing and trickle-vent ventilation; the courtyard garden's noise levels marginally exceed the 50–55 dB LAeq,16hr upper guideline by 1–2dB, but this was not considered significantly harmful. Conditions cover internal sound insulation, ventilation, and fixed plant noise (BS4142).
Contaminated land	Site investigations carried out for the earlier 16/00660/MJR consent (covering the wider Wharf site) identified risks to human health from contamination and ground gas, requiring remediation and gas protection measures; the Council's Contaminated Land Officer confirmed no such measures have yet been undertaken on the application (Blocks G/H) plot. A Geoenvironmental and Geotechnical Desk Study (Terra Firma, May 2024) was submitted. Conditions require a remediation strategy and verification plan, ground gas protection measures, and testing of any imported or site-won materials.

Vehicular access	Access is via the existing access road from Schooner Way running through the adjacent (completed) Wharf development, leading to 2no. car parking spaces (for visitors/servicing/maintenance only, not allocated to occupants) and a turning head enabling refuse vehicle access. Primary pedestrian access is via a public plaza fronting Schooner Way.
Utilities	Welsh Water confirmed hydraulic capacity exists to accept domestic foul flows, subject to a condition specifying the connection point. However, they advised there is insufficient capacity in the immediate water supply system, and that reinforcement works to the water mains may be required.
Pedestrian, cycle & public transport	The site is served by bus stops on Schooner Way itself. 80 secure/covered cycle parking spaces are proposed (27 two-tier racks plus 13 Sheffield stands), against an SPG requirement of 1 space per 2 beds (79 spaces for 158 bedspaces), plus short-stay Sheffield stands at the entrance plaza and adjacent to the commercial unit. The historic (1990s-era) safeguarded reservation for a Bute Avenue/Bute Square light rail transit system shown within 200m of the site (application refs 94/01987/R, 97/02272/C) was never implemented and does not reflect current transport infrastructure.
Planning policy	The policies and supplementary planning guidance listed below were those identified by the Council in the committee report on application 24/01635/FUL and are recorded here as the policy framework for the site. In addition, Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below, and Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Adopted Cardiff Local Development Plan 2006–2026 (adopted January 2016). Relevant policies identified by the Council in the 24/01635/FUL committee report: KP4 (Master Planning Approach), KP5 (Good Quality and Sustainable Design), KP6 (New Infrastructure), KP7 (Planning Obligations), KP8 (Sustainable Transportation), KP13 (Responding to Evidenced Social Needs), KP15 (Climate Change), KP16 (Green Infrastructure), KP17 (Built Heritage), KP18 (Natural Resources), H3 (Affordable Housing), EN5 (Designated Sites), EN6 (Ecological Networks), EN7 (Priority Habitats and Species), EN8 (Trees, Woodlands and Hedgerows), EN10 (Water Sensitive Design), EN11 (Protection of Water Resources), EN12 (Renewable Energy and Low Carbon Technologies), EN13 (Air, Noise, Light Pollution and Land Contamination), EN14 (Flood Risk), T1 (Walking and Cycling), T5 (Managing Transport Impacts), R1 (Retail Hierarchy), R8 (Food and Drink Uses), C5 (Open Space, Outdoor Recreation, Children's Play and Sport), W2 (Waste Management Facilities). Relevant SPGs: Food, Drink and Leisure Uses (November 2017); Green Infrastructure (November 2017); Managing Transportation Impacts incl. Parking Standards (July 2018); Planning for Health and Wellbeing (November 2017); Planning Obligations (January 2017); Public Art (June 2006); Tall Buildings Design Guide (January 2017); Student Accommodation SPG (March 2019); Waste Collection & Storage Facilities (October 2016). National policy: Planning Policy Wales (Edition 12, February 2024); Future Wales – the National Plan 2040; Well-being of Future Generations (Wales) Act 2015; Environment (Wales) Act 2016.
H9 Compliant, if not reason	Discharged. See the Policy H9 block below.

for inclusion	
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Policy H9 — need to retain the existing use

Existing use and whether active	None. The land is vacant, previously developed land forming the unbuilt remainder of a consented residential scheme.
Use protected by policy designation (Y/N — which)	No. The land is vacant and does not carry an employment or other protected use. Policy EC3 is not engaged; Policy EC6 is not engaged, there being no office floorspace. The land forms part of a site consented for residential development in 2016.
Evidence of relocation, disposal or marketing	Not applicable; the land is vacant. The land comprising blocks G and H was sold following the part implementation of the 2016 permission, and the purchaser has submitted an application for an alternative residential scheme. That is direct evidence both of a transaction having taken place and of an intention to develop.
Age / condition / functional obsolescence of buildings	Not applicable. There are no buildings on the land.
H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The land is vacant previously developed land within an established residential development, and there is no existing use to retain. Criterion (i) is satisfied: there is no overriding need to retain an existing use, there being none, and no overriding alternative local land use requirement has been identified. The principle of residential development on this land has in any event already been established by the grant of permission 16/00660 in 2016.

Capacity

Gross Developable Area (GDA)	OS digital mapping title records:- 1,309sqm (0.13ha) – 0.32ac
Net Developable Area (NDA)	0.13 hectares, being equal to the gross developable area recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent accordingly applies under the agreed methodology.
Density	Approximately 1,160 units per hectare, being the 151 co-living units proposed under application 26/00631/FUL on 0.13 hectares. The figure is taken from a submitted application rather than derived from a density multiplier, which is the stronger basis under paragraph 3.19 of the report. This is a co-living density and is recorded as such. It is consistent with the other co-living schemes assessed in this study, Friary House at approximately 1,410 units per hectare and Principality House at approximately 1,160 units per hectare.
Recommended development form	Co-living, per the submitted application 26/00631/FUL. Co-living has been confirmed by the Council as falling within Class C3 for the purposes of the study.
Yield	151 co-living units gross, per the submitted application. The net addition to housing supply is 132 units. That figure is arrived at as follows: the submitted scheme provides 151 units on the land comprising blocks G and H, for which 19 units were consented under the 2016 permission and remain recorded within the landbank. The 19 consented units cannot be delivered if the co-living scheme proceeds, and the net addition is accordingly 151 less 19. Blocks A-B and E, totalling 90 units, are unaffected and remain within the landbank. It follows that if the co-living application is granted, the landbank entry at BU138A should be reduced from 107 units to 90. That point has been raised with the Council.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by Urban Centric (Wharf) Limited
Registered owner(s)	Urban Centric (Wharf) Limited.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM891246 (freehold).
Ownership: single / multiple / fragmented	Single – one freehold title (CYM891246).
Land assembly required (Y/N)	No. The land comprising blocks G and H is held in a single freehold title, CYM891246, by a single owner, Urban Centric (Wharf) Limited, which is also the applicant under 26/00631/FUL. No land assembly is required. The earlier entry recording that assembly was required related to the wider Wharf masterplan site and not to the land the subject of this appraisal.
Evidence of owner intent	Strong and current. The freeholder, Urban Centric (Wharf) Limited, is also the applicant under 26/00631/FUL for 151 co-living units, which is the application on which this site is counted. The Council confirmed on 13 August 2026 that it is expected to be reported to the October 2026 committee, subject to completion of the Section 106 agreement. The same freeholder previously promoted application 24/01635/FUL on this land through to a committee resolution on 12 June 2025 and formal grant on 24 November 2025. Two applications pursued in succession on the same plot by the same owner is sustained rather than speculative intent.
Suitability	Suitable. The land is vacant previously developed land within an established residential development at Atlantic Wharf, in a highly accessible location served by bus stops on Schooner Way and within walking distance of the city centre and Cardiff Bay. The principle of residential development was established by the grant of permission 16/00660 in 2016 and the balance of that scheme has been built out around it.
Availability	Available, in the ownership of, and the application made by, the freeholder; the site has been vacant/undeveloped since the demolition of the former Wharf PH complex in 2016.
Achievability	Achievable, subject to viability. The land is vacant and requires no demolition or land assembly, which removes two of the more significant sources of abnormal cost. A co-living scheme in this location falls within the flattened brownfield typologies which the Avison Young Viability Assessment of May 2024 records as generating negative residual values on an open market sales basis; that appraisal model is not applicable to co-living, which is valued on an investment basis.
Evidence of availability	Strong and documented. The land is vacant, has been sold to a party which has submitted a planning application for its development, and that application is live. This is among the strongest evidence of availability on the schedule.
Likely delivery timescale	Years 3 to 5. The land is vacant, in single ownership, and the subject of a live application. It is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event, consistent with the Council's exclusion of large site windfalls from the first two years of the trajectory.

Confidence rating (High / Medium / Low)	High. The land is vacant, cleared previously developed land with no existing use to retain and no buildings to demolish. Policy H9 is discharged. The principle of residential development on the land is established by permission 16/00660, which was lawfully implemented, and a further permission for development of the plot was granted on 24 November 2025. The freehold is held in a single title, CYM891246, by a single owner, so no land assembly is required. That owner is the applicant under live application 26/00631/FUL, which the Council expects to report to the October 2026 committee. No statutory consultee objected to the previous application on this land and Natural Resources Wales considered residual tidal flood risk negligible. The site meets the criteria for a High rating on the agreed methodology. The one qualification, recorded for completeness rather than because it alters the rating, is that the counted figure is a net figure which depends on the grant of 26/00631/FUL; if that application were refused, 19 units would remain in the landbank at blocks G and H and the net addition would be nil. This rating has been arrived at by applying the criteria recorded in the agreed methodology statement, without modification, and is certified by a chartered town planner holding no interest in the site."
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Conclusion

Counted towards windfall contribution? (Y/N)	Yes, at the net figure.
Yield counted (dwellings)	132. Being 151 co-living units proposed under application 26/00631/FUL, less the 19 units consented at blocks G and H under permission 16/00660 which remain within the landbank at entry BU138A and which cannot be delivered if the co-living scheme proceeds. The Council has confirmed that co-living falls within Use Class C3 and is counted as one dwelling per unit in the housing trajectory.
If not counted — reason	Not applicable. The site is counted at the net figure recorded above.
Summary	"Blocks G and H, The Wharf, is a vacant, cleared and level plot of 0.13 hectares forming the undeveloped remainder of the wider Wharf residential masterplan on Schooner Way, between the completed Wharf apartment blocks and Bute East Dock. The land was formerly the car park and grounds of the Wharf public house, demolished under prior approval 16/00976/MJR in 2016. The principle of residential development is established. Full permission 16/00660 was granted for a mixed use residential scheme of 185 units across six blocks, of which blocks C, D and F have been built out. The permission was lawfully implemented before expiry and the unbuilt blocks, including G and H, remain capable of completion, which is why 107 units continue to be carried in the landbank at entry BU138A. The land comprising blocks G and H was subsequently sold to Urban Centric (Wharf) Limited, which holds the freehold under title CYM891246 and has submitted application 26/00631/FUL for 151 co-living units. The Council confirmed on 13 August 2026 that the application is expected to be reported to the October 2026

	committee. The site is counted at 132 dwellings, being the net addition to supply: 151 co-living units proposed, less the 19 units consented at blocks G and H under the 2016 permission which remain in the landbank and cannot be delivered if the co-living scheme proceeds. That treatment follows the basis confirmed by the Council at the meeting of 13 August 2026 and is explained at paragraph 3.33 of the report. Blocks A-B and E, totalling 90 units, are unaffected and remain in the landbank; on grant of 26/00631/FUL the BU138A entry should fall from 107 to 90. The site is unlisted and outside any conservation area. Natural Resources Wales considered residual tidal flood risk negligible given the protection afforded by the Cardiff Bay Barrage and raised no objection. Policy H9 is discharged: the land is vacant previously developed land with no existing use to retain. Confidence is High: single freehold ownership, no land assembly, and a live application.
Assessed by / date	Ian Carter MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ian Carter MRTPI 10/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP
CYM891246

Assessment
View all site considerations

Management
Manage your saved site

Details | Planning History | Policies | Environmental

Ownership Selected

Title: **CYM891246** | Tenure: **Freehold**

Ownership: **URBAN CENTRIC (WHARF) LIMITED**

Address: **Blocks G And H The Wharf Schooner Way Cardiff CF10 4EY**

All intersecting owners

Freeholder: **URBAN CENTRIC (WHARF) LIMITED**

Insights 5

Plot size 0.13 ha

Area: **0.13 ha** | Perimeter: **185 m**



OWNERSHIP
WA374945

Assessment
View all site considerations

Management
Manage your saved site

Details | Planning History | Policies | Environmental

Ownership Selected

Title: **WA374945** | Tenure: **Freehold**

Ownership: **JUNCTION CANAL LIMITED**

Address: **Land And Buildings On The South Side Of Tyndall Street And Adjoining Bute East Dock CF10 4AG CF10 4AH CF...**

All intersecting owners

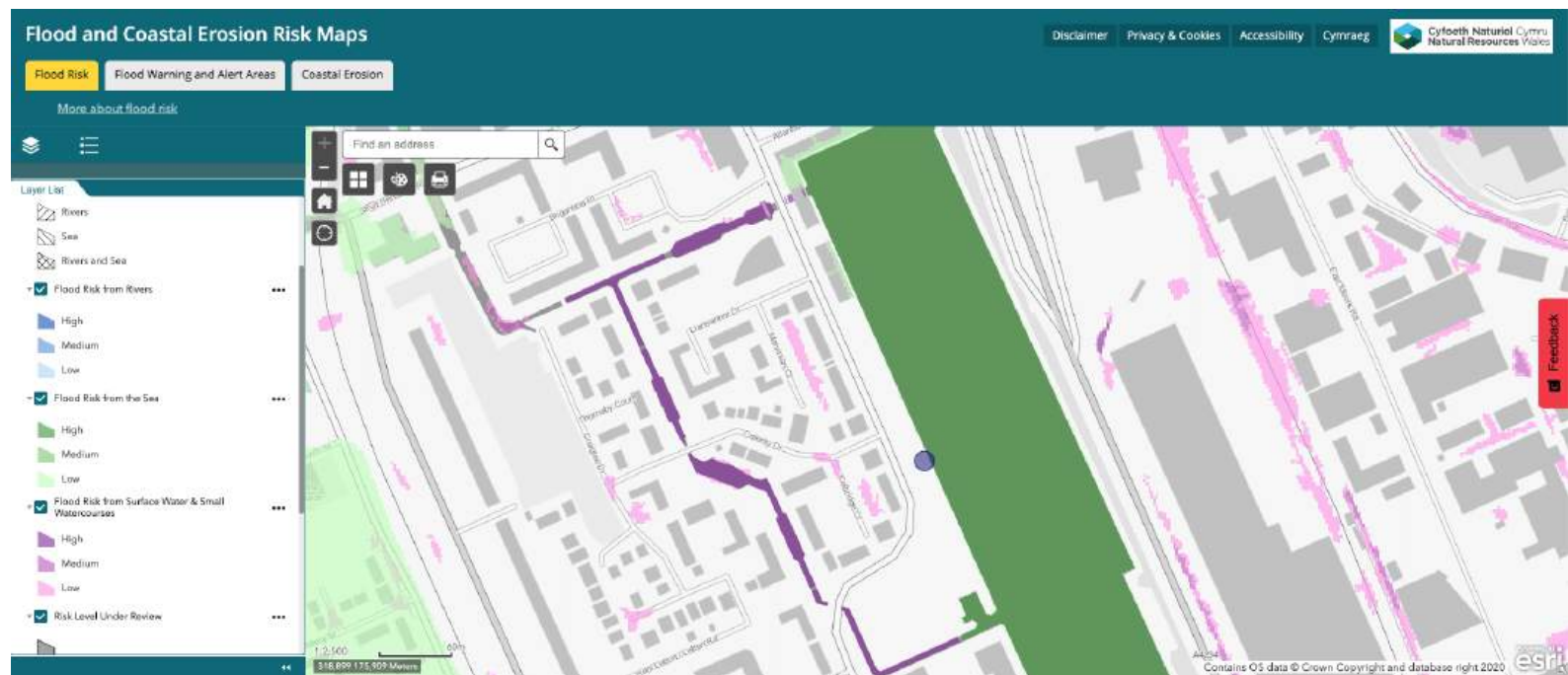
Freeholder: **JUNCTION CANAL LIMITED**

Insights 5

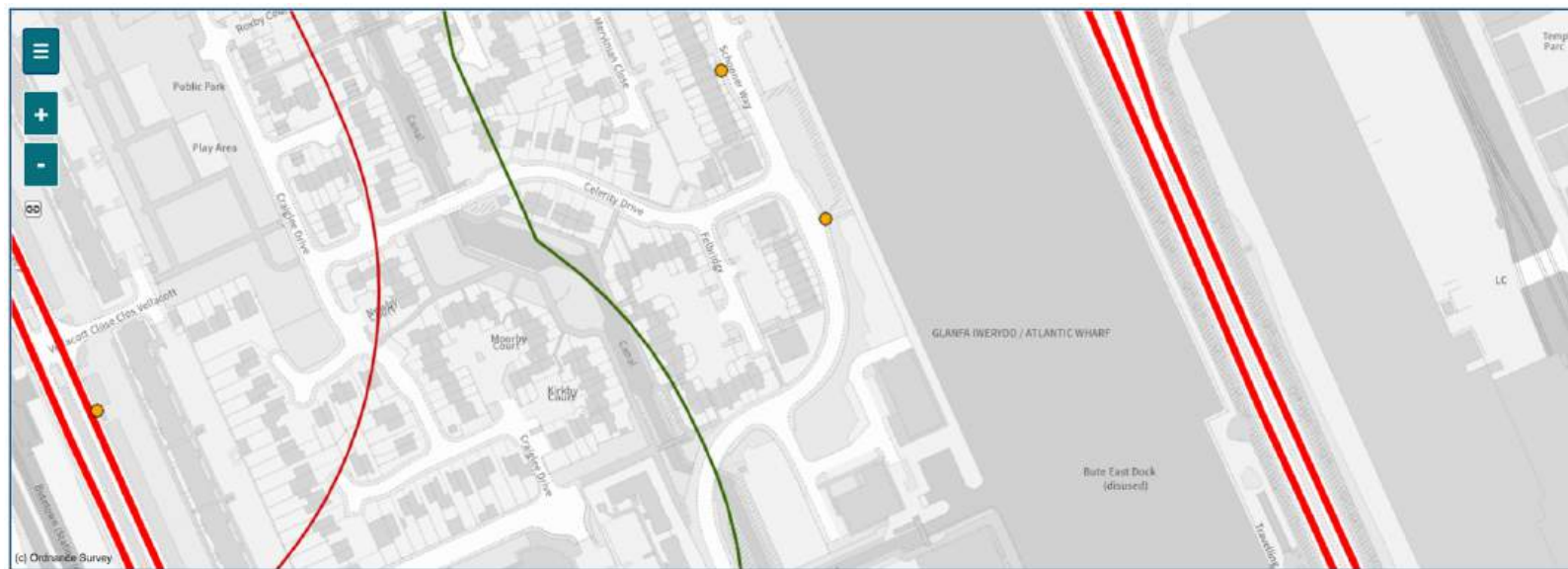
Plot size 3.34 ha

Area: **3.34 ha** | Perimeter: **4.83 km**

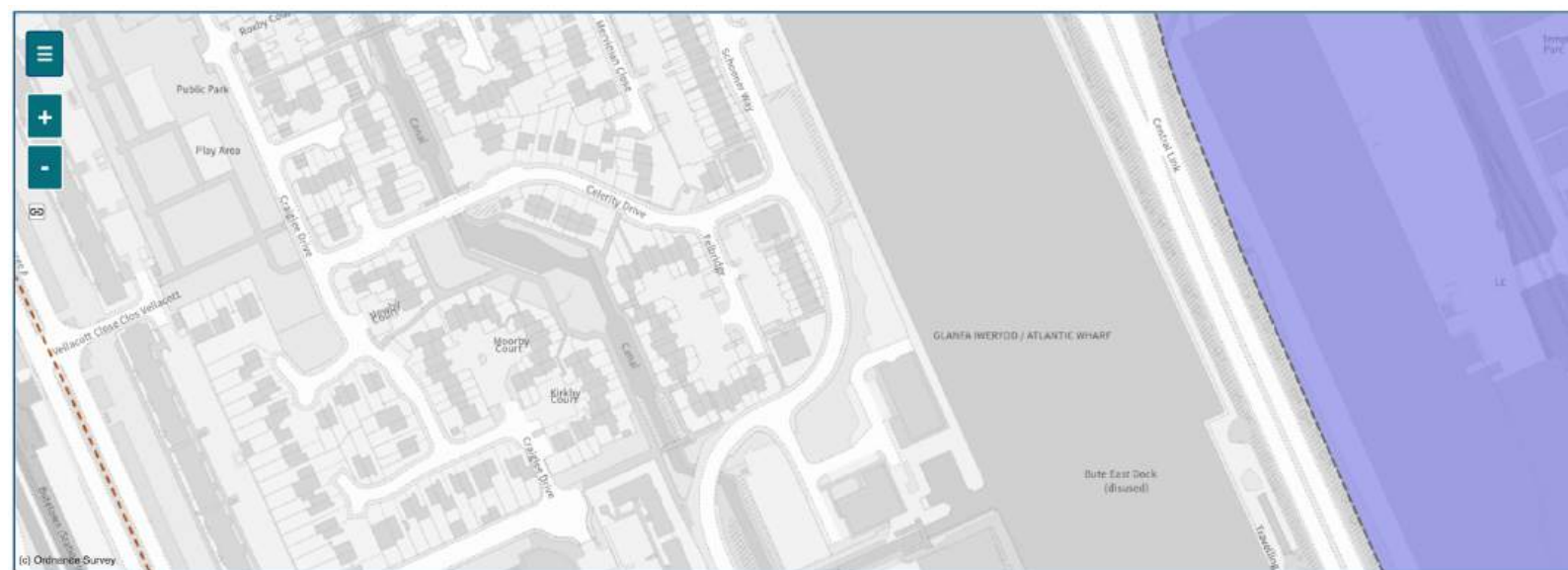
NRW – Flood risk mapping



Cardiff LDP mapping context layers

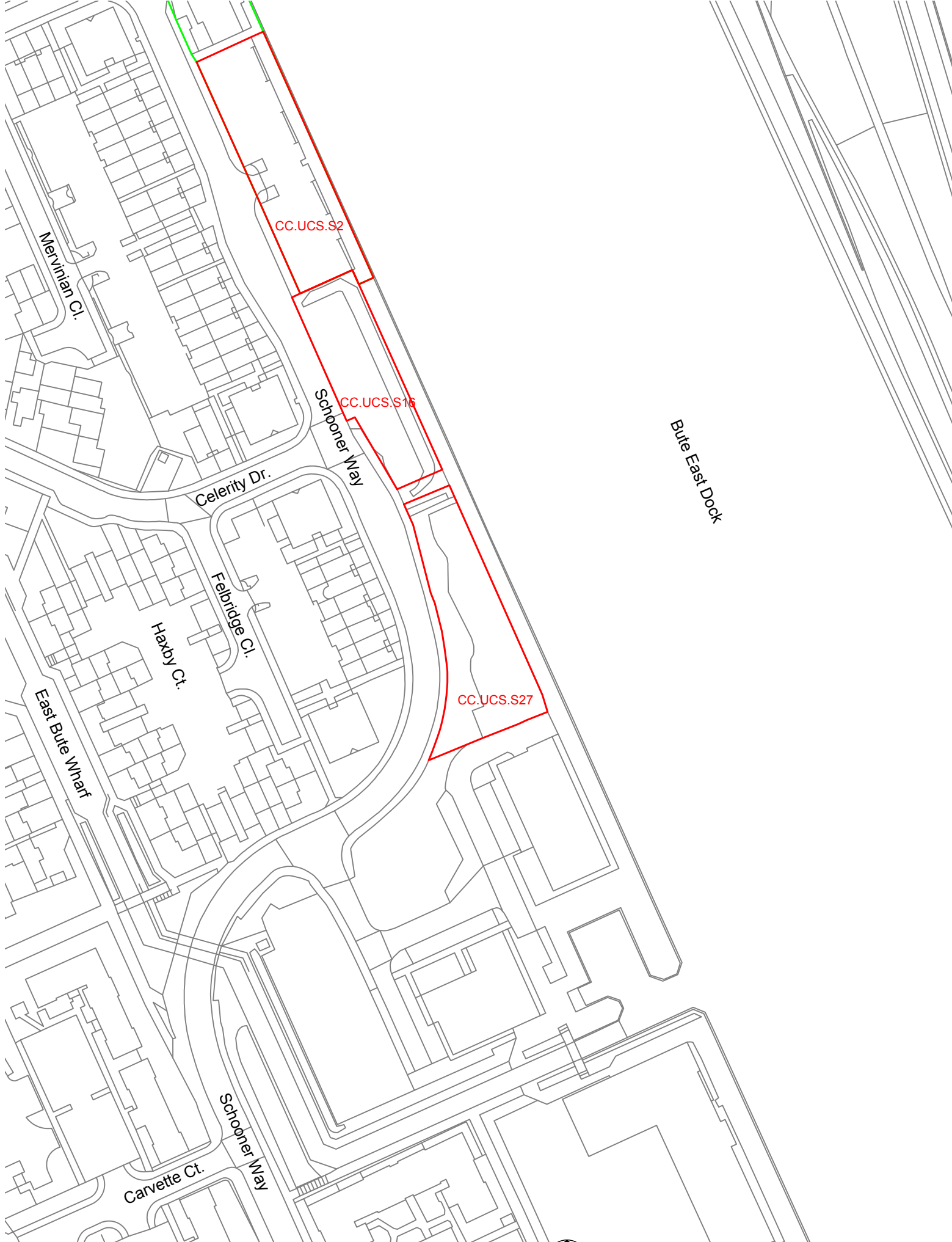


Cardiff LDP mapping RLDP layers



Photos - existing



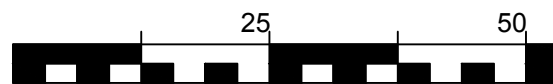


— Denotes development boundary opportunity

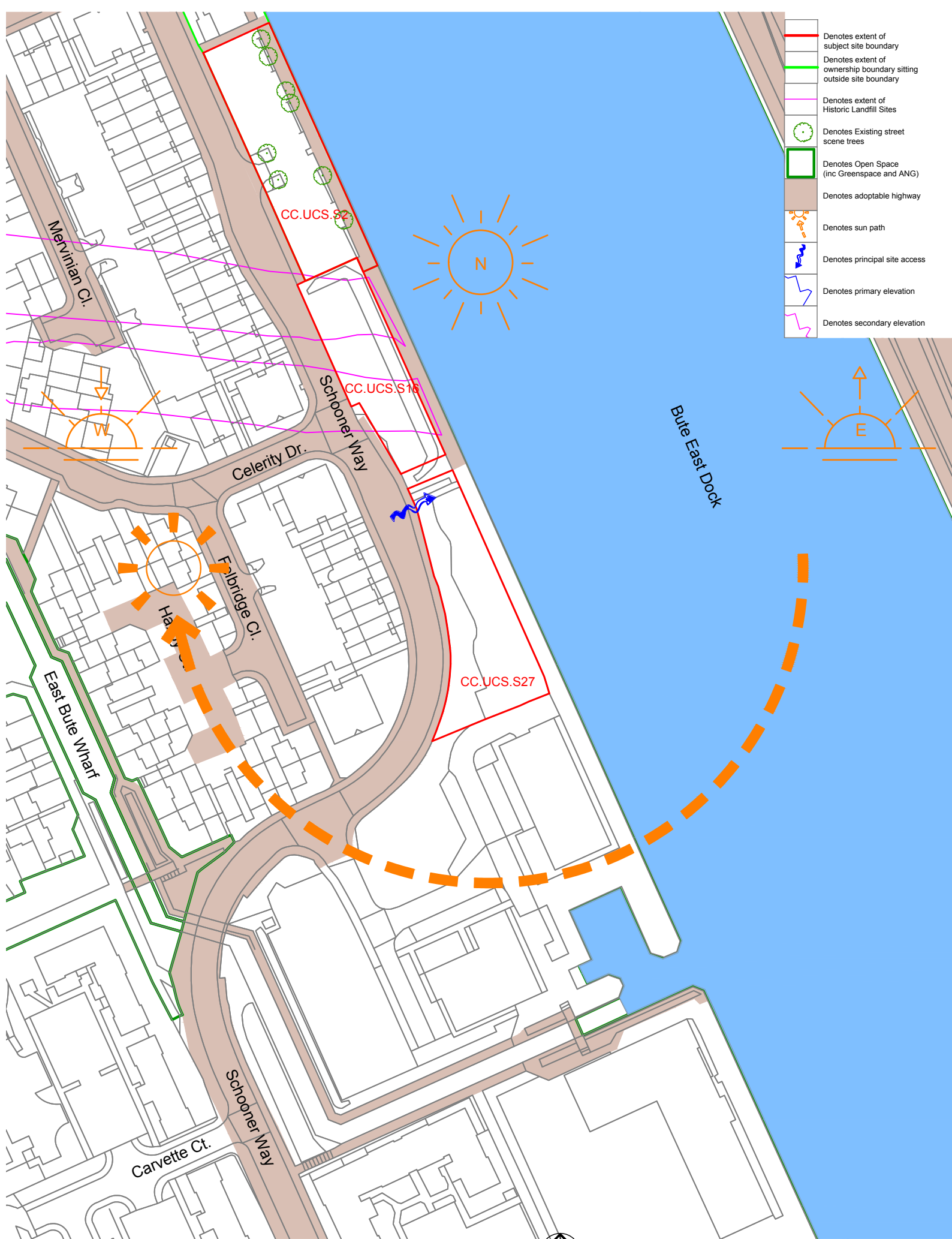


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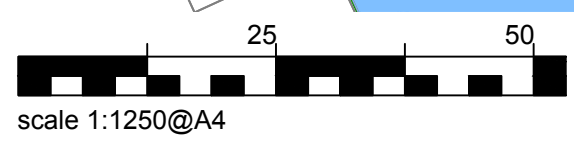


- Denotes extent of subject site boundary
- Denotes extent of ownership boundary sitting outside site boundary
- Denotes extent of Historic Landfill Sites
- Denotes Existing street scene trees
- Denotes Open Space (inc Greenspace and ANG)
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation

Denotes development boundary opportunity

EDS26.42 - CC.UCS.S27 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – University Halls, Birchwood Road

To be completed individually for each site identified

Site name	University Halls, Birchwood Road
Site UID (CC.UCS.S__)	CC.UCS.S30

Site Location and Description

Easting (X)	319190
Northing (Y)	179097
Latitude	51.505006 (51°30'18"N)
Longitude	-3.1656992, (003°09'57"W)
Postal address/location	University Halls, Birchwood Road, Cardiff, CF23 5YB
Area (ha)	3.07 hectares, being 30,792 square metres from OS digital mapping, which is the development boundary assessed and the area on which the capacity is calculated. The two Cardiff University freehold titles, CYM570777 at 3.08 hectares and CYM570848 at 0.91 hectares, total 3.99 hectares and extend beyond the developable area. The smaller figure is used throughout, which is the conservative course. Had the full title area been taken, the two to four hectare band would still apply, giving a net area of 3.19 hectares which at the same density would yield approximately 131 dwellings. The counted figure of 100 is conservative on either measure.
Existing use(s)	University Hall is an active, occupied Cardiff University hall of residence, comprising several blocks (Birchwood House, Dwyfor, Tower Block and a Conference Centre) around the historic Birchwood House/Grange. It provides 251 en-suite and c.416-418 standard bedrooms. The Conference Centre element is also used for commercial conferencing and meetings out of term time.
Occupancy status	Occupied. In active, full operational use as a University hall of residence.
Previous uses	The core historic building (Birchwood House, also historically 'Birchwood Grange') appears on the 1901 OS map as a private house standing in its own grounds. It was the residence of Mrs H. Morgan (c.1908-1915) and then Sir William James Thomas, 1st Baronet (industrialist and philanthropist; a principal benefactor of the Welsh National School of Medicine) from 1922. The house was remodelled/extended in 1924 to designs by architect J. B. Fletcher of Cardiff. During and after the Second World War the building was used by the Inland Revenue before passing into Cardiff University ownership as a hall of residence.
Planning status/history	No live or recent major planning application for redevelopment of this site was identified
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for University Halls or Birchwood Road appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). Purpose built student accommodation is not a dwelling and does not appear in the schedule in any event. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site comes forward through the Council inception schedule for this study rather than through a candidate site submission, which is consistent with the absence of any promotion by the landowner.
Notable structures/features	Birchwood House: an early C20 (c.1901, remodelled/extended 1924 by J. B. Fletcher) former private residence, now used for reception,

	meeting/conference rooms (e.g. Birchwood Room, Senior Common Room, Verdi, Mozart and Wagner Rooms) and administrative functions
Site boundaries and surrounding land uses	The site is bounded by Birchwood Road to the south, Ty Gwyn Road/Ty Gwyn Crescent/Ty Gwyn Avenue to the east, Brandreth Road/Egremont Road to the north-east, and Birchwood Lane to the west. The surrounding area is a well-established, low-density residential suburb (Penylan/Cyncoed) characterised predominantly by large detached Edwardian and inter-war houses on generous plots, with Roath Park and its lake lying further to the west/south-west.

Constraints

Flood risk	Flood Risk from Surface Water & Small Watercourses Risk: Low
Ecology	Ecological interest should be assumed and scoped early. No site specific ecological survey is available. The site comprises extensive mature grounds and tree cover around Birchwood House and the halls blocks, which is the most significant physical constraint on the site and the principal reason the counted density is set at a conventional suburban level rather than higher. A Preliminary Ecological Appraisal will be required, together with bat and nesting bird surveys of the buildings and mature trees, and a tree survey to BS5837. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. None of this is unusual for a suburban campus site and none of it goes to the principle of development, but it will shape the layout and should be reflected in the developable area assumed.
Trees	The site has extensive mature grounds/landscaping around Birchwood House and the halls of residence blocks.
Heritage/archaeology	The core building, Birchwood House (formerly Birchwood Grange), is a former private residence of c.1901 (remodelled/extended 1924 by architect J. B. Fletcher for Sir William James Thomas, 1st Baronet) Is not a statutorily listed building on the Cadw heritage record. While Penylan and the broader Roath area feature significant designated heritage zones. The site itself does not lie within the Roath Park Conservation Area (Grade I registered historic park/garden, to the west/south-west).
Air quality	Not assessed, and not expected to be material. The site is a low density institutional campus set in mature grounds within an established residential suburb at Penylan. It does not front an arterial route, the nearest bus route being on Carisbrooke Way approximately 250 metres away, and it lies well outside the City Centre Air Quality Management Area. Air quality is not a constraint on residential redevelopment here.
Noise	Not assessed, and not expected to be material. The site is bounded by Birchwood Road, Ty Gwyn Road, Brandreth Road and Birchwood Lane, all of them residential streets in a low density suburb, with no railway, arterial route or industrial use adjoining. The existing use is itself residential accommodation, which demonstrates that acceptable internal noise levels are already achieved on the site.
Contaminated land	No site-specific contamination assessment identified; given the long-

	established residential/institutional use, low risk would be a reasonable starting assumption.
Vehicular access	Vehicular access is from Birchwood Road, with a car park associated with the Tower/Conference Centre building; limited on-site surface parking for permit holders and visitors, including one Blue Badge bay outside Birchwood House's main entrance. Unknown on plot parking spaces noted.
Utilities	Not assessed. The site is an established institutional campus with existing connections serving in the order of 670 bedrooms together with a conference centre, so all services are present on site and at capacity well above that required by 100 conventional dwellings. Network capacity would fall to be confirmed at application stage but is not expected to constrain a scheme of this scale.
Pedestrian, cycle & public transport	The nearest bus stops are on Carisbrooke Way, approximately 250m north of the site, served by Cardiff Bus route 53; the nearest railway station is Heath (Low Level), approximately 1.6 miles away with services to Cardiff Queen Street, Cardiff Central, Ninian Park, Fairwater and Radyr. The University operates its own free shuttle bus service between University Hall and both the Cathays Park and Heath Park campuses on weekdays
Planning policy	The site lies within an established residential area of the adopted Cardiff Local Development Plan 2006-2026 (adopted January 2016), outside any allocated site boundary. Relevant adopted LDP policies: KP1 (Level of Growth), KP3(B) (Settlement Boundaries), KP5 (Good Quality and Sustainable Design), KP15 (Climate Change), KP16 (Green Infrastructure), KP17 (Built Heritage), H9 (Existing Housing/Institutional Sites — retention of use), EN6 (Ecological Networks), EN8 (Trees, Woodlands and Hedgerows), EN9 (Conservation of the Historic Environment), EN13 (Air, Noise, Light Pollution and Land Contamination), EN14 (Flood Risk), T1 (Walking and Cycling), T5 (Managing Transport Impacts). The Council confirmed the policy position on this site in its written comments of 13 August 2026, from Planning Policy and Economic Development, recording no Policy H9 risk and no land use policy concerns. The relevant supplementary planning guidance is the Residential Design Guide of January 2017, the Trees and Development guidance, and the Student Accommodation Supplementary Planning Guidance of March 2019, the last being relevant to the loss of the existing use rather than to the housing proposed. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Cardiff University hall of residence, active and fully operational (251 en-suite / c.416-418 standard bedrooms)
Use protected by policy designation (Y/N — which)	No protective designation applies. The site is at Birchwood, a suburban location well outside the Central and Bay Business Areas, so Policy EC6 is not engaged. It is an educational and institutional

	use in an established residential area and does not fall within a Policy EC3 employment designation. No community, education or open space designation has been identified over the site. The Council settled the point in its written comments of 13 August 2026, from Planning Policy and Economic Development, recording no Policy H9 risk and no land use policy concerns on this site.
Evidence of relocation, disposal or marketing	None identified. No published estates strategy, formal marketing process, disposal decision, pre-application enquiry or planning application has been found in respect of this site. That is recorded plainly. The only indication of intent is the note on the Council inception schedule raising the question whether the University wishes to sell. It is not corroborated and is not relied upon as evidence.
Age / condition / functional obsolescence of buildings	Birchwood House dates from c.1901 (remodelled/extended 1924); the surrounding halls of residence blocks are later C20 purpose-built student accommodation.
H9 conclusion	Discharged on the Council own recorded position, and the capacity is counted at Low confidence and in the final delivery band to reflect the evidential position on availability. The threshold question under Policy H9 is whether the premises are redundant. That test is not met today on the facts: the halls are in active use serving Cardiff University and no disposal decision, relocation or marketing has been identified. This appraisal does not assert otherwise. The determinative point is that the local planning authority has itself addressed Policy H9 on this site and found no difficulty with it. In its written comments of 13 August 2026, from both Planning Policy and Economic Development, the Council recorded no Policy H9 risk and no land use policy concerns. That is the authority which wrote the policy, applying it to this site, in writing, during the preparation of this study. The site was in any event placed on the inception schedule by the Council, whose own note raises the question whether the University wishes to sell. The Council has identified this land as a capacity opportunity and has confirmed that its own policy does not stand in the way. Criterion (i) requires that there be no overriding alternative local land use requirement. The existing use is student accommodation. Purpose built student accommodation is not a dwelling and is discounted from the capacity counted in this study under paragraph 3.22 of the report, so no double counting arises, and the question of whether student need is met elsewhere is one for the Council Student Accommodation Supplementary Planning Guidance of March 2019 rather than a matter that displaces the housing capacity. The Council has confirmed no land use policy concerns, which answers the point on the evidence available. Policy H9 is accordingly not a barrier to the inclusion of this site. What the site lacks is evidence of availability, not policy support, and it is rated and phased accordingly.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 30,792sqm (3.07ha) – 7.60ac
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Net Developable Area (NDA)	The gross site area is recorded above as 3.07 hectares, which places the site in the two to four hectare band. The benchmark gross to net ratio of 80 per cent accordingly applies under the agreed methodology, giving a net developable area of approximately 2.46 hectares. This is the first site on the schedule large enough for the benchmark ratio to bite, and the deduction is applied expressly rather than the gross area being used.
Density	The inception schedule records an indicative capacity of 100 units, with a note referring to suburban density. Against a net developable area of 2.46 hectares that equates to approximately 41 units per hectare, which is a conventional suburban residential density and is entirely defensible. It sits comfortably within the range supported by Planning Policy Wales and Future Wales for urban locations and is materially more conservative than the majority of sites on this schedule. Given the suburban context and the surrounding residential character, that restraint is appropriate and should be maintained.
Recommended development form	Conventional residential development at suburban density, reflecting the surrounding character. The delivery model assumed is open market housing, which is more likely on a site of this size and location than co-living or build to rent, and which governs the applicable viability model.
Yield	100 dwellings, being a conventional residential yield on the net developable area. This is one of the few sites on the schedule where the capacity assumption is conservative rather than requiring justification.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held principally by Cardiff University (titles CYM570777 and CYM570848), with two smaller adjoining parcels in third-party ownership
Registered owner(s)	Cardiff University (CYM570777, 3.08 ha; CYM570848, 0.91 ha);

	University College of South Wales and Monmouthshire, Cardiff University's historic legal name, likely still effectively Cardiff University (WA2151, 0.18 ha, address unknown); The County Council of the City and County of Cardiff (CYM493590, 0.11 ha, Land at Birchwood Lane CF23 5LJ).
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM570777; CYM570848; WA2151; CYM493590
Ownership: single / multiple / fragmented	Fragmented, two Cardiff University titles form the core of the site, with two smaller third-party/Council-owned parcels adjoining or intersecting the boundary.
Land assembly required (Y/N)	Not for the developable area, but the boundary requires resolution. The core of the site is held on two Cardiff University freehold titles, CYM570777 of 3.08 hectares and CYM570848 of 0.91 hectares, which together comprise the campus and are in effective single ownership. Two smaller parcels adjoin or intersect the boundary: WA2151 of 0.18 hectares, registered to the University College of South Wales and Monmouthshire, which is Cardiff University historic legal name and is likely to be the same beneficial owner, and CYM493590 of 0.11 hectares, Land at Birchwood Lane, held by The County Council of the City and County of Cardiff. Neither of the two smaller parcels is required to deliver the capacity counted. The developable area of 3.07 hectares recorded at Gross Developable Area sits within the two University titles. Title WA2151, registered to the University's historic legal name, is taken to be in the same beneficial ownership, and the Council parcel at Birchwood Lane is in public ownership and could be brought in by agreement if it assisted the layout. No land assembly is required from an unwilling third party.
Evidence of owner intent	None identified, no live marketing, disposal or planning activity found for the University-owned title.
Suitability	Suitable. The site is previously developed land in an established residential suburb, already in residential use as a hall of residence, so residential redevelopment continues rather than introduces the established character of the area. It sits within the settlement boundary, outside any allocated site, outside the Roath Park Conservation Area and outside any flood zone, with only a low surface water risk recorded. No building on the site is statutorily listed, including Birchwood House. The Council recorded on 13 August 2026, from Planning Policy and Economic Development, that there is no Policy H9 risk and no land use policy concerns on this site. The constraints are the mature grounds and tree cover, which will require a preliminary ecological appraisal, bat and bird surveys and a tree survey, and the setting of Birchwood House, which is of local interest even though unlisted and which a well designed scheme would retain and work around. Neither goes to the principle of residential development. The counted density of approximately 41 dwellings per hectare is a conventional suburban figure appropriate to the surrounding pattern of large detached houses on generous plots.
Availability	Not demonstrated in the short term, and recorded as such. The site is in active, occupied use as a Cardiff University hall of residence with no evidence of vacation, disposal or marketing. Availability rests on the proposition that an institutional landowner will bring the campus forward within the plan period, which the Council inception note contemplates but which is not evidenced. The capacity is accordingly counted at Low confidence in the

	delivery band beyond year 10, to 2036.
Achievability	Achievable in physical and financial terms. The site is level, served by an existing vehicular access from Birchwood Road, in an area of high residential values at Penylan where open market housing at suburban density is among the most robustly viable typologies in Cardiff. It is not a flatted brownfield scheme of the kind the Avison Young Viability Assessment records as marginal, and abnormal costs are limited to demolition of the later twentieth century halls blocks, tree and ecology mitigation, and the retention and conversion or sensitive treatment of Birchwood House. Contamination risk is low given the long established residential and institutional use. The constraint on this site is not achievability. It is availability, which is addressed below.
Evidence of availability	Limited. The halls are in active, full operational use as a Cardiff University hall of residence providing 251 en suite and approximately 416 to 418 standard bedrooms, together with a conference centre used commercially out of term. No published estates strategy, marketing particular, disposal decision, pre-application enquiry or planning application has been identified in respect of the site. Three matters nonetheless support inclusion. First, the Council inception schedule, which is the Council own document, records this site as a capacity opportunity and raises the question whether the University wishes to sell. The site is on the schedule because the Council put it there. Second, the Council recorded on 13 August 2026 that there is no Policy H9 risk and no land use policy concerns, which is the local planning authority applying its own policy to this site. Third, the capacity counted is exceptionally conservative, at approximately 41 dwellings per hectare on a 2.46 hectare net area in a suburb of large detached houses, so the figure would be met by redevelopment of part of the campus alone. Direct enquiry of Cardiff University remains the single action that would convert this from inference into evidence, and it should be made. The site is counted at Low confidence and in the final delivery band to reflect the position as it stands.
Likely delivery timescale	Beyond year 10, to 2036. The halls are in active operational use with no evidence of a disposal decision, so no earlier band can be justified. Placing the capacity in the final band of the plan period reflects the time an institutional landowner would require to relocate accommodation, vacate the campus and bring the land to the market, and ensures that no reliance is placed on this site in the early years of the trajectory.
Confidence rating (High / Medium / Low)	Low. The rating reflects an active, fully occupied institutional use with no evidence of a disposal decision, no marketing, no pre-application enquiry and no planning application; ownership divided across four registered titles, of which the two forming the core of the site are Cardiff University and the remaining two are a historic University title and a small Council parcel; and the absence of any confirmed owner intent. It is not lower than Low, and the site is properly counted, because the Council recorded on 13 August 2026 that there is no Policy H9 risk and no land use policy concerns; because the site is on the schedule at the Council own instance, its inception note raising the

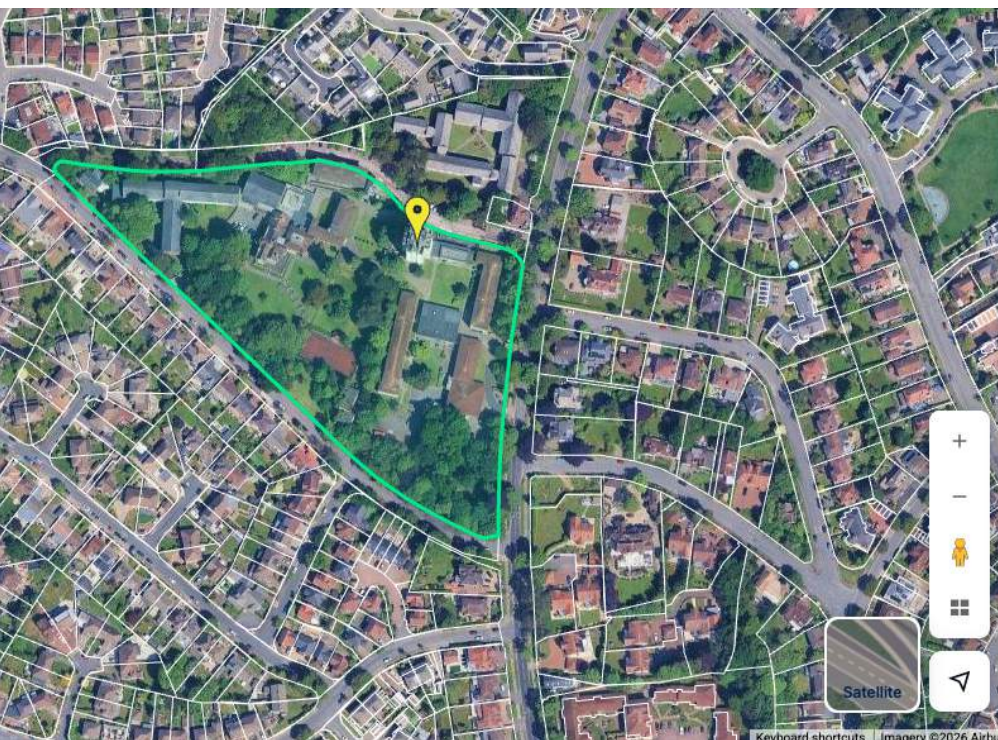
	question of a University sale; because the site is previously developed land already in residential use in a high value suburb where residential redevelopment is both suitable and viable; and because the counted capacity of 100 dwellings at approximately 41 dwellings per hectare is materially more conservative than the assumptions applied across the rest of the schedule. The capacity is placed in the delivery band beyond year 10, to 2036 so that nothing in the early trajectory depends on it.
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Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	100 dwellings, the figure signed off by Cardiff Council on 2 September 2026, in the delivery band beyond year 10, to 2036, at Low confidence.
If not counted — reason	N/A site counted at 100 dwellings.
Summary	University Hall, Birchwood Road is an active, occupied Cardiff University hall of residence (251 en-suite / c.416-418 standard bedrooms) centred on the early-C20 Birchwood House, held on two Cardiff University freehold titles (CYM570777, 3.08 ha; CYM570848, 0.91 ha) with two smaller third-party/Council-owned parcels adjoining the site boundary. Unlike comparator sites with an extant planning permission, no live application, marketing evidence or confirmed owner intent to redevelop was identified in open-source research. The site is counted at 100 dwellings on the Cardiff Council sign off of September 2026, in the delivery band beyond year 10, to 2036, at Low confidence. The capacity is derived as 3.07 hectares gross, being the OS measured development boundary, less the benchmark 80 per cent gross to net ratio for a site in the two to four hectare band, giving 2.46 hectares net, at approximately 41 dwellings per hectare. That is a conventional suburban density appropriate to the surrounding pattern of large detached houses and is materially more conservative than the assumptions applied elsewhere on the schedule. The Council recorded on 13 August 2026, from Planning Policy and Economic Development, that there is no Policy H9 risk and no land use policy concerns on this site, and the site is on the inception schedule at the Council own instance, its note raising the question whether the University wishes to sell. Policy H9 is accordingly not a barrier to inclusion. What the site lacks is evidence of availability: the halls are in active operational use and no disposal decision, marketing or application has been identified. The capacity is rated Low and placed in the final delivery band so that no reliance is placed on it in the early trajectory. No enquiry has been made of Cardiff University, and the absence of documented owner intent is why the site is rated Low.
Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



Details Planning History Policies Environmental

Ownership Selected

Title
CYM570777

Tenure
Freehold

Ownership
CARDIFF UNIVERSITY

Address
University Hall Birchwood Road Cardiff CF23 5YB

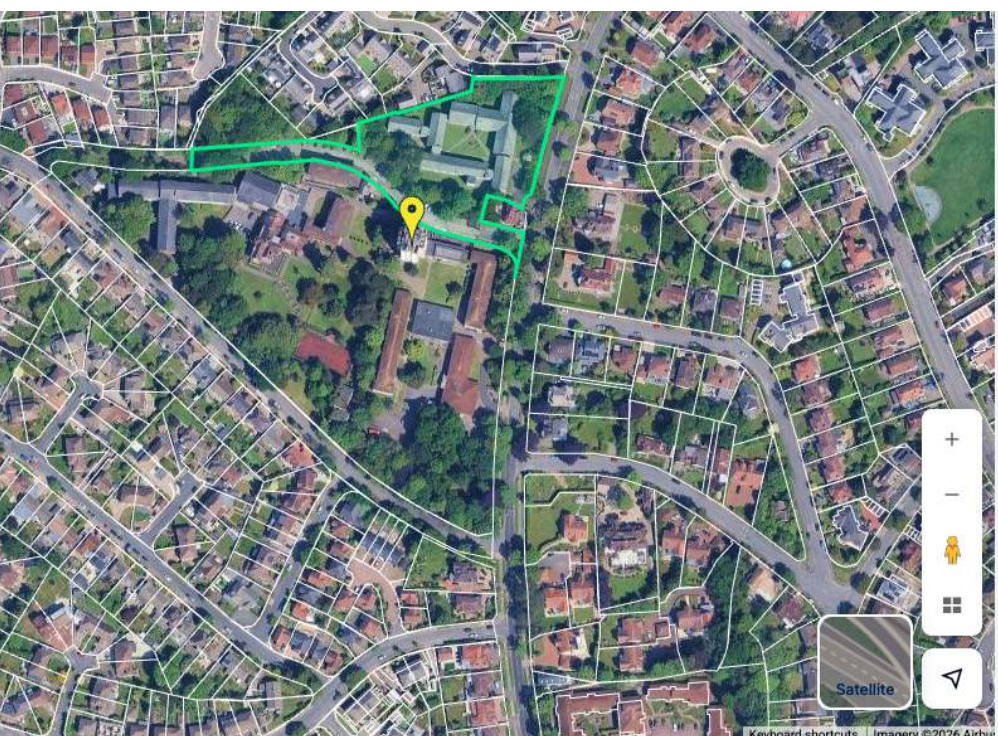
All intersecting owners

Freeholder
CARDIFF UNIVERSITY

Insights 5

Details Plot size **3.08 ha**

Area **3.08 ha** Perimeter **800 m**



Details Planning History Policies Environmental

Ownership Selected

Title
CYM570848

Tenure
Freehold

Ownership
CARDIFF UNIVERSITY

Address
University Hall Birchwood Road Cardiff CF23 5YB

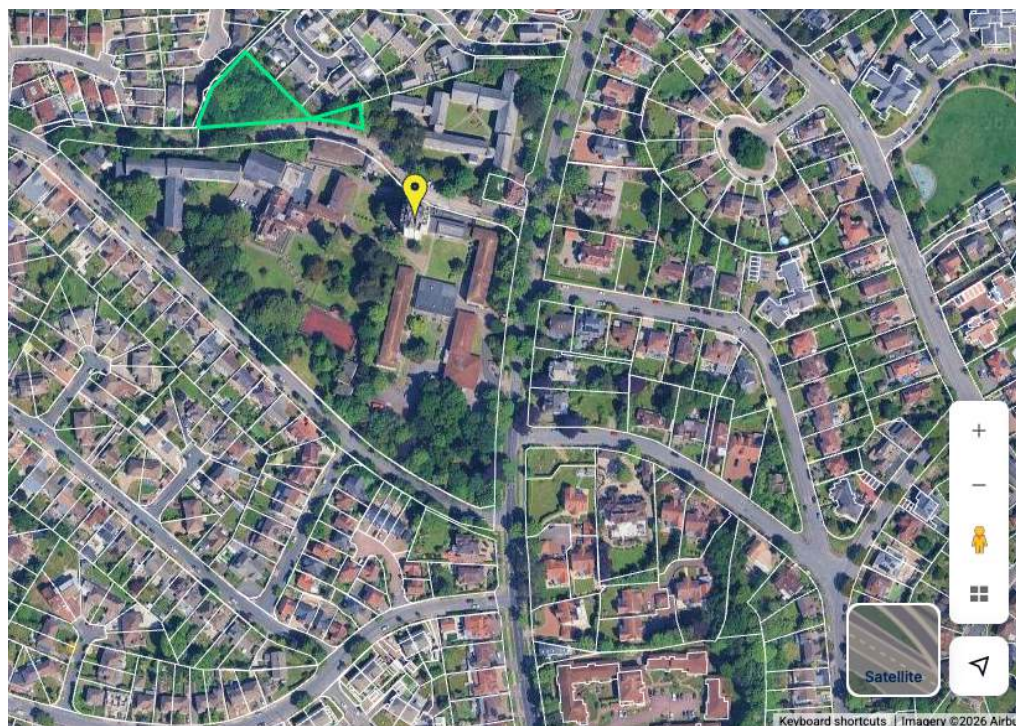
All intersecting owners

Freeholder
CARDIFF UNIVERSITY

Insights 5

Details Plot size **0.91 ha**

Area **0.91 ha** Perimeter **645 m**



Details Planning History Policies Environmental

Title **WA2151** Tenure **Freehold**

Ownership **UNIVERSITY COLLEGE OF SOUTH WALES AND MONMOUTHSHIRE**

Address **UNKNOWN**

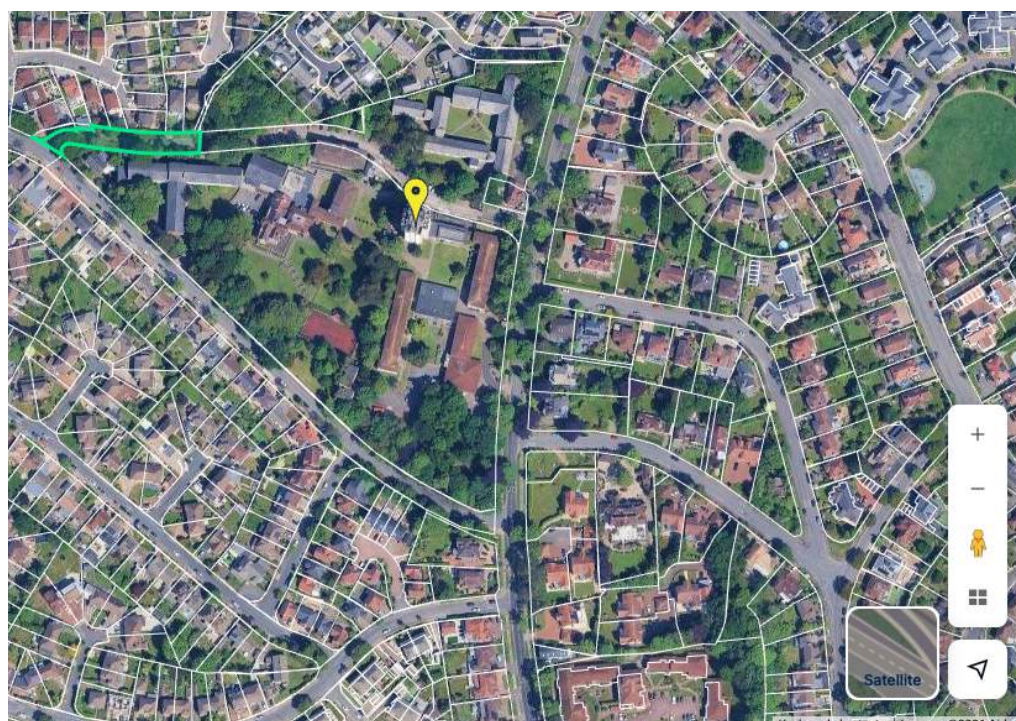
All intersecting owners

Freeholder **UNIVERSITY COLLEGE OF SOUTH WALES AND MONMOUT...**

Insights 5

Details Plot size **0.18 ha**

Area **0.18 ha** Perimeter **255 m**



Details Planning History Policies Environmental

Ownership

Title **CYM493590** Tenure **Freehold**

Ownership **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

Address **Land At Birchwood Lane Cardiff CF23 5LJ**

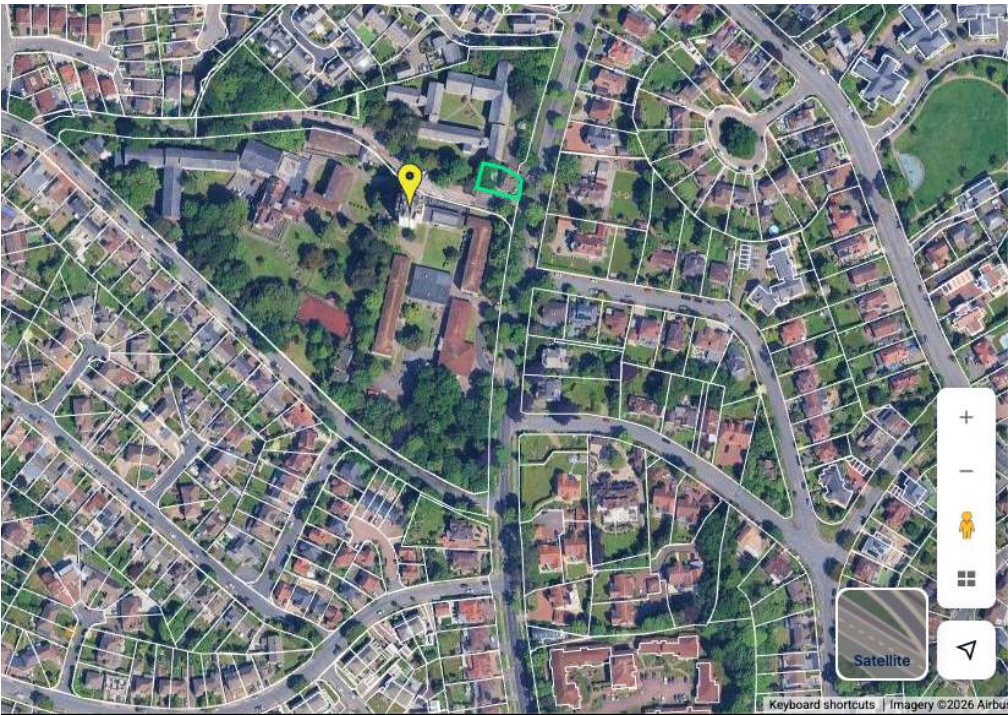
All intersecting owners

Freeholder **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...**

Insights 5

Details Plot size **0.11 ha**

Area **0.11 ha** Perimeter **233 m**



[Details](#)
[Planning History](#)
[Policies](#)
[Environmental](#)

Ownership

Title
WA267589

Tenure
Freehold

Ownership
FIRST CHOICE HOUSING ASSOCIATION LIMITED

Address
The Lodge Ty Gwyn Road Penylan Cardiff CF23 5JG

All intersecting owners

Freeholder
FIRST CHOICE HOUSING ASSOCIATION LIMITED

Insights 5

Details
Plot size
382 m²

Area
382 m²

Perimeter
79 m

NRW – Flood risk mapping

Flood and Coastal Erosion Risk Maps

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[Flood Risk](#) [Flood Warning and Alert Areas](#) [Coastal Erosion](#)

[More about flood risk](#)

CF23 5YB

Show search results for CF23 5YB

316,889.779.865 Meters

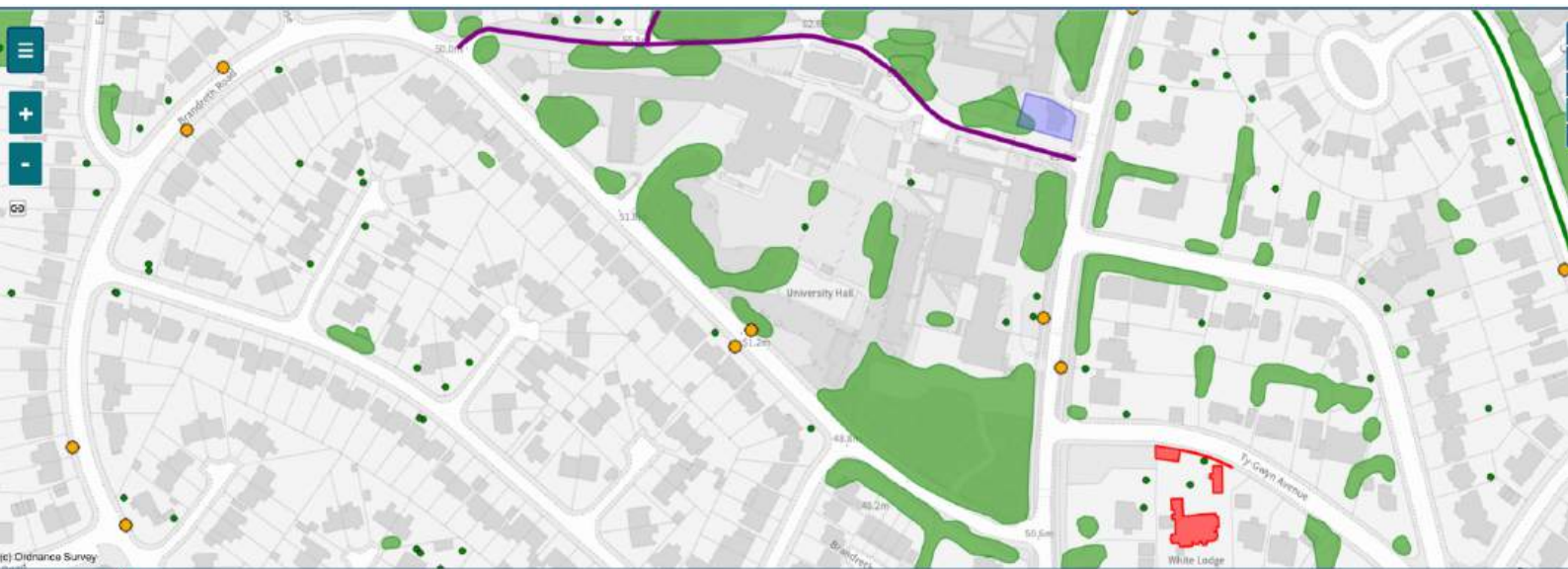
Contains OS data © Crown Copyright and database right 2020

Layer List

Layers

- ☐ Flood Defence Locations
- ☐ Areas Benefiting from Flood Defences
- ☐ Rivers
- ☐ Sea
- ☐ Rivers and Sea
- ☒ Flood Risk from Rivers
 - High
 - Medium
 - Low
- ☒ Flood Risk from the Sea
 - High
 - Medium
 - Low
- ☒ Flood Risk from Surface Water & Small Watercourses

Cardiff LDP mapping context layers

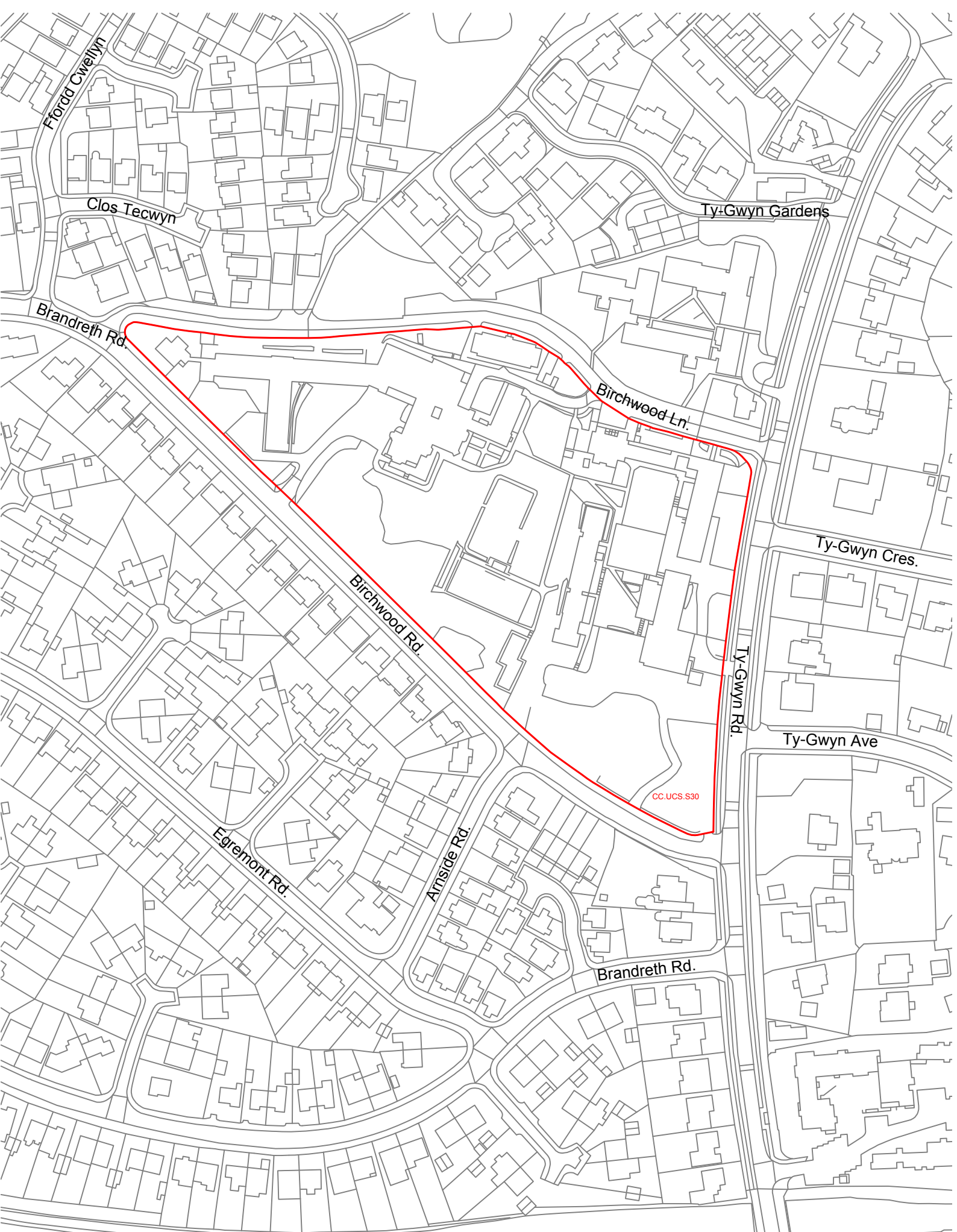


Cardiff LDP mapping RLDP layers

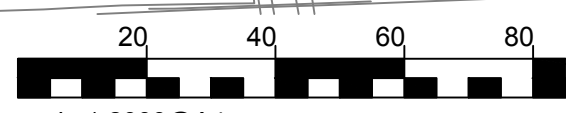


Photos - existing



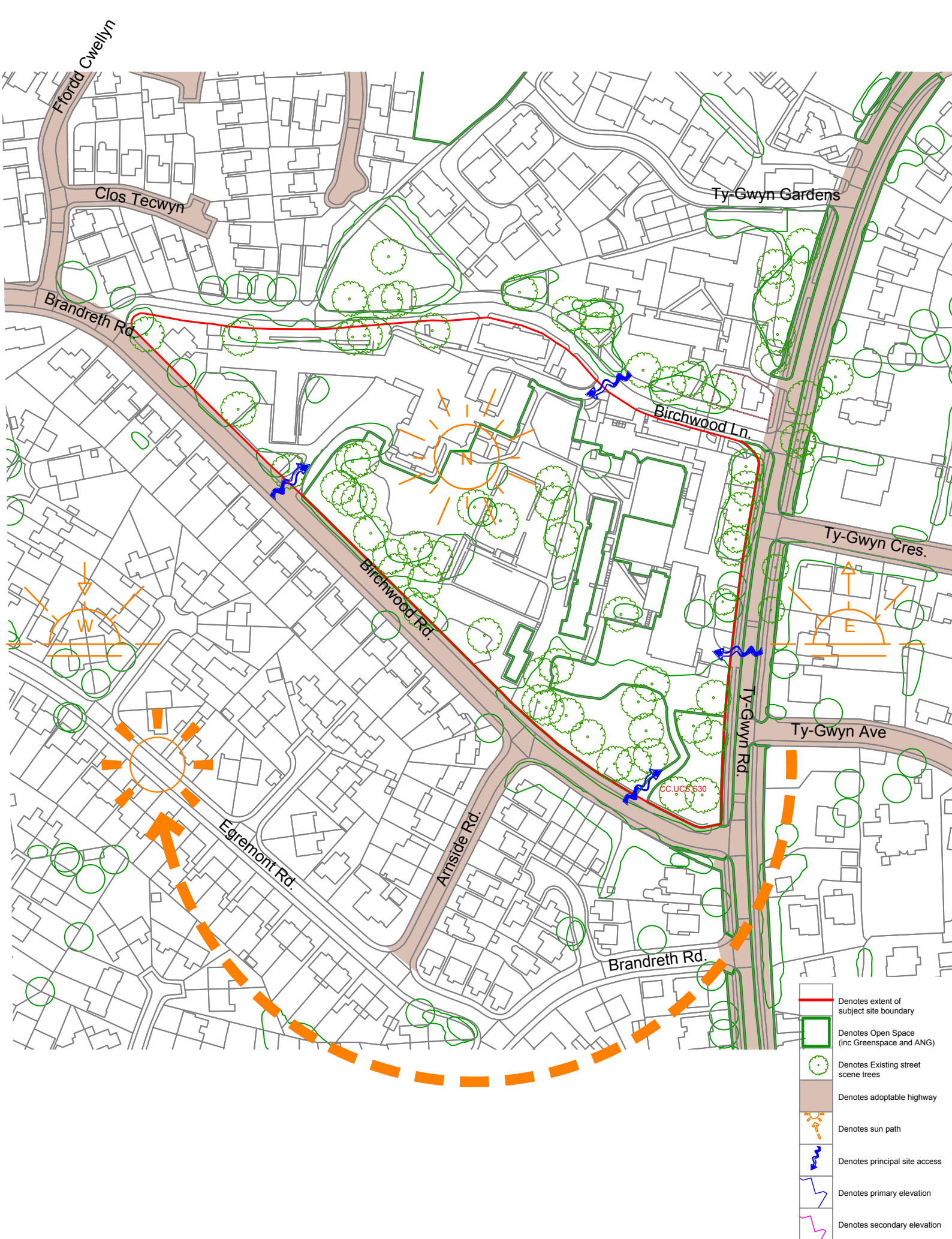


— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S30 - EXISTING SITE PLAN

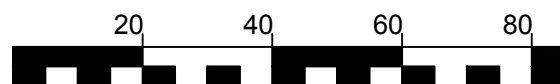
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— Denotes development boundary opportunity

EDS26.42 - CC.UCS.S30 - CONSTRAINTS PLAN

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scale 1:2000@A4

Expedite Site Appraisal Template – Utilita Arena Cardiff

To be completed individually for each site identified

Site name	Utilita Arena Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S31

Site Location and Description

Easting (X)	318727
Northing (Y)	176204
Latitude	51.478931, (51°28'44"N,)
Longitude	-3.1717014, (003°10'18"W)
Postal address/location	Mary Ann St, Cardiff CF10 2EP
Area (ha)	1.07 ha
Existing use(s)	Utilita Arena Cardiff (formerly Cardiff International Arena / Motorpoint Arena Cardiff) is an operational indoor arena and exhibition centre Cardiff's largest purpose-built exhibition facility, comprising a main arena (c.4,500 sqm of exhibition space, standing capacity 7,500 / seated capacity 5,000), a conference suite (groups up to c.460), four executive boardrooms, eight hospitality suites and over 30 additional function rooms. Precise Use Class (understood to be D2 Assembly and Leisure under the Wales Use Classes Order).
Occupancy status	Occupied and fully operational, with events scheduled at least into late 2025/2026 noted.
Previous uses	The arena was constructed 1989-1993 (originally as the 'Cardiff World Trade Centre', first expected to open January 1992) and formed part of a wider complex including a hotel opposite (opened 1990), the former Wales National Ice Rink and surrounding office buildings. It opened as the Cardiff International Arena & Convention Centre on 9 September 1993, officially opened by Queen Elizabeth II on 14 October 1993. What stood on the site prior to the 1989-1993 construction (e.g. former railway/dock-related land)
Planning status/history	The site's long-term future is a live, named strategic issue for the Council rather than a routine planning history. Cardiff Council is delivering a replacement 16,500-capacity arena at Atlantic Wharf (New Cardiff Bay Arena), which broke ground in September 2025 and is projected to open in 2028, delivered by a consortium of Live Nation, Robertson Property and Oak View Group. The Council ran a concession procurement for 'Cardiff Arena Operator and Developer' (Find a Tender notice 2024/S 000-030012, published 19 September 2024), confirming the Council as freeholder of the Atlantic Wharf site and its intention to grant a 99–199 year lease to the successful developer/operator. Live Nation UK, the leaseholder and operator of the existing Mary Ann Street arena, has publicly confirmed it would cease to operate the existing arena and terminate its leasehold interest in this Council-owned site once the new Atlantic Wharf arena is built and it secures the operator lease there. Cardiff Council has separately named this site within its 'Canal Quarter' regeneration masterplan for the Churchill Way area (uncovering the historic Bute Dock Feeder canal beneath Churchill Way), masterplan (approved by Cabinet, 2021) explicitly states the Canal Quarter area "will stretch from Queen Street Station to St David's Shopping Centre and encompass Churchill Way, Charles Street, Bridge Street, Guildford Crescent and the site of the existing Motorpoint Arena," with the Council reported as considering options to keep, repurpose, or demolish and redevelop the arena building

	once it closes.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for the Utilita Arena or Mary Ann Street appears in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	Purpose-built 1990s arena building (constructed 1989–1993), refurbished 2017–2018 (new bar area 'The Danish Quarter', refurbished Exit 7 space and L2 Restaurant & Bar, updated hospitality suites, hearing loop system, new lifts and security upgrades) ahead of its 25th anniversary.
Site boundaries and surrounding land uses	The 'island' site is bounded by the National Rail line and Bute Terrace to the east/south-east, Mary Ann Street to the south/south-west, Tredegar Street and Adam Street to the north-west, and Churchill Way to the north. The wider area includes the St David's shopping centre/car park complex and multi-storey car parking to the west, and the Adamsdown residential/commercial fringe beyond the railway to the east.

Constraints

Flood risk	The Natural Resources Wales Flood Mapping shows the arena building itself sitting largely outside the coloured flood risk overlays, with a Low risk (surface water & small watercourses) area shown touching part of the site's western/southern boundary near Mary Ann Street, and a broader Low risk from the Sea area shown to the north-east across Bridge Street/Guildford Crescent.
Ecology	Negligible. The site is an island city centre plot occupied in its entirety by a purpose built arena building and its hard surfaced curtilage, with no vegetation, no soft landscaping and no habitat within the boundary. A precautionary bat and nesting bird survey of the building will be required before demolition, which is routine for a structure of this scale rather than a constraint. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. The one positive feature in the vicinity is the historic Bute Dock Feeder canal, recently daylighted beneath Churchill Way as part of the Canal Quarter public realm works. Redevelopment of this site within that masterplan offers scope for green and blue infrastructure gain under Policy KP16 rather than loss.
Trees	None within the site boundary. The site is fully built over by the arena and its service areas. Street trees on Churchill Way, Mary Ann Street and Bute Terrace lie outside the boundary. The Canal Quarter public realm works along Churchill Way provide the landscape context into which any redevelopment of this site would be designed.
Heritage/archaeology	The arena building itself does not appear to be listed and is not evidently within a Conservation Area. The site lies close to the alignment of the historic Bute Dock Feeder canal (recently 'daylighted' beneath Churchill Way as part of the Canal Quarter

	public realm works), which may be of archaeological interest given the area's dock/industrial history.
Air quality	Not assessed. The site lies within the city centre, bounded by Bute Terrace, Churchill Way, Mary Ann Street and the National Rail line, and the relationship of the site to the City Centre Air Quality Management Area should be confirmed at application stage. The existing use is a 7,500 capacity arena with no dedicated car park, generating concentrated vehicle movements and coach activity on event days. A car free or low parking residential scheme in the same location, within walking distance of Cardiff Central and Queen Street stations, would reduce rather than increase operational trip generation. Air quality is not expected to be determinative.
Noise	Not assessed in detail, and the position improves rather than worsens with redevelopment. The current sources are the National Rail line to the east and south east, Bute Terrace and Churchill Way, and the arena itself, which is a substantial generator of event and crowd noise in its own right. Railway noise will require attention to layout, orientation and glazing on the eastern boundary. That is ordinary and is being addressed on the adjoining sites: residential amenity is demonstrably achievable in this block, Cardiff Council having consented 340 dwellings at Harlech Court on Bute Terrace in October 2025 under 24/02946/FUL within the same tall building cluster and on the same railway frontage. The agent of change principle does not operate against this site, since the noise generating use is the one being removed.
Contaminated land	To be assumed and investigated, but not expected to be a significant constraint. The arena was constructed between 1989 and 1993 on land within the historic dock and railway hinterland of central Cardiff, so made ground and legacy contamination associated with that earlier use cannot be ruled out. The site was however substantially disturbed and remediated during the 1989 to 1993 construction, which reduces the likely extent of undisturbed contamination. An asbestos refurbishment and demolition survey will be required for a building of this age, and a phased site investigation, remediation strategy and verification plan should be assumed, secured by condition in the ordinary way.
Vehicular access	The site fronts Mary Ann Street, with Churchill Way, Bute Terrace and Tredegar Street/Adam Street forming the other boundaries per the Existing Site Plan. The venue has no dedicated car park; nearby parking is provided at the St David's and John Lewis multi-storey car parks (the latter c.0.2 miles away).
Utilities	Not assessed, and unlikely to constrain. The site is occupied by a fully serviced arena and convention centre with a main hall, conference suite, eight hospitality suites and over thirty function rooms, so incoming electricity, water, drainage and telecommunications capacity is substantial and materially in excess of what a residential scheme of this scale would require. Foul drainage capacity and any sustainable drainage requirement, including the relationship to the daylighted Bute Dock Feeder canal along Churchill Way, would fall to be confirmed with Dwr Cymru Welsh Water at application stage.
Pedestrian, cycle & public transport	Bus stops serving the arena are located on Churchill Way and at the corner of Hayes Bridge and Bute Terrace, at the rear of the building. The closest railway station is Cardiff Central, on the South Wales to London main line. The approach to the arena is flat at all entrances.

Planning policy	The site lies in Cardiff city centre within the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, on an island block bounded by Churchill Way, Bute Terrace, Mary Ann Street and Tredegar Street. Policy KP10, the Central and Bay Business Area, applies. The Council inception schedule records the adjoining NCP Adam Street site, CC.UCS.S19, within that designation. Nothing turns on the boundary for the loss of the existing use: Policy EC6 protects office floorspace and the existing use is assembly and leisure, so EC6 is not engaged, and Policy EC3 applies only to designated employment areas outside the Central and Bay Business Areas. The policies that govern this site are Policy SP10 and Policy H9. Policy SP10 supports tourism development and expressly identifies a new indoor arena in Cardiff Bay among the regeneration initiatives the Council will promote, and separately identifies the redevelopment of the Canal Quarter. Policy EC10 concerns the night time and cultural economy. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. The Canal Quarter masterplan, approved by Cabinet in 2021, is a material consideration of considerable weight. It names this site expressly, stating that the Canal Quarter area will stretch from Queen Street Station to St David's Shopping Centre and encompass Churchill Way, Charles Street, Bridge Street, Guildford Crescent and the site of the existing Motorpoint Arena. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged, the site lying within the Bute Terrace and Mary Ann Street tall building cluster in which the Council consented 340 dwellings at Harlech Court in October 2025. Policy D1 requires that a tall building should not compromise the reasonable development of neighbouring sites, so the cumulative position across that cluster should be considered. Also relevant: KP5, KP7, KP8, KP15, KP16 and KP17; H3; EN13 and EN14; T1 and T5; and W2. Policy BG7 applies as across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. National policy: Planning Policy Wales Edition 12, February 2024, and Future Wales, the National Plan 2040.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Active. The arena is an operational entertainment venue.
Use protected by policy designation (Y/N — which)	No. No designation requires the retention of the existing use, and the policy most relevant to it provides for its replacement. Policy EC3 does not apply: it is directed at designated employment areas outside the Central and Bay Business Areas, and the existing use is assembly and leisure within Use Class D2 rather than B class employment. Policy EC6 protects office floorspace and there is none. The material considerations are Policy SP10, which supports tourism development, and Policy EC10, which concerns the night time and cultural economy. Policy SP10 answers the question rather than raising it. It expressly identifies a new indoor arena in Cardiff Bay among the regeneration initiatives the Council will promote, and separately identifies the redevelopment of the Canal Quarter. The policy which might have been expected to protect a major cultural venue is in fact the policy that provides for its relocation, and the Canal Quarter masterplan approved by Cabinet in 2021 names this site as part of the area to be regenerated. That is not theoretical. Cardiff Council is delivering the replacement facility: a 16,500 capacity arena at Atlantic Wharf which broke ground in September 2025 for opening in 2028, delivered by a consortium of Live Nation, Robertson Property and Oak View Group, with the Council as freeholder. Live Nation UK, the leaseholder and operator here under title WA726152, has publicly confirmed that it will cease to operate this arena and terminate its leasehold interest once the new arena is built and it secures the operator lease there. The Council confirmed the position directly in its written comments of 13 August 2026, from Planning Policy and Economic Development, recording no Policy H9 risk and no land use policy concerns on this site. Criterion (i) of Policy H9 requires that there be no overriding alternative local land use requirement. A major cultural and entertainment venue serving a capital city is capable of engaging that criterion, and it is addressed directly at the H9 conclusion: the need the venue serves is not lost but relocated, to a larger facility the same authority is building, so no requirement to retain this use survives. The sequencing point follows, and is recorded at Likely delivery timescale: this site cannot come forward before the replacement is operational.
Evidence of relocation, disposal or marketing	Strong and documented. The replacement 16,500 capacity arena at Atlantic Wharf broke ground in September 2025 for opening in 2028, delivered by a consortium of Live Nation, Robertson Property and Oak View Group following the Council's concession procurement. Live Nation UK, the leaseholder and operator here under title WA726152, has publicly confirmed that it will cease to operate this arena and terminate its leasehold interest once the new arena opens and it secures the operator lease there. Policy SP10 of the Deposit

	Plan identifies both the new arena and the redevelopment of the Canal Quarter among the initiatives the Council will promote. The existing arena will not close before its replacement opens, and that is reflected in the delivery timescale.
Age / condition / functional obsolescence of buildings	The building is functionally obsolete for its purpose, and this is the strongest evidential point on the site. The arena was constructed between 1989 and 1993 and refurbished in 2017 and 2018. It is not derelict and is not in poor repair. But it is obsolete in the sense that matters: at a standing capacity of 7,500 and a seated capacity of 5,000 it is too small for the contemporary touring market, which is why Cardiff Council is delivering a replacement venue of 16,500 capacity at Atlantic Wharf. That replacement broke ground in September 2025 and is projected to open in 2028, delivered by a consortium of Live Nation, Robertson Property and Oak View Group. Obsolescence here is therefore established not by survey but by the decision of the freeholder authority to replace the facility, and by the decision of the operator to move to it. Live Nation UK, the leaseholder and operator, has publicly confirmed that it will cease to operate this arena and terminate its leasehold interest once the Atlantic Wharf arena is built and it secures the operator lease there. The building has no architectural or historic interest, is not listed and is not within a conservation area, so there is no constraint on its demolition or repurposing. The Council has been reported as considering options to keep, repurpose, or demolish and redevelop the building once it closes.
H9 conclusion	Capable of discharge, on the Council own strategy. The premises are not redundant, being in active use as an operating arena. However criterion (i) asks whether there is an overriding need to retain the existing use, and the Council own adopted strategy under Policy SP10 provides for the relocation of that use to a new facility in Cardiff Bay. Live Nation has publicly confirmed it will terminate its leasehold here once that facility opens. The overriding need to retain therefore falls away on delivery of the replacement, and the delivery timescale reflects that sequencing.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 10,721sqm (1.07ha) – 2.64ac
Net Developable Area (NDA)	The gross site area is recorded above as 1.07 hectares, which places the site in the one to two hectare band. The benchmark gross to net ratio of 85 per cent accordingly applies under the agreed methodology, giving a net developable area of approximately 0.91 hectares. The counted figure of 1,000 dwellings is conservative on either measure of the site. Applied to the net developable area of 0.91 hectares, the city centre band of 1,000 dwellings per hectare would give approximately 911 dwellings. Applied to the gross area of 1.07 hectares on the basis explained at paragraph 3.17 of the report, under which the benchmark ratios encompass the land take arising from policy requirements and are not deducted twice on a city centre flatted scheme, the same band would give approximately 1,072. The figure of 1,000 sits between the two and is accordingly defensible on either approach.

Density	The inception schedule records an indicative capacity of 1,000 units. Against a net developable area of 0.91 hectares that equates to approximately 1,100 units per hectare. That is high but not without precedent in this location, the scheme consented at Harlech Court on Bute Terrace in October 2025 achieving approximately 1,790 dwellings per hectare, and the site lies within the same tall building cluster. The figure is therefore capable of justification, but it must be justified expressly by reference to that comparable and to Policy D1, and the likely delivery model recorded. Policy D1 requires that a tall building should not compromise the reasonable development of neighbouring sites; this site sits within a cluster of Bute Terrace and Mary Ann Street sites which are each carried at tower densities in this study, and the cumulative position across that cluster has been considered: the capacity counted here is below the ordinary city centre band of 1,000 dwellings per hectare rather than at a tall building density. The figure is conservative when tested against the nearest consented comparable measured on the same basis. Cardiff Council granted permission at Harlech Court, Bute Terrace, in October 2025 under 24/02946/FUL for 340 dwellings on 0.19 hectares, which is approximately 1,790 dwellings per hectare on the gross site area. This site is carried at approximately 1,100 dwellings per hectare on the net area and approximately 935 on the gross, being between roughly half and roughly 60 per cent of the density the Council has recently consented within the same tall building cluster on a smaller and more constrained plot.
Recommended development form	High density mixed use redevelopment following closure of the arena, in accordance with the Council Canal Quarter masterplan approved by Cabinet in 2021, which names this site expressly and provides for a quarter of homes, hotels, hospitality, offices, leisure and retail uses stretching from Queen Street station to St David's shopping centre. The appropriate form is flatted residential above active commercial and leisure floorspace at ground floor, addressing the daylighted Bute Dock Feeder canal along Churchill Way as a public realm frontage. Height in a tall building range justified under Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017, taking its cue from the consented cluster on Bute Terrace and Mary Ann Street, and in particular from Harlech Court, consented in October 2025. Policy D1 requires that a tall building should not compromise the reasonable development of neighbouring sites. This is an island site within a cluster of Bute Terrace, Mary Ann Street and Adam Street sites which are each carried at tower densities in this study, and the form should be developed on a cluster basis rather than by maximising each parcel independently. Whether the adjoining car park, which is not in Council ownership, is brought into the scheme will materially affect the achievable form.
Yield	1,000 units as recorded on the inception schedule, subject to justification of the density above and to the availability question at the Policy H9 block. Given the scale of this figure relative to the study as a whole, it warrants particular care: at approximately a quarter of the large site windfall allowance, an unsustainable assumption here would be material to the study's conclusions.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold: The County Council of the City and County of Cardiff. Leasehold: Live Nation (Music) UK Limited.
Registered owner(s)	Freeholder: The County Council of the City and County of Cardiff (Title WA267761, covering small adjoining parcels of 0.13 ha, and a much larger assembled freehold parcel Title CYM206745, 9.04 ha, which intersects 69 other titles across the wider surrounding area, this appears to be a broader Council landholding rather than a title specific to the arena footprint). Leaseholder: Live Nation (Music) UK Limited (Title WA726152, 1.07 ha).
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Leasehold title WA726152 (arena site, 1.07 ha). Freehold titles WA267761 (0.13 ha, adjoining parcels) and CYM206745 (9.04 ha, wider Council landholding).
Ownership: single / multiple / fragmented	Single freeholder/single leaseholder for the core 1.07 ha arena site.
Land assembly required (Y/N)	No. The counted capacity derives from the 1.07 hectare arena site alone, held in Council freehold, and does not depend on the adjoining car park, which is in separate ownership.
Evidence of owner intent	Live Nation UK has publicly confirmed its intention to relocate operations to the new Atlantic Wharf arena and terminate its leasehold here once that arena opens and it secures the operator lease. Cardiff Council, as freeholder, has named this site within its Canal Quarter regeneration masterplan.
Suitability	The site's central location, existing large-format building footprint and proximity to Cardiff Central and Queen Street stations make it suitable in principle for continued city-centre mixed-use redevelopment once vacated, consistent with the Council's stated Canal Quarter ambitions (homes, hotels, hospitality, offices, leisure and retail).
Availability	Not currently available. The site remains in active, revenue-generating use as an operating arena. Availability is contingent on completion and opening of the replacement Atlantic Wharf arena, targeted for 2028, and on Live Nation's confirmed decision to relocate at that point.
Achievability	Achievable, but sequenced and contingent, and both points are recorded plainly. The physical position is straightforward for a site of this scale. It is a level, regular island plot in single freehold ownership with an existing highway frontage on four sides, no listing or conservation area constraint, and largely outside the mapped flood risk overlays. Demolition of a 1990s arena structure is a substantial abnormal cost and will require an asbestos survey, but it is ordinary work.

	The contingency is the replacement facility. This site cannot come forward until the Atlantic Wharf arena is operational and Live Nation has terminated its leasehold interest under title WA726152. That project broke ground in September 2025 and is projected to open in 2028, and the Council has run a concession procurement confirming its intention to grant a 99 to 199 year lease to the successful developer and operator. Delivery here is accordingly sequenced behind a project which is under construction rather than merely proposed, but it remains contingent on that project completing.
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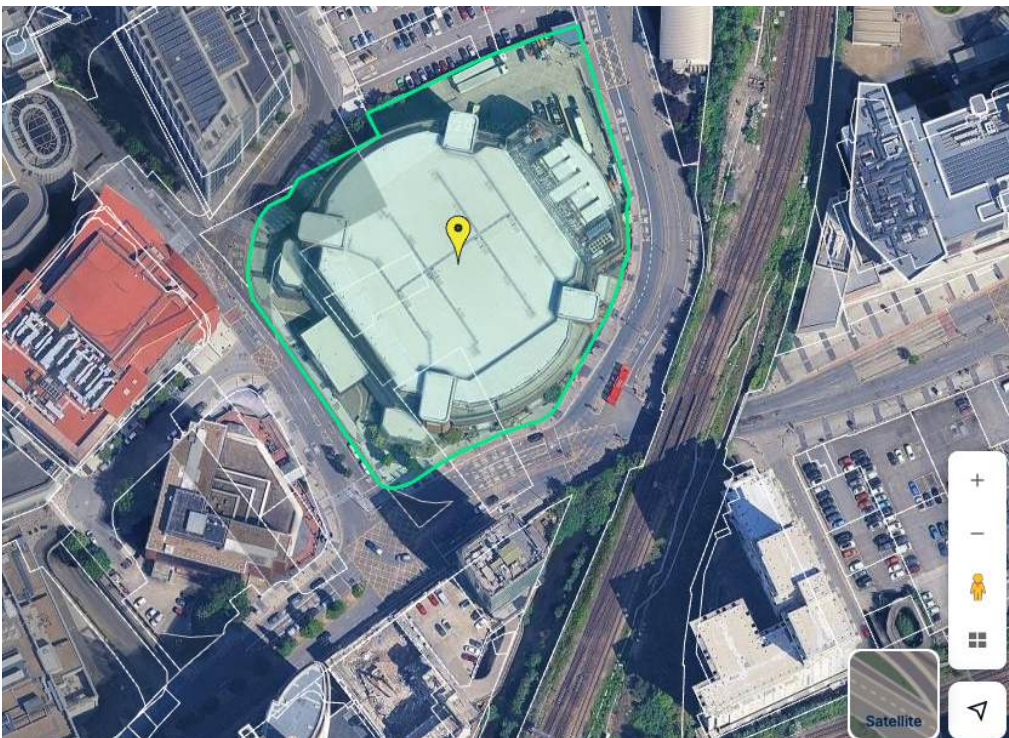
Evidence of availability	Strong and documented. The site is in Council freehold, and the relocation of the existing use is under way: the replacement arena at Atlantic Wharf broke ground in September 2025 for opening in 2028, and Live Nation UK, the leaseholder and operator, has publicly confirmed that it will terminate its leasehold interest here once the new arena opens. Delivery is sequenced behind that opening, which is reflected in the delivery timescale of years 6 to 10.
Likely delivery timescale	Years 6 to 10. The site cannot come forward before the replacement arena at Atlantic Wharf is operational, targeted for 2028, and a redevelopment programme would follow within that band.
Confidence rating (High / Medium / Low)	Medium. The rating measures the likelihood of the site contributing to housing delivery within the plan period. On that test the position here is stronger than on most of the schedule. The freehold is held by Cardiff Council, which is also the plan making authority and the promoter of the Canal Quarter masterplan approved by Cabinet in 2021, which names this site expressly. The replacement facility is not proposed but under construction: the 16,500 capacity arena at Atlantic Wharf broke ground in September 2025 for opening in 2028, delivered by a consortium of Live Nation, Robertson Property and Oak View Group, the Council having run a concession procurement for its operator under Find a Tender notice 2024/S 000-030012. Live Nation UK, the leaseholder and operator here under title WA726152, has publicly confirmed that it will cease to operate this arena and terminate its leasehold interest once that arena opens and it secures the operator lease there. The Council recorded no Policy H9 risk and no land use policy concerns on 13 August 2026. The rating is Medium rather than High because delivery is sequenced behind the completion of the replacement facility and cannot precede it, because no application or masterplan has yet been brought forward for this site, and because the relationship of the adjoining car park, which is not in Council ownership, to any comprehensive scheme has not been established. The counted capacity derives from the 1.07 hectare arena site alone and does not depend on that car park.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	1,000
If not counted — reason	N/A site counted at 1,000 dwellings.
Summary	Utilita Arena Cardiff is an actively trading, purpose-built indoor arena (built 1989–1993, refurbished 2017-2018) on a 1.07 ha Council-owned (freehold), Live Nation-leased site on Mary Ann Street, adjoining Churchill Way and the National Rail line in central Cardiff. Unlike a typical vacant or underused H9 candidate, this site's long-term redevelopment potential is driven by a publicly confirmed relocation: Live Nation UK has stated it will cease operating the existing arena and terminate its leasehold once the Council's replacement 16,500-capacity arena at Atlantic Wharf (under construction since September 2025, targeted to open 2028) becomes operational and it secures the operator lease there. Cardiff Council has separately identified this site within its 'Canal Quarter' regeneration masterplan for the wider Churchill Way area, which involves uncovering the historic Bute Dock Feeder canal and is intended to deliver a mixed-use quarter of homes, hotels, offices, leisure and retail uses. No planning application specific to the redevelopment of this site has been identified, and delivery is contingent on the separate Atlantic Wharf project completing successfully. The site is counted at 1,000 dwellings on the Cardiff Council sign off of September 2026, in delivery years 6 to 10, at Medium confidence. The rating reflects that delivery is sequenced behind the opening of the replacement arena and that no application or masterplan has yet been brought forward for this parcel.
Assessed by / date	Ross Bowen MRTPI 6/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



Details Planning History Policies Environmental

Ownership

Title
WA726152

Tenure
Leasehold

Ownership
[LIVE NATION \(MUSIC\) UK LIMITED](#)

Address
The Cardiff International Arena Churchill Way CF10 2EH
CF10 2EN CF10 2WT

All intersecting owners

Freeholder
[CARDIFF COUNTY COUNCIL](#)

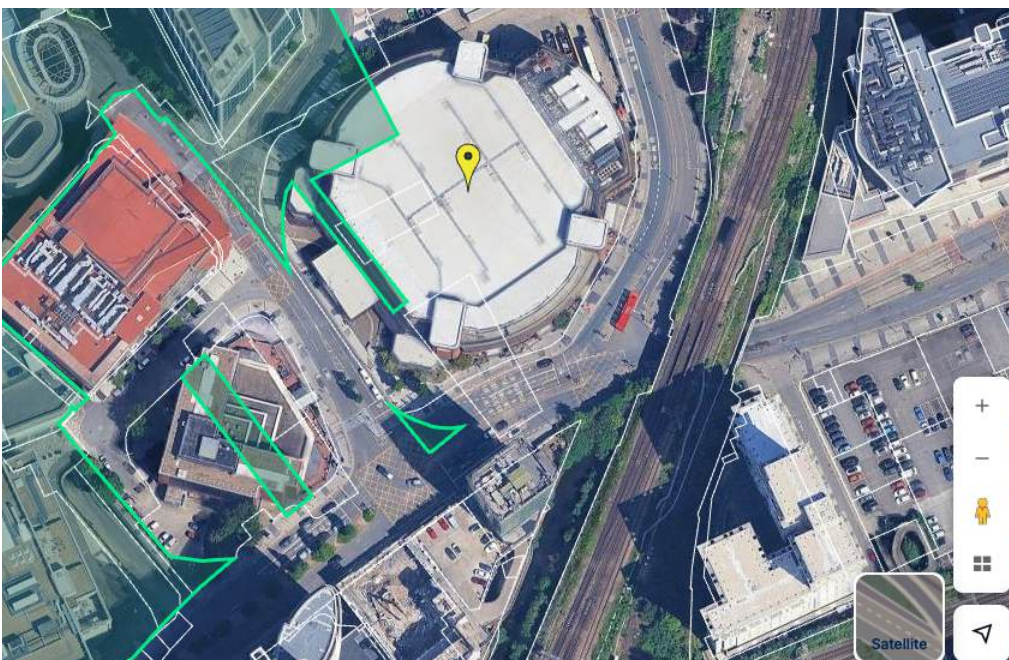
Leaseholder
1

Insights 5

Details
Plot size 1.07 ha

Area 1.07 ha

Perimeter 403 m



Ownership

Title
CYM206745

Tenure
Freehold

Ownership
[CARDIFF COUNTY COUNCIL](#)

Address
St David'S Cardiff CF10 1AJ CF10 1AQ CF10 1BF CF10 1BL
CF10 1BN CF10 1BQ CF10 1BZ CF10 1EF CF10 1EG CF10...

All intersecting owners

Freeholder
[CARDIFF COUN...](#)

Leaseholder
69

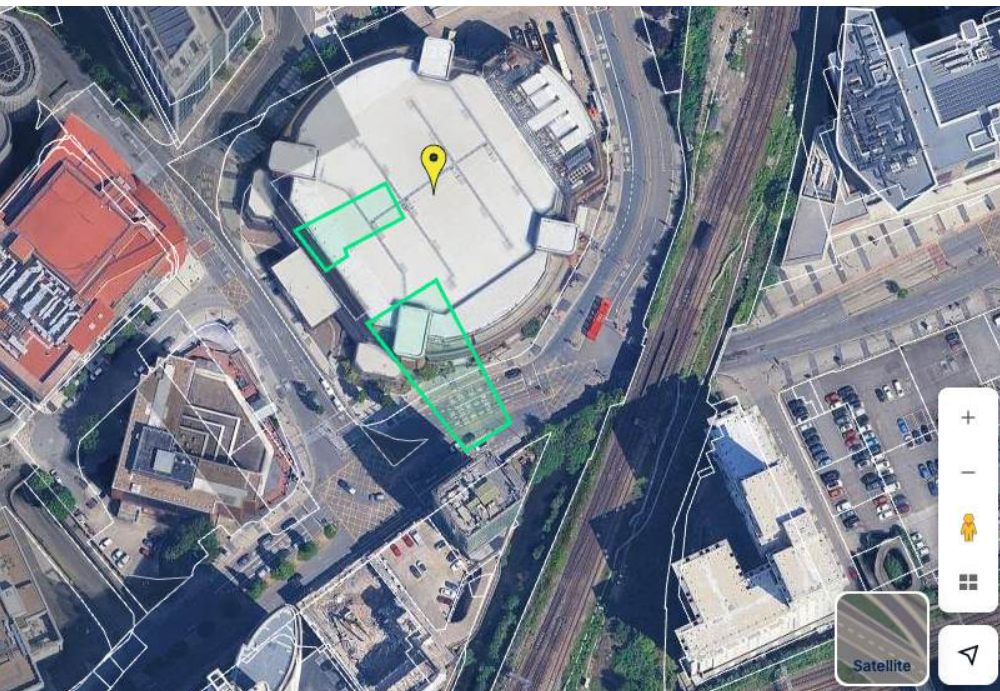
Unknown Tenure
1

Insights 5

Details
Plot size 9.04 ha

Area 9.04 ha

Perimeter 3.02 km



Ownership Selected

Title: **WA267761** Tenure: **Freehold**

Ownership: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

Address: **Utilita Arena Cardiff Mary Ann Street Cardiff Cardiff CF10 2WT**

All intersecting owners

Freeholder: **THE COUNTY COUNCIL OF...** Leaseholder: **1**

Insights 5

Details **Plot size** **0.13 ha**

Area Perimeter

NRW – Flood risk mapping

Flood and Coastal Erosion Risk Maps Disclaimer Privacy & Cookies Accessibility Cymraeg Cyfoeth Naturiol Cymru Natural Resources Wales

Flood Risk **Flood Warning and Alert Areas** **Coastal Erosion**

[More about flood risk](#)

Layer List

- ☐ Rivers
- ☐ Sea
- ☐ Rivers and Sea
- ☒ **Flood Risk from Rivers**
 - High
 - Medium
 - Low
- ☒ **Flood Risk from the Sea**
 - High
 - Medium
 - Low
- ☒ **Flood Risk from Surface Water & Small Watercourses**
 - High
 - Medium
 - Low
- ☒ **Risk Level Under Review**

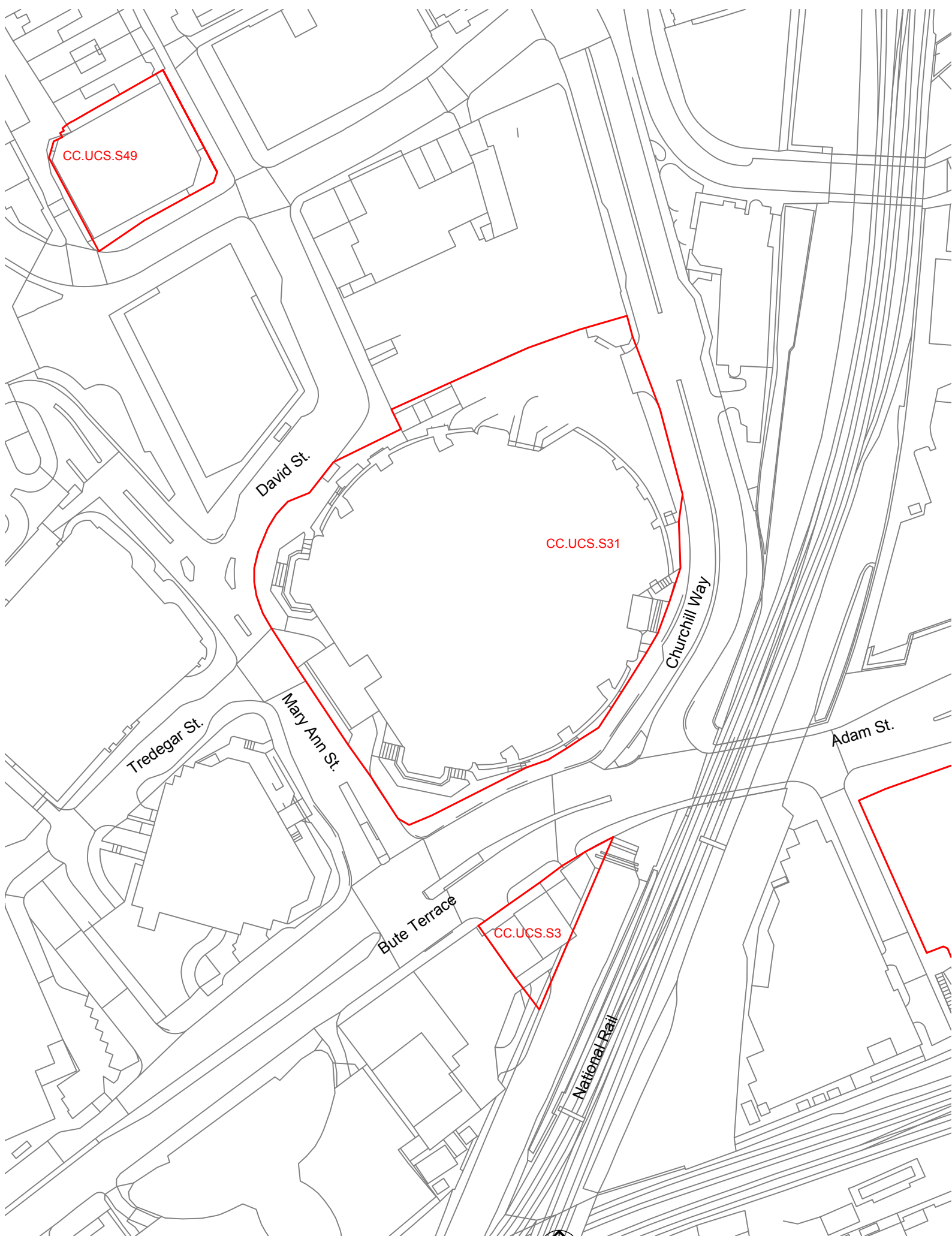
Find an address:

Caerdydd Cardiff

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Photos – existing



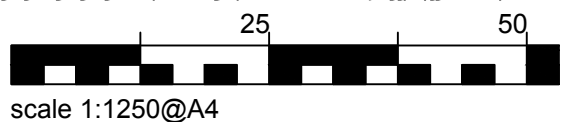


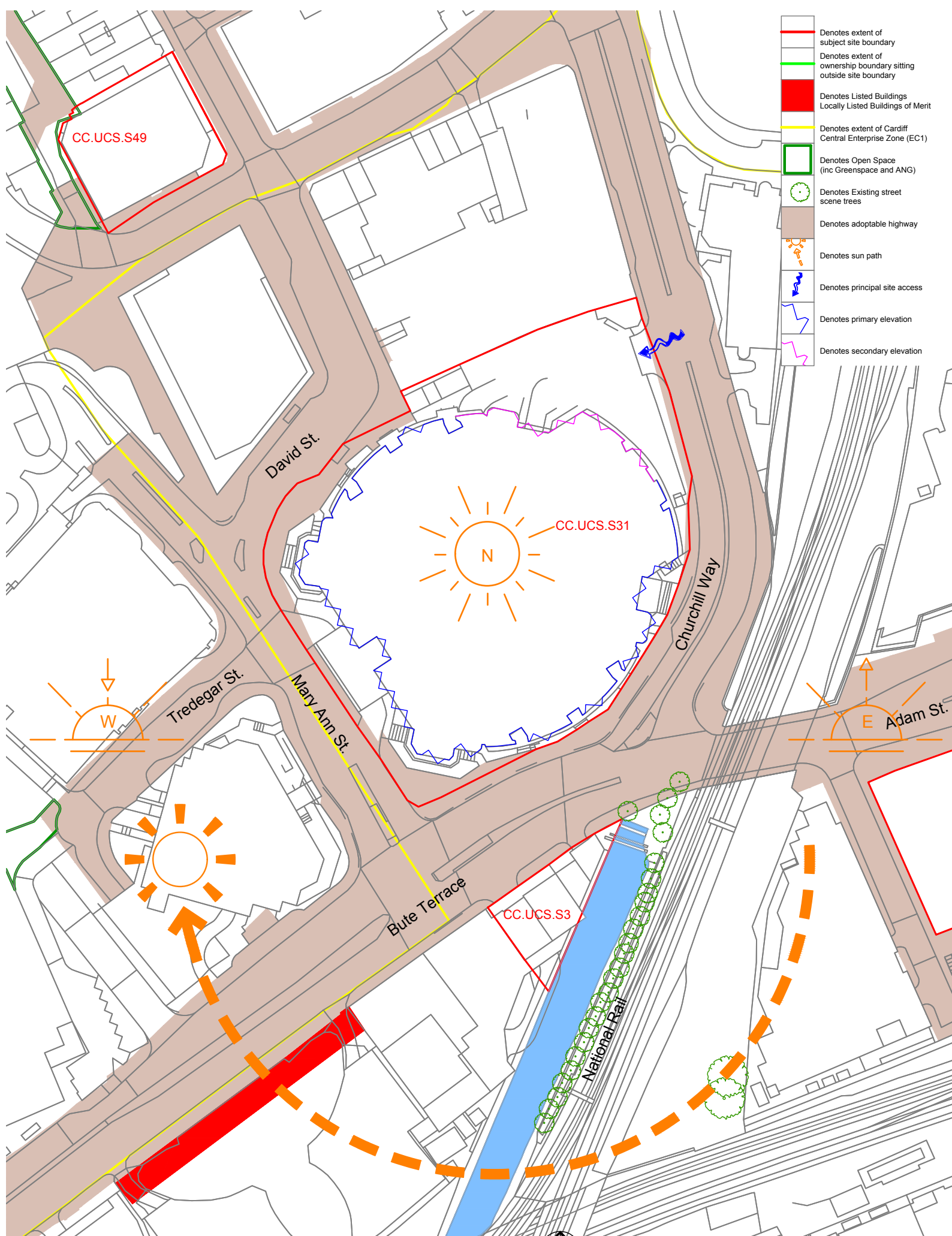
— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S31 - EXISTING SITE PLAN

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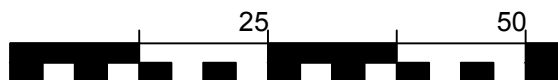


- Denotes extent of subject site boundary
- Denotes extent of ownership boundary sitting outside site boundary
- Denotes Listed Buildings Locally Listed Buildings of Merit
- Denotes extent of Cardiff Central Enterprise Zone (EC1)
- Denotes Open Space (inc Greenspace and ANG)
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation

Denotes development boundary opportunity

EDS26.42 - CC.UCS.S31- CONSTRAINTS PLAN

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scale 1:1250@A4

Expedite Site Appraisal Template – Clydesmuir Industrial Estate, Cardiff
To be completed individually for each site identified

Site name	Clydesmuir Industrial Estate, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S36

Site Location and Description

Easting (X)	320586
Northing (Y)	177424
Latitude	51.490165 (51°29'25"N)
Longitude	-3.1452146 (003°08'43"W)
Postal address/location	Clydesmuir Industrial Estate, Clydesmuir Rd, Cardiff CF24 2QS
Area (ha)	2.03 ha (single freehold title CYM498906); perimeter 978 m; 23 separate properties/units recorded on site.
Existing use(s)	Multi-let industrial estate comprising a number of steel portal-frame industrial/warehouse units (individual roller-shutter/folding-door access, brick and profile-steel cladding, eaves height c. 14 ft), let to a range of trade, storage and distribution occupiers.
Occupancy status	The estate appears to be a long-standing, established industrial location within the wider Splott/Tremorfa industrial area of east Cardiff.
Previous uses	Industrial. The estate is a long established industrial location within the wider Splott, Pengam Green and Tremorfa industrial area of east Cardiff, which developed through the twentieth century in association with the East Moors steelworks and the docks. No pre industrial use is recorded and none is likely to be material.
Planning status/history	No planning application has been made in respect of this red line. Two matters are recorded. A statutory pre-application consultation for residential development was held by Wales and West Housing Association with Pegasus Developments through agent Arcadis, closing on 15 February 2026; the Council has confirmed that it preceded application 26/00645/FUL (query 45). Pre-application consultation is a statutory process for major development in Wales and its commencement is a formal step rather than an expression of interest. The Council review of 29 July 2026 records this site as accepted. Application 26/00645/FUL, for 93 affordable units (query 18), is recorded by the Council as currently undetermined and is described by the Council as relating to adjoining land rather than to this site. No capacity from that application is taken into this appraisal. See the Yield entry below. Landbank entry SP142, Land at Clydesmuir Road, application 22/00944/MNR, has been examined and is a renewal of 17/00834/MNR for a single attached house at part of land at 95 Clydesmuir Road, Tremorfa. It is a single dwelling on a residential street with no relationship to this estate.
In Housing Monitoring	No. No entry for Clydesmuir Industrial Estate appears in the Housing

Schedule / landbank? (Y/N — ref)	Monitoring Schedule 2024-25 (base date 1 April 2025). Entry BU165, Anchor Industrial Estate, application 21/02462, 432 units recorded as completed, is a different estate. Landbank entry SP142, Land at Clydesmuir Road, application 22/00944/MNR, is a renewal of consent 17/00834/MNR for a single attached house at 95 Clydesmuir Road, Tremorfa, and has no relationship to the industrial estate. The check repeated against the Housing Monitoring Schedule 2025-26 identified no overlap at this site (paragraph 3.29 of the report).
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site comes forward through the Council inception schedule and through the Council own promotion of the land with a registered social landlord, rather than through a candidate site submission.
Notable structures/features	Multiple steel portal frame industrial and warehouse units of varying scale across the estate, with brick and profile steel cladding and roller shutter or folding door access. No listed structure, scheduled monument or locally listed building is present.
Site boundaries and surrounding land uses	The site is accessed off Clydesmuir Road within the established Splott, Pengam Green and Tremorfa industrial area of east Cardiff, approximately two miles from the city centre. It lies close to Newport Road, giving direct access to the city centre and to the A48(M) and M4, within about a mile of the A48(M), with the Eastern Bay Link, the A4232, providing M4 access to the west. The estate is bounded by further industrial units to the north and west and by established residential streets of terraced housing at Splott and Tremorfa to the south and east, with a railway line running close to the western boundary. listed structures identified.

Constraints

Flood risk	NRW Flood Risk Map shows a water body (reservoir/pond) to the north-west of the site area shown, appearing to sit outside this water body. Cardiff Council has referenced flood defence works planned along the sea/river side of nearby Rover Way as part of a related land acquisition at "Land at Pengam Green" in the same general area (a different, adjoining site) — indicating the wider Pengam Green/Tremorfa area has some active flood risk management focus.
Ecology	Given the site's existing use as a hard-surfaced, built-up industrial estate, on-site ecological value is likely low.
Trees	Limited tree cover is visible within the site boundary; some trees/vegetation are visible along the estate's southern and western edges.
Heritage/archaeology	No constraint. The site contains no listed building, no scheduled monument and no locally listed structure, and lies outside any conservation area. The buildings are later twentieth century steel portal frame industrial units of no architectural or historic interest. The wider East Moors and Tremorfa area has an industrial archaeological history associated with the steelworks, and a condition requiring a watching brief would be a proportionate response if the Glamorgan-Gwent Archaeological Trust sought one at application stage.

Air quality	Not assessed. The site lies within an established industrial area approximately two miles east of the city centre, close to Rover Way and within about a mile of the A48(M). The relationship of the site to the declared Air Quality Management Areas should be confirmed at application stage. Redevelopment from a multi-let industrial estate generating trade and distribution vehicle movements to residential use would reduce heavy vehicle traffic on Clydesmuir Road, which is a benefit in air quality terms.
Noise	The site's long-standing industrial/trade use (multiple occupiers, vehicle movements) is a plausible existing noise source; any change to residential use would need to consider noise from any retained neighbouring industrial/commercial uses and the adjacent railway line.
Contaminated land	Given the site's long-standing industrial estate use, some legacy ground contamination risk is plausible.
Vehicular access	Site has established vehicular access from Clydesmuir Road, serving the existing multi-unit industrial estate.
Utilities	Not assessed. The site lies within an established industrial area approximately two miles east of the city centre, close to Rover Way and within about a mile of the A48(M). The relationship of the site to the declared Air Quality Management Areas should be confirmed at application stage. Redevelopment from a multi-let industrial estate generating trade and distribution vehicle movements to residential use would reduce heavy vehicle traffic on Clydesmuir Road, which is a benefit in air quality terms.
Pedestrian, cycle & public transport	The site is approximately 2 miles from Cardiff city centre, with access via Newport Road (a key arterial bus corridor) and reasonable proximity to the strategic road network (A48(M)/M4, Eastern Bay Link). Specific walking distances to rail stations and detailed bus service levels have not been independently checked.
Planning policy	The site lies within the built up area covered by the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, in the Splott, Pengam Green and Tremorfa industrial area of east Cardiff. The employment designation question, which was the determinative policy issue on this site, is closed. The Council confirmed expressly on 13 August 2026 that the site is not protected employment land. That was corroborated independently against the Council interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026: Clydesmuir Road and the industrial estate read as unshaded, and the nearest designation, EC3.22 Alexandra Gate Business Park, is a small parcel off Ffordd Pengam well to the east. Policy EC3 is accordingly not engaged and Policy EC7 applies, under which alternative use is favourably considered where the site or premises are vacant or redundant or where relocation of existing occupiers is demonstrated. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy H3 applies to affordable housing, and the site is being promoted as an affordable housing led scheme by a registered social landlord. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. The Council has recorded that leisure uses to the north

	should be protected, which is a matter for the layout rather than for the principle. Air Quality Management Areas should be confirmed at application stage. Redevelopment from a multi-let industrial estate generating trade and distribution vehicle movements to residential use would reduce heavy vehicle traffic on Clydesmuir Road, which is a benefit in air quality terms.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below. This site is better placed than most on the schedule to satisfy the test.

Policy H9 — need to retain the existing use

Existing use and whether active	Active. The site is a multi-let industrial estate comprising steel portal frame units, with twenty three properties and four leasehold interests recorded. It is however simultaneously the subject of an active redevelopment promotion, as set out below.
Use protected by policy designation (Y/N — which)	No. The Council confirmed on 13 August 2026 that the site is not protected employment land, and that is corroborated on the Council's interactive Proposals Map, Existing Employment Land EC3 layer, checked on 18 August 2026: Clydesmuir Road and the industrial estate lie outside every Policy EC3 designation, the nearest, EC3.22 Alexandra Gate Business Park, being a small parcel off Ffordd Pengam well to the east. Policy EC7 accordingly applies, under which alternative use is favourably considered where premises are vacant or redundant or the relocation of occupiers is demonstrated. The Council additionally states that land and premises to the south west of the site could provide an opportunity for a more comprehensive mixed use residential development, while leisure uses to the north should be protected.
Evidence of relocation, disposal or marketing	Supportive. A statutory pre-application consultation promoted by Wales and West Housing Association with Pegasus Developments closed on 15 February 2026 and was followed by application 26/00645/FUL for 93 affordable units, which the Council records as undetermined and as relating to land adjoining this site (queries 14, 18 and 45). No capacity is taken from that application. It shows residential redevelopment in this location being actively promoted by a registered social landlord, the Council having found no land use policy concerns with it (query 45). The Council's review of 29 July 2026 records this site as accepted.
Age / condition / functional obsolescence of buildings	The units are later twentieth century steel portal frame industrial and warehouse buildings with brick and profile steel cladding, roller shutter and folding door access and an eaves height of approximately 14 feet. That eaves height is the material point. Modern industrial and distribution occupiers require clear internal heights of the order of 8 to 12 metres, and units of this generation and specification are functionally obsolete for contemporary storage and distribution use, being suited only to trade counter, light storage and small workshop occupiers. The buildings have no architectural or historic interest and there is no constraint on their demolition. The determinative question under Policy H9 is not the condition of the buildings but whether the employment use requires retention, which is addressed at the H9 conclusion and has been answered by the Council.

H9 conclusion	Satisfied. Policy H9 permits the redevelopment of redundant previously developed land. The Council has confirmed that the site is not protected employment land, which disposes of criterion (i) so far as employment policy is concerned. Taken with the Council's freehold ownership and its support for residential redevelopment in this location, the Policy H9 tests are met. The four leasehold interests are a matter of timing, addressed under Availability.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 16,468sqm (1.64ha) – 4.06ac
Net Developable Area (NDA)	1.40 hectares, being the gross developable area of 1.65 hectares less the benchmark gross to net ratio of 85 per cent for a site in the one to two hectare band, under the methodology agreed with the Council on 30 July 2026. The two areas on this sheet are reconciled as follows. The registered freehold title CYM498906 extends to 2.03 hectares. The developable area measured from OS digital mapping is 16,468 square metres, being 1.65 hectares. The smaller figure is the estate itself and is the area assessed and used throughout, the balance of the title comprising access, verge and perimeter land outside the developable area. Taking the smaller figure is the conservative course: had the full title area been used it would fall in the two to four hectare band at 80 per cent, giving 1.62 hectares net, which at the same density would yield approximately 108 dwellings against the 93 counted.

Density	Approximately 66 dwellings per hectare, being 93 dwellings on a net developable area of 1.40 hectares. That sits in the lower half of the outer city band of 50 to 120 dwellings per hectare agreed with the Council on 30 July 2026 and applied to the schedule site by site at the meeting of 2 September 2026. It is a conventional suburban density, appropriate to an east Cardiff location surrounded by terraced housing at Splott and Tremorfa, and it is deliberately not the high flatted density adopted on city centre sites. Where a scheme is affordable housing led, as is likely here, densities at the upper end of that range are commonly achieved, so the figure applied is conservative. Application 26/00645/FUL, for 93 affordable units on adjoining land promoted by Wales and West Housing Association (queries 18 and 45), is not adopted here. It is recorded as corroboration that development of this order is regarded as achievable in this location by an informed registered social landlord.
Recommended development form	Comprehensive redevelopment for conventional residential development at suburban density, affordable housing led, consistent with the promotion of affordable housing on the adjoining land by Wales and West Housing Association with Pegasus Developments. A mix of houses and low rise apartments would suit the surrounding pattern of terraced housing at Splott and Tremorfa. Existing vehicular access from Clydesmuir Road is retained. A landscape buffer to the railway corridor on the western boundary and to any industrial use retained to the north and west will be required, together with the noise attenuation that implies.
Yield	93 dwellings, the capacity signed off by Cardiff Council on 2 September 2026.

	The figure is derived from this red line alone. The gross developable area is 16,468 square metres, being 1.65 hectares from OS digital mapping, which falls within the one to two hectare band, so the benchmark gross to net ratio of 85 per cent applies under the methodology agreed with the Council on 30 July 2026, giving a net developable area of approximately 1.40 hectares. Ninety three dwellings on 1.40 hectares is approximately 66 dwellings per hectare, which sits in the lower half of the outer city band of 50 to 120 dwellings per hectare and is a conventional suburban density appropriate to the surrounding character. The 93 affordable units the subject of application 26/00645/FUL (query 18) are expressly not counted here. The Council records that application as relating to adjoining land. The capacity counted at this site is derived from the agreed density band applied to this site own area and does not import any figure from that application. That the counted figure matches the application's 93 units is coincidental: the two relate to different land, and the figure here is derived from the density band applied to this site's own area.
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The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by The County Council of the City and County of Cardiff (i.e. Cardiff Council owns the site). 4 leasehold interests are recorded across the site (consistent with the estate's 23 multi-let properties), reflecting existing occupiers with leasehold interests that would need to be managed/ended as part of any redevelopment.
Registered owner(s)	The County Council of the City and County of Cardiff.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold title CYM498906. Four leasehold interests are recorded against the title, consistent with the twenty three multi-let properties on the estate.
Ownership: single / multiple / fragmented	Single. The whole site is held in one freehold title, CYM498906, by Cardiff Council. Four leasehold interests are recorded against that title and would need to be determined, but the freehold is unfragmented and in public ownership.
Land assembly required (Y/N)	No in respect of the freehold, which is held by the Council in a single title. Four leasehold interests are recorded; they govern the timing of vacant possession and are reflected in the delivery timescale.
Evidence of owner intent	Supportive. The freeholder is Cardiff Council itself, which is also the local planning authority. The Council's review of 29 July 2026 records the site as accepted for this study, and the Council confirmed on 13 August 2026 that the site is not protected employment land, noting that land and premises to the south west could provide an opportunity for a more comprehensive mixed use residential development. Affordable housing is being actively promoted on the adjoining land by Wales and West Housing Association with Pegasus Developments, under application 26/00645/FUL.

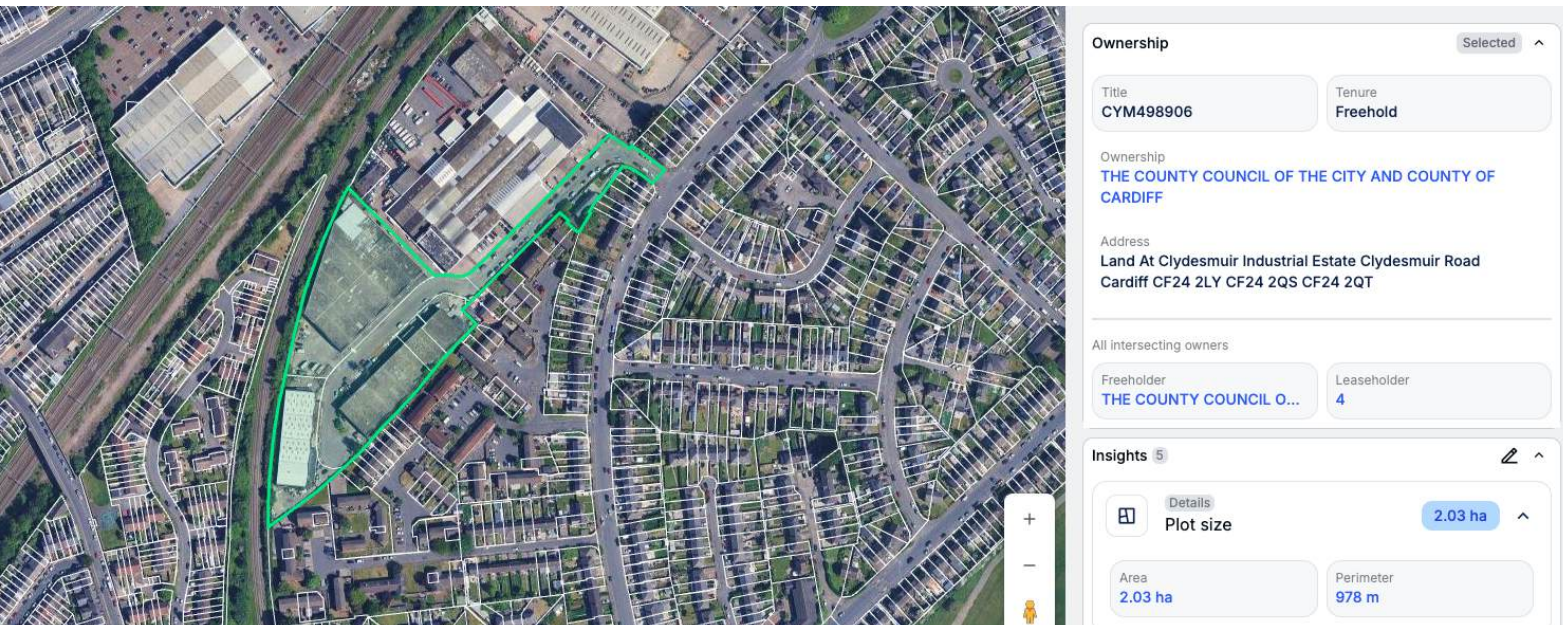
	A landowner that is also the planning authority, and that has stated it does not require the site for employment purposes, has stated its position as directly as it can be stated.
Suitability	Public (Council) freehold ownership, combined with an active promoter team (a registered housing association, Wales & West, and developer Pegasus Developments, via agent Arcadis) actively consulting on a residential scheme, is a strong positive indicator of suitability being considered viable by informed market/RSL parties. Detailed technical suitability (flood, contamination, noise, access) has not been independently confirmed
Availability	The site is in active industrial use by multiple tenants (four leasehold interests, 23 properties recorded). It is held in Council freehold, the Council has confirmed that it is not protected employment land, and residential development is being actively promoted on the adjoining land. The four leasehold interests govern the timing of vacant possession.
Achievability	Achievable. The site is level, previously developed, served by an existing vehicular access from Clydesmuir Road, and free of any heritage designation. The freehold is in public ownership in a single title, and the delivery model, a registered social landlord working with a developer on Council owned land, is among the most reliable routes to delivery available and is less exposed to open market viability than the flattened brownfield typologies the Avison Young Viability Assessment records as marginal. Three matters require management. First, four leasehold interests must be determined, bought out or allowed to expire. Second, ground contamination is plausible given the long standing industrial use and will require investigation and, if present, remediation. Third, demolition of twenty three industrial units is an abnormal cost, and noise attenuation will be required to the railway corridor on the western boundary and to any industrial use retained to the north and west. None of these is unusual for an industrial estate redevelopment and none goes to the principle.
Evidence of availability	Among the stronger on the schedule. The freehold is in Council ownership, the Council has confirmed that the site is not required for employment purposes, and a registered social landlord is actively promoting affordable housing on the adjoining land. Public sector ownership is among the clearest forms of availability evidence recognised in the agreed criteria and in both comparable Welsh studies.
Likely delivery timescale	Years 3 to 5. The site is in Council freehold with no protective designation, and affordable housing is being actively promoted on the adjoining land by a registered social landlord, a delivery model that tends to progress steadily; the timing depends on the four leasehold interests. The site is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event.
Confidence rating (High / Medium / Low)	High. The site is in single Council freehold ownership with no land assembly of the freehold required; the Council has confirmed that it is not protected employment land, corroborated on the Proposals Map; and residential redevelopment in this location is being actively promoted by a registered social landlord, with application 26/00645/FUL on adjoining land. The four leasehold interests govern the timing of vacant possession rather than availability and are reflected in the delivery timescale. The capacity is derived from this red line alone and does not include the units the subject of application 26/00645/FUL.

Conclusion

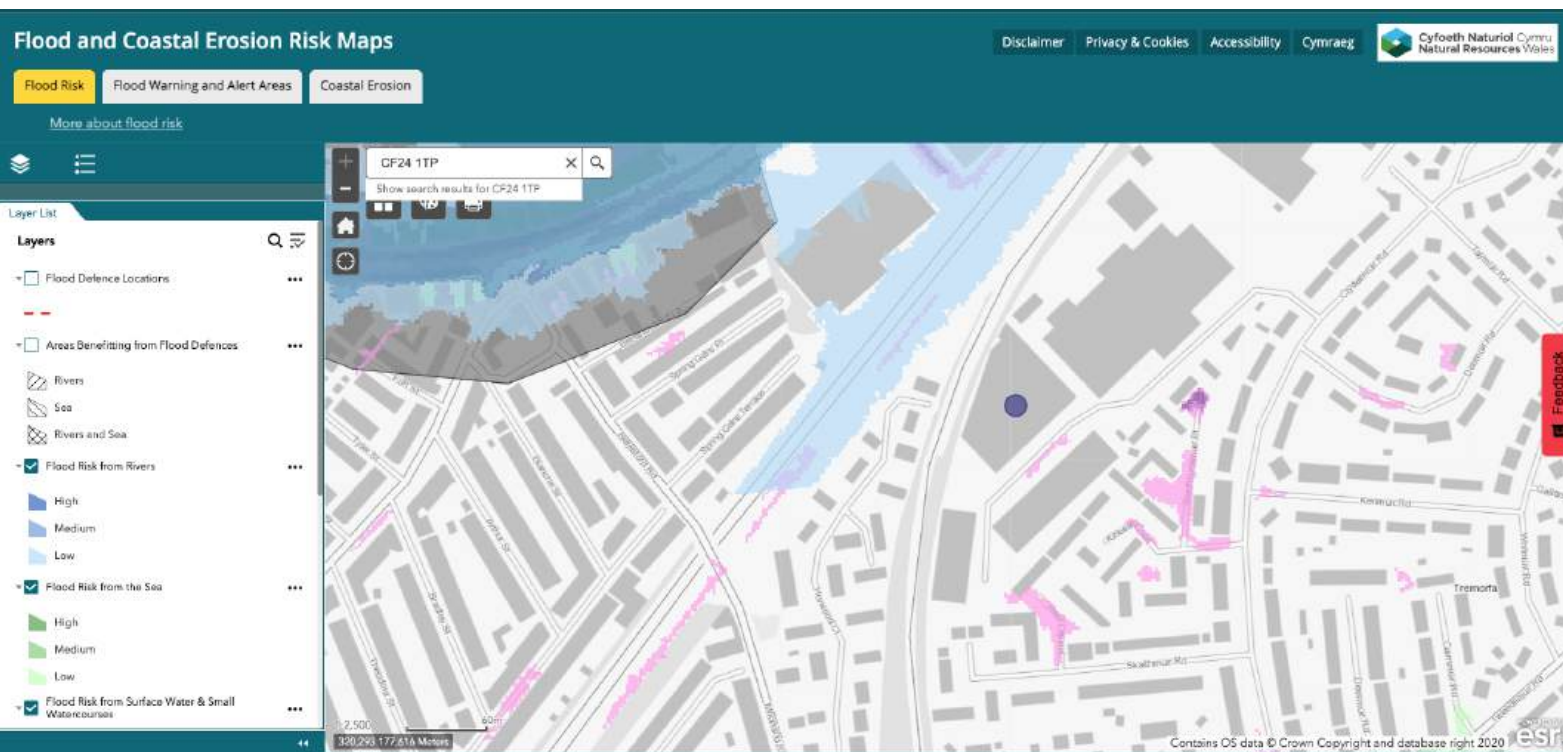
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	93 dwellings, the figure signed off by Cardiff Council on 2 September 2026, derived from this red line alone at the agreed density band. The 93 affordable units the subject of application 26/00645/FUL, which the Council records as relating to adjoining land, are not included.
If not counted — reason	N/A site counted at 93 dwellings.
Summary	Clydesmuir Industrial Estate is a multi-let industrial estate off Clydesmuir Road in east Cardiff, held by Cardiff Council under freehold title CYM498906, with a developable area of 1.65 hectares. The Council has confirmed that the site is not protected employment land, and that is corroborated on the Proposals Map. Residential redevelopment in this location is being actively promoted: a statutory pre-application consultation by Wales and West Housing Association with Pegasus Developments closed in February 2026 and was followed by application 26/00645/FUL for affordable housing, which the Council records as undetermined and as relating to adjoining land. No capacity is taken from that application. The site is counted at 93 dwellings on the Cardiff Council sign off of September 2026, derived from this red line alone at approximately 66 dwellings per hectare on a net developable area of 1.40 hectares, within the outer city band agreed with the Council, in delivery years 3 to 5, at High confidence. Four leasehold interests govern the timing of vacant possession. No capacity is counted twice: the site is clear of the landbank, entry SP142 relating to a single house elsewhere on Clydesmuir Road.
Assessed by / date	Ross Bowen MRTPI 8/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



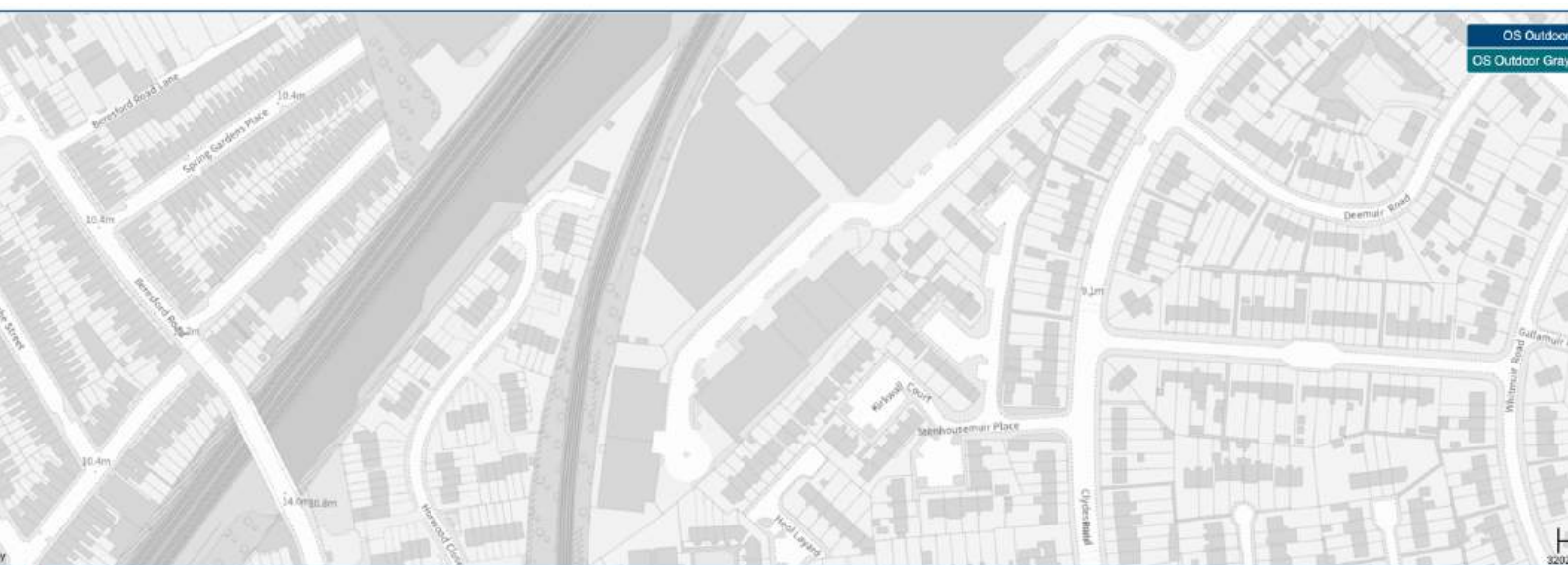
NRW – Flood risk mapping



Cardiff LDP mapping context layers

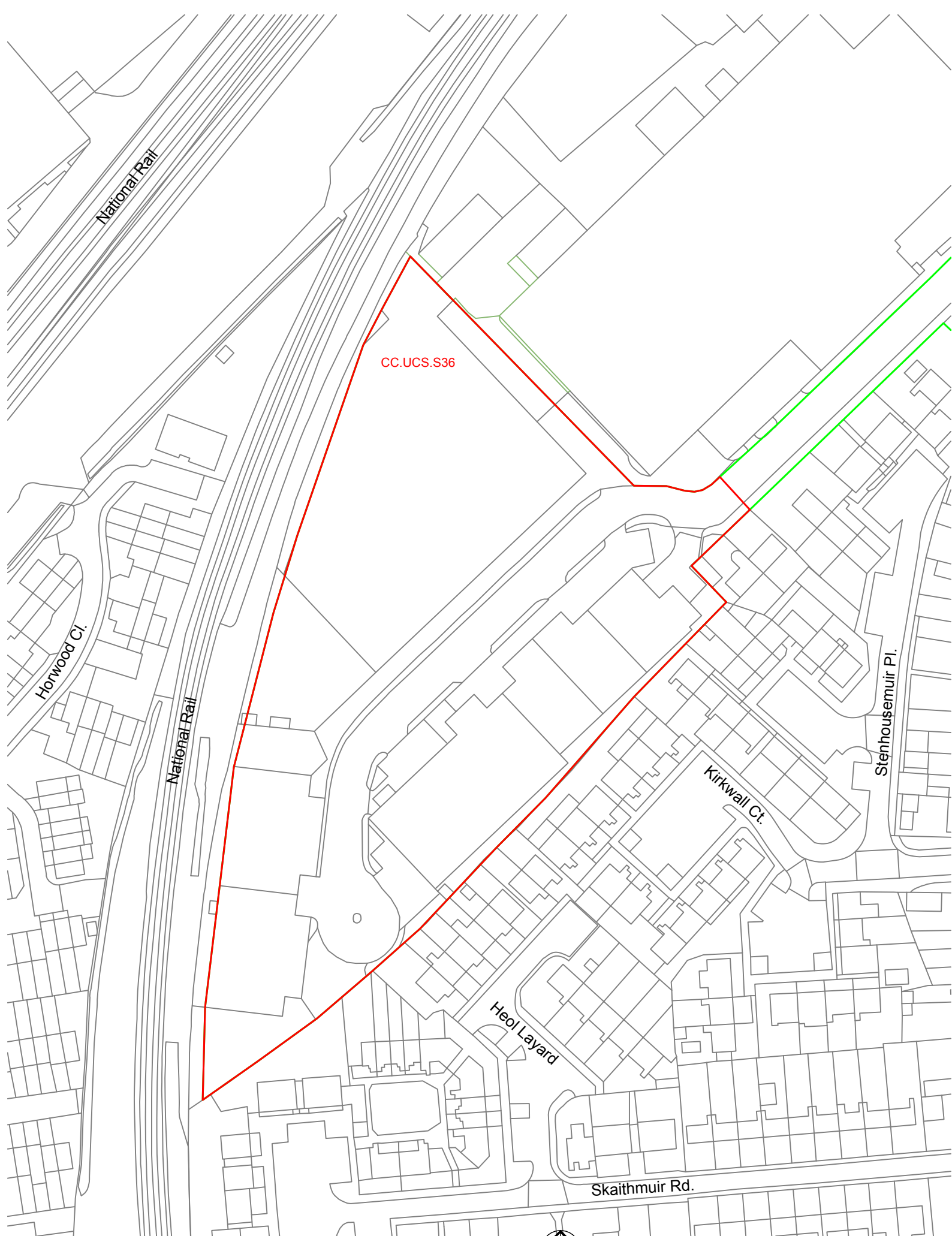


Cardiff LDP mapping RLDP layers



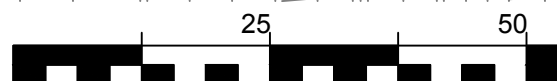
Photos – existing





CC.UCS.S36

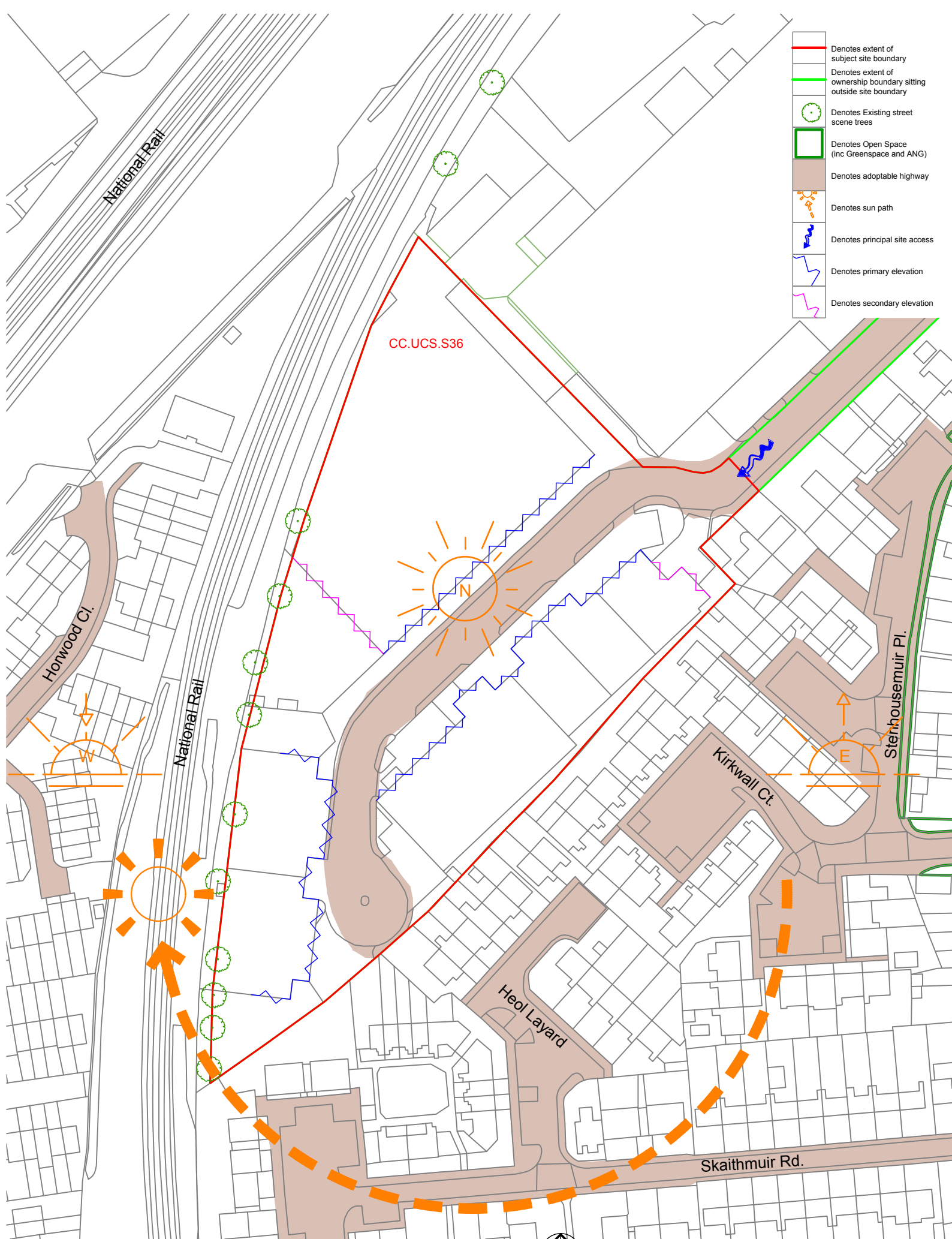
— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S36 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4



- Denotes extent of subject site boundary
- Denotes extent of ownership boundary sitting outside site boundary
- Denotes Existing street scene trees
- Denotes Open Space (inc Greenspace and ANG)
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation

Denotes development boundary opportunity

EDS26.42 - CC.UCS.S36 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – Bute Street Carpark, Cardiff

To be completed individually for each site identified

Site name	Bute Street Carpark, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S37

Site Location and Description

Easting (X)	319124
Northing (Y)	174710
Latitude	51.465555 (51°27'56"N)
Longitude	-3.1656463 (003°09'56"W)
Postal address/location	Bute Street Carpark, Cardiff, CF10 5AH (nearest matched postcode; site itself has no discrete postal address)
Area (ha)	0.13 ha
Existing use(s)	Surface car park with marked bays; open-air, no buildings on site.
Occupancy status	Occupied. The land is in operational use as a surface car park. There are no buildings on the site, so it is cleared previously developed land, but it is not vacant.
Previous uses	Site lies within the historic Cardiff Docks/Tiger Bay dockland area, reclaimed marshland known as "Soudrey", developed for dock/rail use from the 1830s, so an earlier dock-related or industrial use is plausible but not confirmed for this specific plot.
Planning status/history	No extant permission applies to this site, but the planning history establishes the scale of development the Council has accepted here. Application 10/02361/DCI, at land between 55 and 56 Bute Street, Butetown, was granted for an eight storey Hampton by Hilton hotel with ancillary restaurant, business and conference facilities, car park and external works, amended by revised plans received 15 March 2011. Application 18/02663/MJR, decided 21 January 2019, varied condition 1 of that permission to extend its time limit by thirty months. That permission has lapsed. Thirty months from 21 January 2019 expired on or about 21 July 2021, and on either reading of the base date for the extension the time limit has passed. No development was commenced. The Council request of 13 August 2026, that the reference for the historic hotel consent be obtained from the register and recorded and that its lapse be confirmed, is answered: the reference is 10/02361/DCI as extended by 18/02663/MJR, and the permission expired in 2021. A lapsed permission is not a fallback, but it is evidence of principle and of scale. Cardiff Council has accepted an eight storey building on this plot, and did so twice, granting the permission and then extending it. That is directly relevant to the height required to deliver the counted capacity and to the Policy D1 and Tall Buildings

	Supplementary Planning Guidance assessment. Two further applications relate to the adjoining Grade II listed Cory's Building at 57 Bute Street rather than to this plot. Application 06/02527/C was for its refurbishment, conversion and extension to provide fifth and sixth floor additions, ground floor retail and A3 floorspace and 24 residential apartments. Application 07/02353/C was for an eight storey office block above a decked car park in the courtyard to the rear of Cory's Buildings. Taken together, residential scale and hotel scale redevelopment have both previously been treated as acceptable in principle in this block. The red line should also be pinned. The Council confirmed on 13 August 2026 that it was content subject to the site being the surface car park behind Merchant House. Merchant Place at 1 and 3 Bute Place and Cory's Building at 57 Bute Street are separate Grade II listed buildings, and the appraisal identifies this site as the land between 55 and 56 Bute Street. No planning application has been made for residential development of this plot, and none is pending.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site is however identified by Cardiff Council officers on the Council own list of suggested windfall sites provided in the study working papers, which is a category expressly recognised in Action Point HS2.2. That entry carries a reference to a sixth form use, which the Council addressed in answer to query 11: the car park is outside the red line of the permission for the sixth form college and is not required for that use.
Notable structures/features	No buildings or structures on site. Boundary tree/hedge planting runs along the West Bute Street frontage, outside the site boundary.
Site boundaries and surrounding land uses	Roughly rectangular, level surface car park bounded by West Bute Street to the north-west. Surrounding context is mixed-use Cardiff Bay/Butetown development (residential and commercial blocks), with a landscaped pond/water feature visible to the south-east and further car parking and offices beyond. The site is bounded by Bute Place to the south, Bute Street to the west, and Docks Lane/Lloyd George Avenue to the east; the Grade II listed Custom House (Immigration Building), abuts immediately to the north at 56 Bute Street.

Constraints

Flood risk	The site lies within an area shown by the Natural Resources Wales flood map as predominantly at medium risk of flooding from the sea, and within the TAN15 Defended Zone behind the Cardiff Bay Barrage. Natural Resources Wales has accepted elsewhere in this study, on the adjoining Atlantic Wharf and Penarth Road sites, that tidal flood risk in this part of Cardiff is greatly reduced by the barrage and that residual tidal risk is negligible, and it raised no objection on that basis. A Flood Consequences Assessment against current TAN15 thresholds will be required at application stage. Policy EN14 applies.
Ecology	No ecological survey data available. Site is a fully hard-surfaced, actively used car park with no soft landscaping within the boundary, suggesting low on-site ecological value, but this is not confirmed against SINC or protected species records.
Trees	No trees appear to fall within the site boundary; mature street trees are visible along West Bute Street immediately outside the boundary.
Heritage/archaeology	Site lies within the historic Cardiff Docks/Tiger Bay area of Butetown, an area of recognised archaeological and heritage interest linked to 19th-century dock development. The development site is on a large site that is currently land occupied by a surface car park on Bute Street, Cardiff Bay, it is within the Mount Stuart Square Conservation area. This report confirms Cory's Building (57 Bute Street, Grade II listed, built 1889) and Merchant Place (1 and 3 Bute Place, Grade II listed, built 1881) are identified as "Landmark Buildings" within that Conservation Area, and that the rear boundary wall enclosing the courtyard/car park area, with sandstone-coped brickwork and (per the list description) former sandstone gate piers, is itself part of the Grade II listing. The site is also confirmed as bounded to the east by Docks Lane, itself flanked by Grade II listed wrought-iron railings and a mature lime tree avenue leading to Lloyd George Avenue, with the Grade II listed Custom House/Immigration Building (56 Bute Street, vacant 20+ years) immediately to the north. This is the principal constraint on the site. The height required to deliver the counted capacity must be justified against the setting of the Custom House, Cory's Building and Merchant Place and against the character and appearance of the Mount Stuart Square Conservation Area, under Policies EN9, KP17 and D1 and the Tall Buildings Supplementary Planning Guidance of January 2017.
Air quality	Not assessed. The site fronts West Bute Street and lies close to Lloyd George Avenue and James Street, all of which carry moderate rather than heavy traffic, and it is not adjacent to any arterial route. The relationship of the site to the declared Air Quality Management Areas should be confirmed at application stage. On a car free or low parking scheme within 200 metres of Cardiff Bay railway station this is not expected to be determinative, and redevelopment removes a vehicle destination from the local network.
Noise	Site fronts West Bute Street and sits close to Lloyd George Avenue and James Street, both carrying moderate traffic; some road-traffic noise exposure is likely.

Contaminated land	Given the site's location within a former dockland/industrial area, some legacy ground contamination risk is plausible, but no site investigation or historical land-use search has been reviewed. Assume a pre-commencement condition requiring a scheme to monitor and manage ground gases (explicitly including landfill gases, methane and carbon dioxide, though excluding radon) generated on the site or adjoining land.
Vehicular access	Site has direct frontage onto, and apparent existing vehicular access from, West Bute Street.
Utilities	Not assessed. The site is a surface car park within a fully developed area of Butetown and Cardiff Bay where full services are available at the boundary and where substantial residential and commercial development has been delivered in recent years. Network capacity for a scheme of this density, in particular electricity supply and foul drainage, and any requirement for sustainable drainage given the flood risk classification, would fall to be confirmed with the statutory undertakers at application stage.
Pedestrian, cycle & public transport	Site is approximately 150-200 m (c. 2-3 minute walk) from Cardiff Bay railway station on Bute Street (Butetown branch line; shuttle service to Cardiff Queen Street approx. every 12 minutes), and is within an area served by local bus routes along Bute Street/Lloyd George Avenue.
Planning policy	The site lies within the settlement boundary of the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, and within the Bay Business Area as defined on the proposals map. Policy KP10 applies, that policy addressing the Central and Bay Business Area as a single designation, which is the basis on which the city centre density band has been applied to this site. No employment designation applies. The existing use is a surface car park, so Policy EC6, which protects office floorspace, is not engaged, and Policy EC3, which is directed at established employment areas outside the Central and Bay Business Areas, does not apply. Policy EC5 permits hotel development within the Bay Business Area, and hotel led redevelopment of this plot was previously found acceptable under 10/02361/DCI; that is recorded as evidence of the scale of development the Council has accepted here, not as the use now proposed. The governing policies for this site are heritage and design. Policy EN9 on the conservation of the historic environment and Policy KP17 on built heritage are engaged by the Mount Stuart Square Conservation Area and by the setting of the Grade II listed Custom House, Cory's Building and Merchant Place. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged if height is pursued. Policy EN14 applies on flood risk. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block. Policy H3 applies to affordable housing and Policy SP12 supports affordable housing delivery, which is material given the ownership. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Policies KP5, KP8, KP12, KP15, EN13, T1, T6, R8 and W2 were cited in the determination of 10/02361/DCI and remain relevant.

H9 Compliant, if not reason for inclusion	See the Policy H9 block below.
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Policy H9 — need to retain the existing use

Existing use and whether active	Active. The site is in use as an open air surface car park with marked bays and no buildings. It is previously developed land within the meaning of Policy H9.
Use protected by policy designation (Y/N — which)	No employment designation is likely to apply; the site is a surface car park in Butetown and Policy EC3 designations are directed at established employment areas. The material considerations here are heritage and flood risk rather than employment policy: the site lies within the historic Cardiff Docks and Tiger Bay area, of recognised archaeological and heritage sensitivity, and within an area shown as at medium flood risk from the sea.
Evidence of relocation, disposal or marketing	None identified, but the ownership position is significant and favourable. The freehold is registered to Cadwyn Housing Association Limited, a registered social landlord. A site in the ownership of a registered social landlord is materially more likely to be brought forward for housing than one in general commercial ownership, and affordable housing delivery is supported by Policy SP12. Direct enquiry should be made of Cadwyn as to its intentions for the site.
Age / condition / functional obsolescence of buildings	Not applicable. There are no buildings on the site.
H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. A surface car park is previously developed land and is a recognised source of urban capacity, identified as such in the Development Plans Manual and in both the Vale of Glamorgan and Bridgend urban capacity studies. There are no buildings on this site. The redundancy test for a car park is whether there is a continuing operational need for the parking. There is no evidence of one. The land is held not by a parking operator, nor by the Council, but by Cadwyn Housing Association Limited, a registered social landlord whose corporate purpose is the provision of housing. Parking in the hands of such an owner is a holding use, not an operational asset requiring protection. The Council raised no Policy H9 concern in its comments of 13 August 2026 and confirmed that it is content, subject to the site being the surface car park behind Merchant House.

Capacity

Gross Developable Area (GDA)	0.13 ha,
Net Developable Area (NDA)	0.13 hectares. The site is below one hectare and the benchmark gross to net ratio of 100 per cent accordingly applies under the agreed methodology, which was agreed with the Council on 30 July 2026. The nominal 15 to 20 per cent deduction recorded above departs from that methodology and should be removed so that the site is treated consistently with the remainder of the schedule.
Density	1,000 dwellings per hectare, the city centre band confirmed with the Council by email of 27 August 2026 and applied site by site at the meeting of 2 September 2026. The site lies within the Bay Business Area on the proposals map, which Policy KP10 treats together with the Central Business Area, and the same band has been applied to the other Bay sites on this schedule at Plot 6 and Plot 4 Pierhead Street. Two points support the band at this location. First, accessibility: the site lies approximately 150 to 200 metres from Cardiff Bay railway station, comfortably within the 500 metre transit catchment agreed with the Council, and is served by bus routes on Bute Street and Lloyd George Avenue. Second, precedent for substantial development on this plot: Cardiff Council granted permission under 10/02361/DCI for an eight storey hotel with ancillary restaurant and conference facilities on this land, and extended its time limit by thirty months under 18/02663/MJR, decided 21 January 2019. The Council confirmed the existence of that consent in its comments of 13 August 2026. The binding constraint on this site is not the density band but the heritage context. The site lies within the Mount Stuart Square Conservation Area, abuts the Grade II listed Custom House at 56 Bute Street, adjoins the Grade II listed Cory's Building and Merchant Place, both identified as Landmark Buildings within the conservation area, and the rear boundary wall enclosing the courtyard forms part of a Grade II listing. Policy EN9 and Policy KP17 are engaged, together with Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 if height is pursued. The height required to deliver the counted figure would need to be justified against the setting of those assets at application stage.
Recommended development form	An affordable housing led flatted residential scheme on a single urban block, with an active non residential ground floor to West Bute Street and residential above, car free or with minimal parking given the position some 150 to 200 metres from Cardiff Bay railway station. The freeholder is Cadwyn Housing Association Limited, a registered social landlord, so an affordable or mixed tenure product is the most likely and the most deliverable form. Height in the order of eight storeys, stepping down to the northern boundary. That is not an arbitrary figure: Cardiff Council granted permission for an eight storey building on this plot under 10/02361/DCI and extended it under 18/02663/MJR, so the scale has been accepted here twice. The counted capacity of 132 units is broadly deliverable within that envelope, assuming compact city

	centre apartments over a commercial ground floor, which ties the yield to the precedent rather than to the density band alone. The heritage context governs the detail and should shape the scheme from the outset rather than be answered at reserved matters. The Grade II listed Custom House abuts immediately to the north at 56 Bute Street and has stood vacant for over twenty years; massing should step down towards it and the design should not foreclose its own reuse. The rear boundary wall enclosing the courtyard, with its sandstone coped brickwork and former sandstone gate piers, forms part of a Grade II listing and must be retained and incorporated. The eastern elevation addresses Docks Lane, flanked by Grade II listed wrought iron railings and a mature lime avenue, and should be designed as a frontage to it. Materials and proportions should respond to Cory's Building and Merchant Place as Landmark Buildings within the Mount Stuart Square Conservation Area. Two practical points. The site lies within an area at medium risk of flooding from the sea behind the Cardiff Bay Barrage, so finished floor levels and flood resilient construction should be designed in; the non residential ground floor assists directly.
Yield	132 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The figure is derived as 0.13 hectares at the city centre band of 1,000 dwellings per hectare. That band was confirmed with the Council by email of 27 August 2026 and applied to the schedule site by site at the meeting of 2 September 2026. It applies here because the site lies within the Bay Business Area as defined on the Local Development Plan proposals map, which Policy KP10 treats together with the Central Business Area as a single designation. The site is below one hectare, so the benchmark gross to net ratio is 100 per cent and the gross and net areas are the same; no further deduction falls to be made, the ratios encompassing the land take arising from policy requirements.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold title WA436701, registered to Cadwyn Housing Association Limited.
Registered owner(s)	Cadwyn Housing Association Limited, freehold title WA436701.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold title WA436701
Ownership: single / multiple / fragmented	Single
Land assembly required (Y/N)	N
Evidence of owner intent	None
Suitability	Suitable, subject to heritage. The site is level, regular in shape, cleared of buildings, with an existing highway frontage and vehicular access from West Bute Street, held in a single freehold title with no land assembly requirement. It lies approximately 150 to 200 metres from Cardiff Bay railway station, within the Bay Business Area under Policy KP10, in an area of mixed use residential and commercial development where substantial residential schemes have been

	delivered. The principle of substantial development on this plot has been established previously: permission was granted under 10/02361/DCI for an eight storey hotel and its time limit was extended under 18/02663/MJR in January 2019. The qualification is the heritage context, which is significant and is the principal determinant of what can be built. The site lies within the Mount Stuart Square Conservation Area, the Grade II listed Custom House at 56 Bute Street abuts to the north, the Grade II listed Cory's Building and Merchant Place adjoin and are identified as Landmark Buildings within the conservation area, part of a Grade II listing runs along the rear boundary of the site, and Docks Lane to the east is flanked by Grade II listed wrought iron railings and a mature lime avenue. Policies EN9, KP17 and D1 are engaged and the height and design of any scheme will be governed by the setting of those assets. The site is also within an area shown as at medium risk of flooding from the sea, behind the Cardiff Bay Barrage..
Availability	Capable of being demonstrated, but not yet evidenced. The site is in operational use as a surface car park in the single freehold ownership of Cadwyn Housing Association Limited under title WA436701. There is no land assembly requirement, no occupier to relocate and no building to clear. Availability turns on the intentions of a registered social landlord in respect of land it already owns and which is presently in a low value holding use, which is a materially better position than a site in general commercial ownership or in active trading occupation. Direct engagement with Cadwyn is recommended.
Achievability	Achievable in principle, with three matters to resolve. The site itself is straightforward: level, regular in shape, cleared, with no buildings to demolish and an existing vehicular access from West Bute Street. There is no land assembly requirement. First, heritage. The site sits within the Mount Stuart Square Conservation Area and abuts or adjoins three Grade II listed buildings, with part of one listing running along the site boundary. The scale and design of any scheme, and in particular its height, will be governed by the setting of those assets under Policies EN9, KP17 and D1. This is the principal determinant of what can actually be built and is the matter most likely to reduce the capacity below the counted figure. Second, flood risk. The surrounding area is shown as at medium risk of flooding from the sea. The site lies behind the Cardiff Bay Barrage, which Natural Resources Wales has accepted elsewhere in this study as greatly reducing tidal risk, but a Flood Consequences Assessment against current TAN15 thresholds will be required. Third, contamination. The site lies within the historic Cardiff Docks area on reclaimed marshland developed for dock and rail use from the 1830s, so legacy contamination and ground gas are plausible. A pre-commencement condition requiring ground gas monitoring and management should be assumed.
Evidence of availability	Not documented, and the position is recorded plainly rather than presented as stronger than it is. No marketing, disposal decision, pre-application enquiry or planning application has been identified in

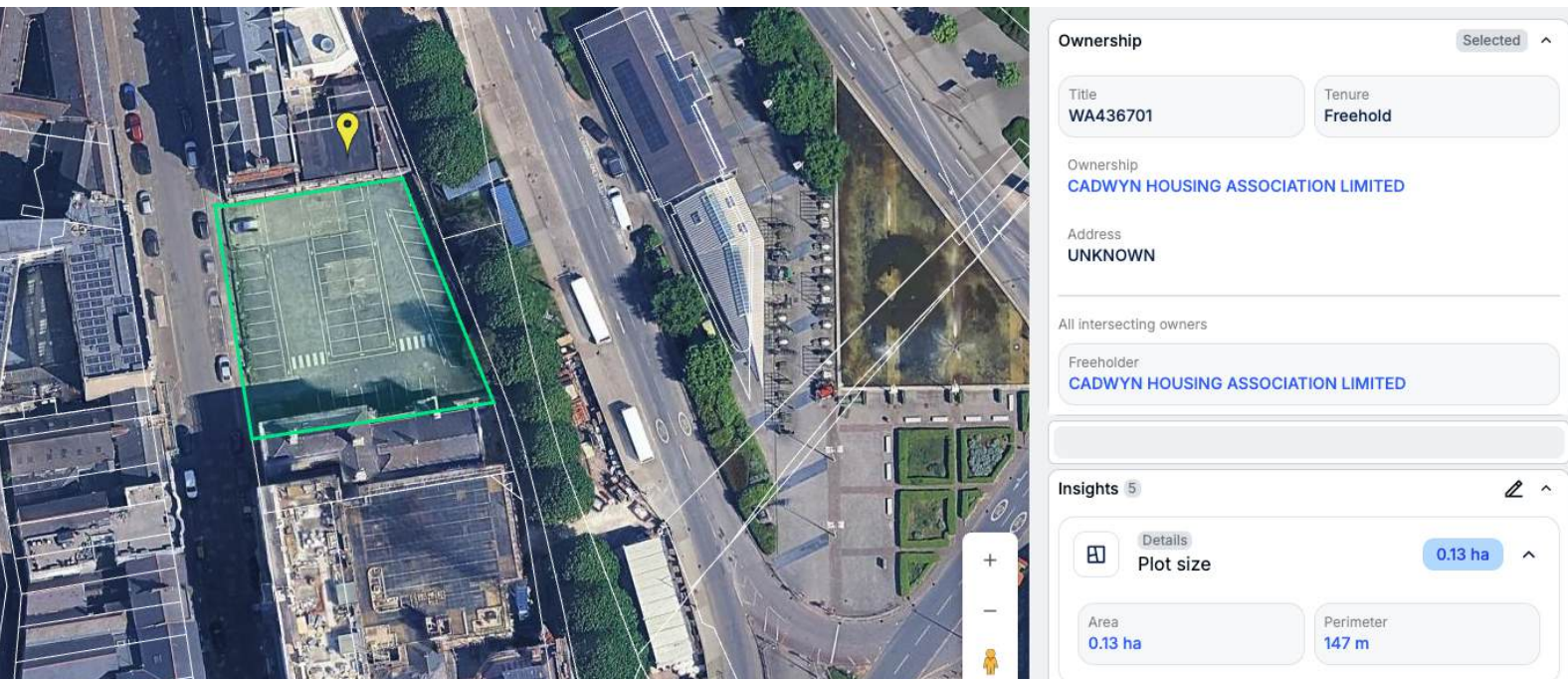
	respect of this site. Three matters nonetheless support inclusion. First, the ownership. The freehold is held in a single title, WA436701, by Cadwyn Housing Association Limited, a registered social landlord whose corporate purpose is the provision of housing. A cleared site in the hands of a housing association is materially more likely to be brought forward for housing than one in general commercial ownership, and affordable housing delivery is supported by Policy SP12. Second, accessibility. The site lies approximately 150 to 200 metres from Cardiff Bay railway station, comfortably within the 500 metre transit catchment agreed with the Council, which supports its identification under the public transport node limb of Action Point HS2.2. Third, the Council identified this site itself: it appears on the Council own list of suggested windfall sites in the study working papers, which is a category expressly recognised in Action Point HS2.2. No enquiry has been made of Cadwyn Housing Association as to its intentions for the site. The Council confirmed in answer to query 11 that the site is not required for the sixth form college.
Likely delivery timescale	Years 6 to 10. The site is cleared, in single ownership and requires no land assembly, but there is no application, no pre-application enquiry and no evidence of owner intent, and the heritage context will require careful design development before a scheme can come forward. No earlier band can be justified on the evidence available.
Confidence rating (High / Medium / Low)	Medium. The rating reflects a cleared, level site of regular shape in a single freehold title with no land assembly requirement and no buildings to demolish; ownership by a registered social landlord, whose corporate purpose is housing delivery and whose holding of the land in a low value parking use is a holding position rather than an operational one; a location approximately 150 to 200 metres from Cardiff Bay railway station, well within the agreed transit catchment; identification of the site by Council officers on their own list of suggested windfall sites; the absence of any Policy H9 objection from the Council in its comments of 13 August 2026; and an established precedent for substantial development on the plot in the eight storey consent under 10/02361/DCI, extended under 18/02663/MJR. It is not rated High because there is no marketing, no pre-application enquiry, no application and no confirmed owner intent; and because the heritage context within the Mount Stuart Square Conservation Area and adjoining three Grade II listed buildings is a material constraint on the height needed to deliver the counted capacity.

Conclusion

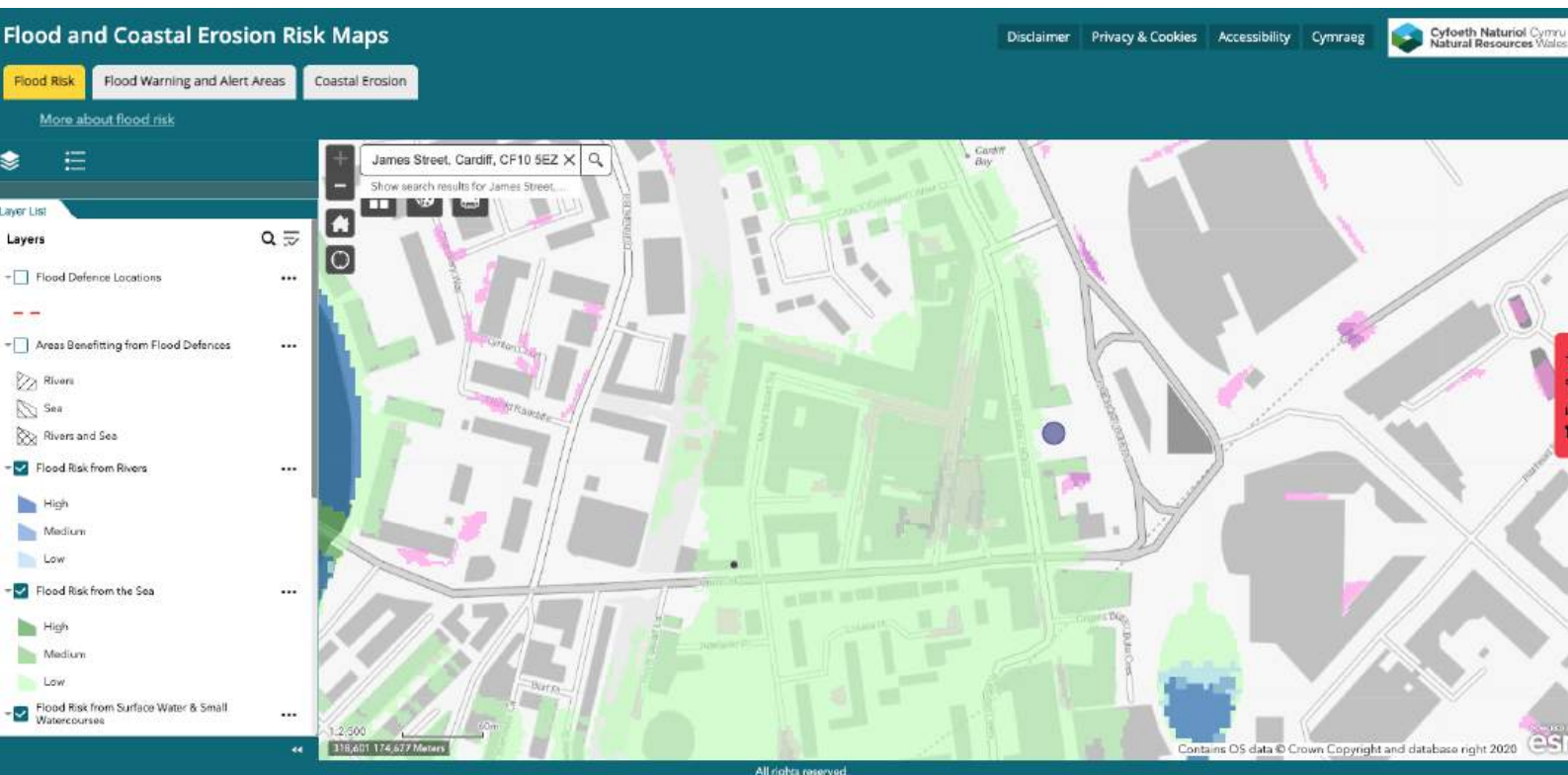
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	132 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being 0.13 hectares at the city centre band of 1,000 dwellings per hectare applied under Policy KP10 to a site within the Bay Business Area, in delivery years 6 to 10, at Medium confidence.
If not counted — reason	N/A site counted at 132 dwellings.
Summary	Bute Street Car Park is a level, regular surface car park of approximately 0.13 hectares on West Bute Street in Butetown, cleared of buildings, held in a single freehold title, WA436701, by Cadwyn Housing Association Limited, a registered social landlord. It lies approximately 150 to 200 metres from Cardiff Bay railway station, within the Bay Business Area under Policy KP10 and within the Mount Stuart Square Conservation Area. The site is counted at 132 dwellings on the Cardiff Council sign off of September 2026, derived as 0.13 hectares at the city centre band of 1,000 dwellings per hectare applied under Policy KP10, in delivery years 6 to 10, at Medium confidence. The site is below one hectare so the gross to net ratio is 100 per cent and no further deduction is made. An earlier illustrative range of 15 to 30 units recorded on this appraisal predates the agreed density bands and is superseded. Policy H9 is discharged. The land is previously developed and there are no buildings on it; the parking is a holding use in the hands of a housing association rather than an operational asset requiring protection; and the Council raised no Policy H9 concern in its comments of 13 August 2026, confirming it was content subject to the site being the surface car park behind Merchant House. The Council's list of suggested windfall sites carries a reference to a sixth form use at this location; the Council confirmed in answer to query 11 that the car park is outside the red line of the sixth form college permission and is not required for it. The principle of substantial development on this plot is established by permission 10/02361/DCI for an eight storey hotel, whose time limit was extended under 18/02663/MJR in January 2019 and whose existence the Council confirmed on 13 August 2026. The binding constraint is heritage: the Grade II listed Custom House abuts to the north, the Grade II listed Cory's Building and Merchant Place adjoin as Landmark Buildings within the conservation area, and part of a Grade II listing runs along the rear boundary. The height needed to deliver the counted capacity must be justified against those settings under Policies EN9, KP17 and D1. There is no marketing, application or documented owner intent. That is why the site is rated Medium rather than High.
Assessed by / date	Ross Bowen MRTPI 7/9/26
Reviewed and certified by	Ross Bowen MRTPI 9/9/26

MAPPING:-

Ownership boundary record



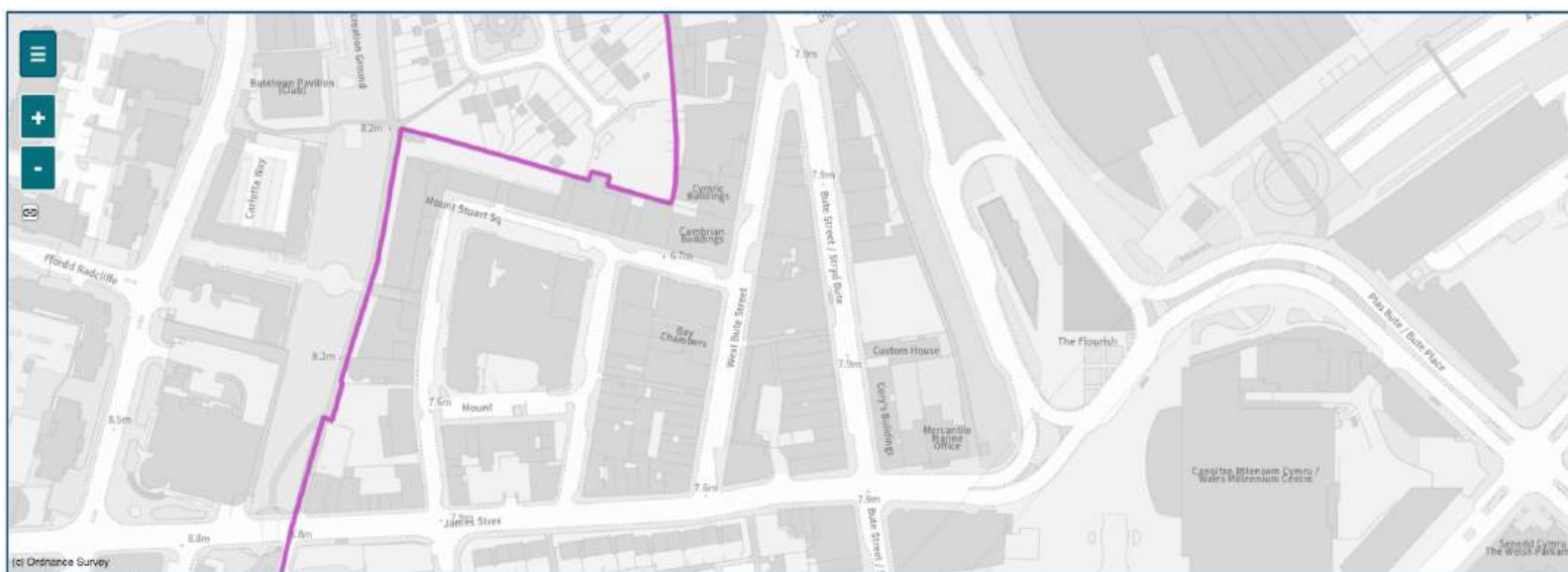
NRW – Flood risk mapping



Cardiff LDP mapping context layers

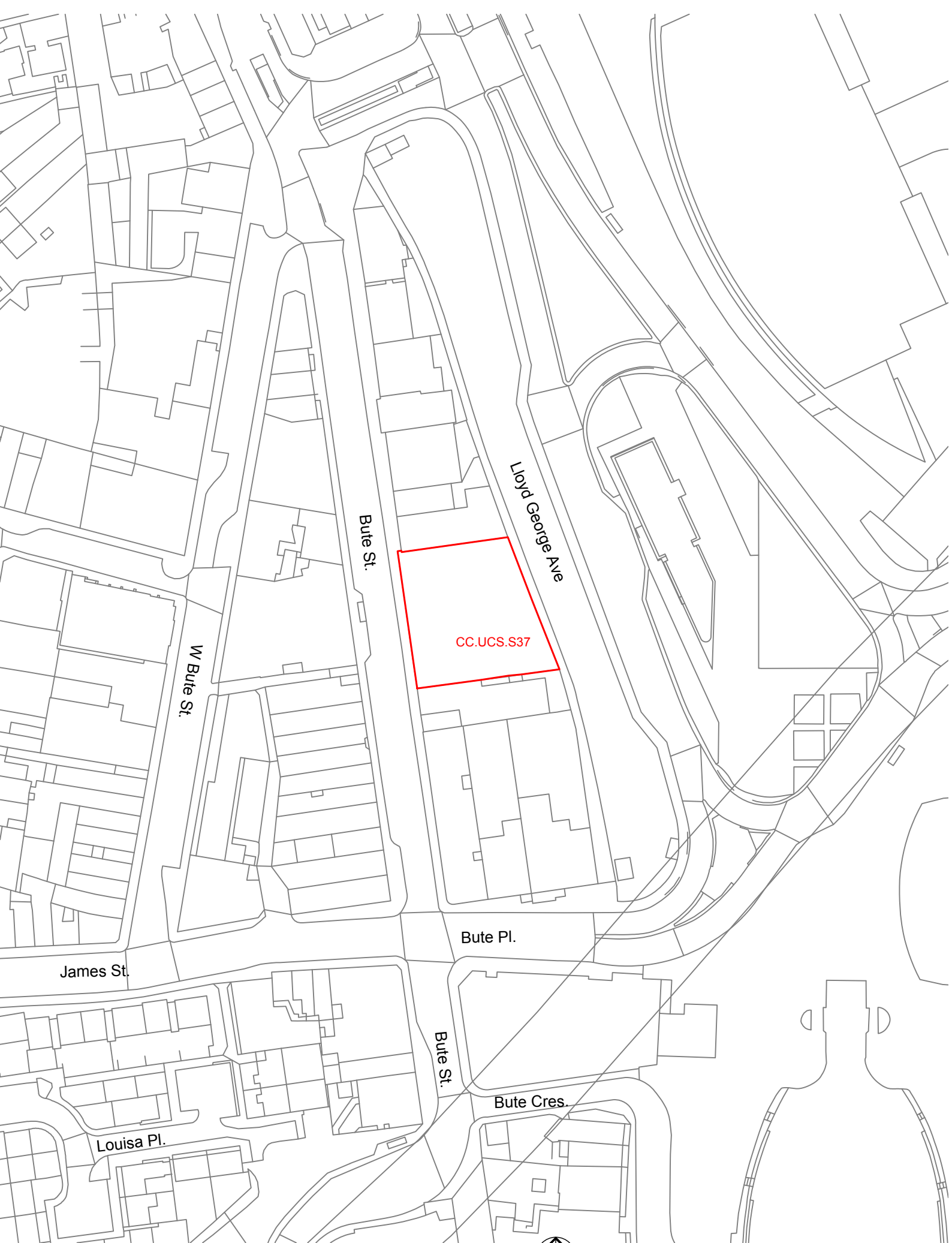


Cardiff LDP mapping RLDP layers



Photos – existing



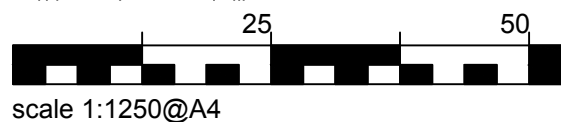


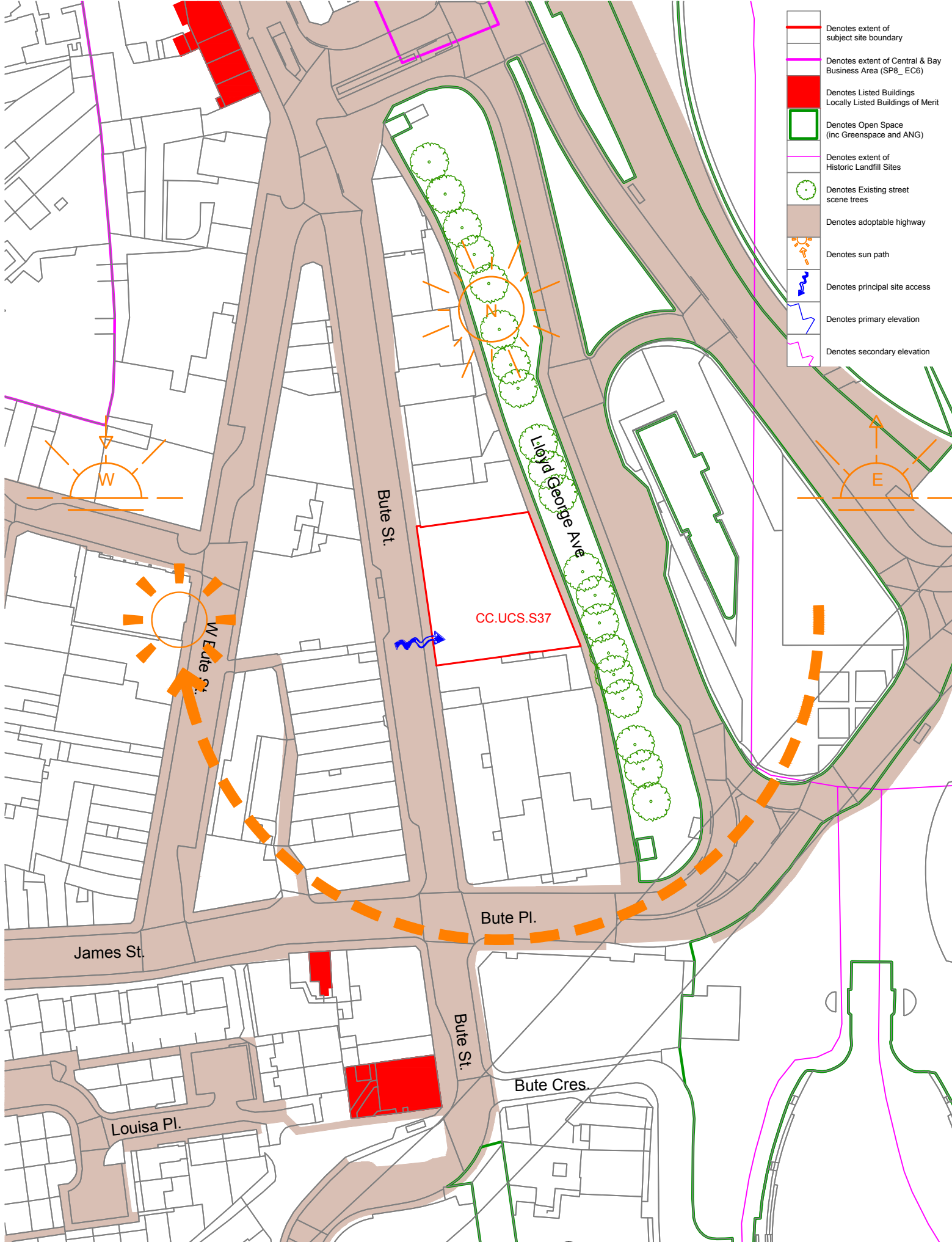
 Denotes development boundary opportunity



EDS26.42 - CC.UCS.S37 - EXISTING SITE PLAN

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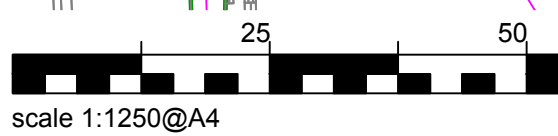


- Denotes extent of subject site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes Listed Buildings
Locally Listed Buildings of Merit
- Denotes Open Space
(inc Greenspace and ANG)
- Denotes extent of Historic Landfill Sites
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation

Denotes development boundary opportunity

EDS26.42 - CC.UCS.S37 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – James Street, Cardiff

To be completed individually for each site identified

Site name	James Street, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S39

Site Location and Description

Easting (X)	318873
Northing (Y)	174582
Latitude	51.464370, (51°27'52"N)
Longitude	-3.1692217, (003°10'09"W)
Postal address/location	James Street, Cardiff CF10 5EZ
Area (ha)	0.19 ha
Existing use(s)	The site is vacant and has been derelict for over 30 years, following the demolition of the former Merthyr House office building (Cardiff Council Cabinet Report, 19/03/2020, para. 6). An electricity sub-station operated by Western Power Distribution (South Wales) plc stands on the site at the Adelaide Place corner and remains operational; the Cabinet Report (19/03/2020, para. 11) describes the structure as “in a poor condition.”
Occupancy status	Vacant, save for the operational Western Power Distribution electricity sub-station.
Previous uses	Merthyr House was erected in 1918 on the corner of James Street and Evelyn Street (now Adelaide Street/Adelaide Place), designed by Henry Budgen and built by E. Turner & Sons Ltd, and was occupied as offices by prominent south Wales coal and shipping companies. The building was severely damaged by fire on 17 March 1946 and never rebuilt; later renamed Imperial House, it was demolished around the turn of the twenty-first century (Coflein NPRN 307719, RCAHMW, 13/07/2018; Glamorgan Archives, 'Merthyr House, James Street & Evelyn Street, Cardiff', 14/02/2018). The cleared site was subsequently in the ownership of Wales & West Housing Association from 2013, which made a pre-application planning submission for affordable housing in 2015 that was not progressed to a viable scheme (Cardiff Council Cabinet Report, 19/03/2020, paras 8 and 21).
Planning status/history	No extant planning permission applies to the site and no application is pending. Cardiff Council's own Housing Development Team promotes the redevelopment. A statutory Pre-Application Consultation on a full planning application closed on 25 October 2024, with LRM Planning Ltd as agent and Allford Hall Monaghan Morris as architect. The scheme comprises demolition of the existing electricity sub-station and the erection of 47 affordable dwellings, being 14 multi-generational houses and 33 community living flats for older persons, with ground floor commercial units and communal activity space. It steps from six storeys on the James Street frontage to three storeys on Adelaide Street and two to three storey townhouses to the south, responding to the Mount Stuart Square Conservation Area opposite and to the setting of the Grade II listed Mount Stuart House at the corner. Pre-application consultation is a statutory process for major development in Wales and its commencement is a formal step rather than an expression of interest. The Council assembled the site through acquisitions in 2020 for the

	express purpose of enabling this redevelopment, as recorded in its Cabinet Report of 19 March 2020, and holds five of the six registered titles. An earlier pre-application submission made in 2015, when the land was held by Wales and West Housing Association, did not proceed to an application.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry corresponding to this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10.

Notable structures/features	The site is predominantly cleared, overgrown ground as self-seeded scrub/trees consistent with long-term dereliction, save for the Western Power Distribution electricity sub-station structure at the Adelaide Place corner. The site adjoins the Council-owned Royal Stuart Workshops & Douglas Buildings (built 1899; c. 11,000 sq ft of workshop space accommodating circa 35 businesses and around 100 employees), The small property known as Mandalay House (c. 2,000 sq ft, 1 Royal Stuart Lane), formerly standing between the derelict site and the Workshops.
Site boundaries and surrounding land uses	The site fronts James Street (A4119), a principal route into Cardiff Bay, on its southern side between Adelaide Street and Royal Stuart Lane. Directly opposite, on the north side of James Street, is the Mount Stuart Square Conservation Area, designated in July 1980, whose southern boundary runs along James Street itself; the Grade II listed Mount Stuart House (Cadw ref. 14004, built 1898) stands at the corner with James Street essentially opposite the site. Mount Stuart Primary School lies immediately adjacent to the site. The site adjoins the Council-owned Royal Stuart Workshops & Douglas Buildings and the former Mandalay House plot along Royal Stuart Lane. Cardiff Bay railway station is the nearest station, approximately 440 yards/440m from James Street postcodes in this area.

Constraints

Flood risk	The Natural Resources Wales Flood Mapping shows the wider James Street/Cardiff Bay area within the mapped flood overlay associated with the River Taff and the sea, reflecting its position on reclaimed dockland behind the Cardiff Bay Barrage tidal defence.
Ecology	Shows the site self-seeded with mature trees/scrub, consistent with over 30 years of dereliction A shadow Habitats Regulations Assessment is required under Policy BG7: the site lies within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, and contributions towards Strategic Access Management and Monitoring and Suitable Alternative Natural Greenspace will be required.
Trees	Shows the site self-seeded with mature trees/scrub, consistent with over 30 years of dereliction
Heritage/archaeology	The site itself is not listed and is not within a conservation area, but directly fronts the Mount Stuart Square Conservation, whose southern boundary is James Street (Coflein NPRN 400316; Cardiff Council, 'Mount Stuart Square Conservation Area Appraisal'). The Grade II listed Mount Stuart House (Cadw ref. 14004, built 1898) stands at the James Street corner essentially adjacent to the

	site. Other designated heritage assets within the wider Mount Stuart Square/Bute Street area include the Grade II* listed Empire House and Portland House (Cadw refs 14007 and 13974). The site lies on land reclaimed from the historic Bute Docks/tidal foreshore.
Air quality	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. It does not need to: the site is promoted by Cardiff Council itself through its Housing Development Team and comes forward through the Council inception schedule for this study.
Noise	The site fronts James Street (A4119), an arterial road, and lies close to the commercial/night-time economy uses of Mount Stuart Square.
Contaminated land	To be assumed and investigated. Previously developed land in the former dockland; remediation cost is a material input to viability.
Vehicular access	The site fronts James Street (A4119). The Western Power Distribution electricity sub-station on site currently takes access off Adelaide Place.
Utilities	An operational Western Power Distribution electricity sub-station is sited at the Adelaide Place corner and requires relocation as a precondition of comprehensive redevelopment.
Pedestrian, cycle & public transport	The site is highly accessible by public transport and this is central to its identification. Action Point HS2.2 requires the identification of sites on arterial routes and at public transport nodes, and the 500 metre walking catchment of a rail station or core bus corridor agreed with the Council on 30 July 2026 is the measure applied. The site is within a short walk of Cardiff Bay railway station and is served by frequent bus routes along Bute Street and James Street. On accessibility this is one of the better placed sites on the schedule.
Planning policy	The site lies within the adopted Cardiff Local Development Plan 2006–2026 (adopted 28/01/2016), within the Cardiff Bay area, where strategic Policy KP10 (Central and Bay Business Areas) has been applied by the Council to comparable James Street/Bute Street/Mount Stuart Square sites (Cardiff Council Committee Report, application 22/02201/FUL, 02/02/2023). Relevant adopted LDP policies: KP1, KP3(B), KP5, KP6, KP7, KP8, KP10, KP13, KP14, KP15, KP16, KP17, H3 (Affordable Housing), EN9 (Conservation of the Historic Environment - given the adjoining conservation area and listed building), EN14 (Flood Risk), T1, T5, C1, C3, C5. The emerging Cardiff Replacement Local Development Plan (RLDP) 2021–2036 is also material (Deposit Plan reported to Cabinet, 23/01/2025). The Council confirmed the policy position on this site in its written comments of 13 August 2026, recording no Policy H9 risk and no land use policy concerns. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so a shadow Habitats Regulations Assessment and contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. Whether an active ground floor frontage is required goes to the form of development rather than its principle, and the Council's own scheme includes ground floor commercial units.
H9 Compliant, if not reason	See the Policy H9 block below.

for inclusion	
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Policy H9 — need to retain the existing use

Existing use and whether active	Vacant and inactive. The Council records the site as vacant brownfield land.
Use protected by policy designation (Y/N — which)	No. The Council has confirmed no Policy H9 risk and no land use policy concerns (13 August 2026). The site is vacant land with no office floorspace, so Policy EC6 does not require the retention of commercial floorspace (paragraph 3.13 of the report), and the Council's own scheme includes ground floor commercial units.
Evidence of relocation, disposal or marketing	Not applicable, and not required. The site has been vacant and derelict for over thirty years following the demolition of the former Merthyr House. There is no occupier to relocate and nothing to market. The evidence that ordinarily comes from marketing is here supplied directly by the landowner. Cardiff Council assembled the site through acquisitions in 2020 for the express purpose of enabling this redevelopment, as recorded in its Cabinet Report of 19 March 2020, and its own Housing Development Team has promoted the scheme through a statutory Pre-Application Consultation which closed on 25 October 2024. The only interest not in Council ownership is the electricity sub-station plot held by Western Power Distribution, whose demolition and relocation forms part of the promoted scheme.
Age / condition / functional obsolescence of buildings	Not applicable to any building capable of retention. The site was cleared around the turn of the twenty first century following the demolition of the former Merthyr House, which had been severely damaged by fire in March 1946 and never rebuilt, and has stood derelict for over thirty years. The only structure on the site is the Western Power Distribution electricity sub-station at the Adelaide Place corner. The Council Cabinet Report of 19 March 2020 describes that structure as being in a poor condition, and the scheme promoted by the Council provides for its demolition and replacement. There is nothing on the site of architectural, historic or functional value requiring retention.
H9 conclusion	Satisfied. Policy H9 permits the redevelopment of redundant previously developed land. The Council confirms the site is vacant brownfield land, which meets the redundancy limb on its face, and has confirmed no H9 risk, which disposes of criterion (i). This is among the more straightforward Policy H9 cases on the schedule.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 1,890sqm (0.18ha) – 0.46ac
Net Developable Area (NDA)	0.19 hectares.

Density	Approximately 247 dwellings per hectare, being 47 dwellings on a net developable area of 0.19 hectares. The figure is not derived from a density band. It is taken from a defined scheme promoted by Cardiff Council own Housing Development Team and taken through a statutory Pre-Application Consultation which closed on 25 October 2024, which under paragraph 3.19 of the report is a stronger basis than any multiplier. It is materially conservative. The site lies within the Bay Business Area, to which Policy KP10 applies and to which the city centre band of 1,000 dwellings per hectare has been applied elsewhere on this schedule. On that band the site would yield approximately 190 dwellings. The study counts 47, being approximately a quarter of the band figure, because that is the capacity of the scheme the Council itself has promoted and because the heritage context governs height here rather than Policy D1 maxima. The scheme steps from six storeys on the James Street frontage down to three storeys on Adelaide Street and two to three storey townhouses to the south, respecting the Mount Stuart Square Conservation Area opposite and the setting of the Grade II listed Mount Stuart House.
Recommended development form	Per Cardiff Council's own 2024 Pre-Application Consultation scheme (promoted by the Council's Housing Development Team; agent LRM Planning Ltd; architect Allford Hall Monaghan Morris): demolition of the existing electricity sub-station and erection of 47 affordable dwellings (14 multi-generational houses and 33 'community living' flats for older persons) with ground-floor commercial units and communal activity space, stepping from six storeys on James Street to three storeys on Adelaide Street and two-to-three-storey townhouses to the south (LRM Planning, 'Former Merthyr House, James Street, Butetown', PAC page, expired 25/10/2024). A flatted residential building with an active commercial ground floor, which would satisfy any Policy EC6 retention requirement and any centre frontage policy in the same move. Height to be governed by the heritage context rather than by Policy D1 maxima.
Yield	47 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The figure is taken from the scheme promoted by Cardiff Council own Housing Development Team and taken through a statutory Pre-Application Consultation which closed on 25 October 2024: demolition of the existing electricity sub-station and erection of 47 affordable dwellings, comprising 14 multi-generational houses and 33 community living flats for older persons, with ground floor commercial units and communal activity space. The agent was LRM Planning Ltd and the architect Allford Hall Monaghan Morris. A defined scheme figure is preferred to any figure derived from area and density under paragraph 3.19 of the report. The figure comfortably exceeds the ten dwelling large site threshold and is approximately a quarter of what the Bay Business Area density band would give on this area.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held predominantly by The County Council of the City and County of Cardiff, save for the electricity sub-station plot, which is held by Western Power Distribution (South Wales) plc.
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Registered owner(s)	The County Council of the City and County of Cardiff (titles WA366218, WA280399, WA271357, WA33278 and WA641083); Western Power Distribution (South Wales) plc (title CYM394995, electricity sub-station, Adelaide Place).
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	WA366218 – Merthyr House, James Street, Cardiff (0.15ha) - The County Council of the City and County of Cardiff. WA280399 - 221 m ² - The County Council of the City and County of Cardiff. WA271357 - 27 m ² - The County Council of the City and County of Cardiff. WA33278 - 942 m ² (street-frontage strips) - The County Council of the City and County of Cardiff. WA641083 - 129 m ² , Mandalay House, 1 Royal Stuart Lane - The County Council of the City and County of Cardiff. CYM394995 - 190 m ² , electricity sub-station, Adelaide Place - Western Power Distribution (South Wales) plc (not in Council ownership).
Ownership: single / multiple / fragmented	Fragmented across six titles: five in Council ownership, one (the electricity sub-station) in third-party (WPD) ownership.
Land assembly required (Y/N)	Y (partial) - the Western Power Distribution-owned sub-station plot must be acquired or relocated before comprehensive redevelopment can proceed (Cabinet Report, 19/03/2020, paras 11 and 21; confirmed by the 2024 PAC scheme description of 'demolition of existing substation building').
Evidence of owner intent	Strong for the majority landowner: Cardiff Council itself has been promoting the scheme through its own Housing Development Team, having assembled the site through the 2020 acquisitions specifically for this purpose, and has since taken the scheme through a statutory Pre-Application Consultation (closed October 2024).
Suitability	Suitable. The site is previously developed land which has stood derelict for over thirty years, in a highly accessible Butetown location within 500 metres of Cardiff Bay railway station and on a street where flatted residential development above active commercial ground floors is the established form. It lies within the Bay Business Area under Policy KP10. The designation position is settled. The Council confirmed on 13 August 2026 that the site is vacant brownfield land with no Policy H9 risk and no land use policy concerns, which disposes of the Bay Business Area and Policy EC6 points. The site is not itself listed and is not within a conservation area. Cardiff Council own Cabinet Report of 19 March 2020 describes the site as having remained derelict and undeveloped for over three decades, presenting a significant eyesore for local residents and children attending Mount Stuart Primary School and a significant blight on an important vehicular artery into Cardiff Bay. Comprehensive redevelopment integrated with the adjoining Royal Stuart Workshops and Douglas Buildings was identified as a Council regeneration priority under Capital Ambition. The suitability of this site for residential redevelopment is not merely acceptable to the authority; it is the authority own stated objective. The qualification is the heritage context. The Mount Stuart Square Conservation Area lies directly opposite, its southern boundary running along James Street, and the Grade II listed Mount Stuart House stands at the corner essentially opposite the site. Policies

	EN9 and KP17 are engaged and height is governed by that setting, which is why the promoted scheme steps from six storeys on James Street down to two and three storeys to the south.
Availability	Available assembled predominantly into single (Council) ownership since 2020 specifically to enable this redevelopment; a statutory Pre-Application Consultation was completed in October 2024.
Achievability	Achievable, with one precondition and two costs. The precondition is the electricity sub-station. The plot at the Adelaide Place corner, title CYM394995, is held by Western Power Distribution, now trading as National Grid Electricity Distribution, and the apparatus must be acquired, relocated or diverted before comprehensive redevelopment can proceed. The promoted scheme provides for the demolition of the existing sub-station building, so the requirement is a matter of programme and cost rather than of principle. The costs are remediation and flood mitigation. The site is previously developed land on reclaimed dockland, so contamination should be assumed and investigated. It lies within the mapped flood overlay behind the Cardiff Bay Barrage, so a Flood Consequences Assessment and any resulting mitigation will be required; Natural Resources Wales has accepted elsewhere in this study that tidal risk in this part of Cardiff is greatly reduced by the barrage. Beyond those, the site is cleared and level with an existing frontage to James Street, requires no demolition of buildings and no land assembly beyond the sub-station plot, and is delivered by a local authority housing team on land the authority already owns.
Evidence of availability	Strong and documented, and the pre-application is no longer a matter of belief. Cardiff Council assembled this site through acquisitions in 2020 for the express purpose of enabling its redevelopment, as recorded in its Cabinet Report of 19 March 2020, and holds five of the six titles. Its own Housing Development Team then promoted a scheme of 47 affordable dwellings through a statutory Pre-Application Consultation which closed on 25 October 2024, with LRM Planning Ltd as agent and Allford Hall Monaghan Morris as architect. Pre-application consultation is a statutory process for major development in Wales; its commencement is a formal step, not an expression of interest. Comprehensive redevelopment of this site integrated with the adjoining Royal Stuart Workshops and Douglas Buildings was identified as a Council regeneration priority under its Capital Ambition strategic policy. The landowner is the local planning authority, the scheme is its own, and the promotion is documented. That is the most direct evidence of availability available for any site on the schedule.
Likely delivery timescale	Years 3 to 5. The site is cleared, in predominantly Council ownership, and the subject of a completed statutory Pre-Application Consultation for a defined scheme promoted by the Council own Housing Development Team. The sub-station relocation and the submission and determination of an application are the steps remaining. It is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event.
Confidence rating (High / Medium / Low)	High. Cardiff Council holds five of the six registered titles, having assembled the site in 2020 to enable its redevelopment. Its own

	Housing Development Team promotes a defined scheme of 47 affordable dwellings, comprising 14 multi-generational houses and 33 community living flats for older persons with ground floor commercial units, taken through a statutory Pre-Application Consultation which closed on 25 October 2024, with LRM Planning Ltd as agent and Allford Hall Monaghan Morris as architect. Comprehensive redevelopment of this site with the adjoining Royal Stuart Workshops and Douglas Buildings is a Council regeneration priority under its Capital Ambition strategic policy. The Council confirms the site as vacant brownfield land with no Policy H9 risk and no land use policy concerns. It lies within 500 metres of Cardiff Bay railway station, and the counted capacity is approximately a quarter of what the applicable density band would give. Two matters are recorded. The electricity sub-station plot at Adelaide Place, title CYM394995, is held by Western Power Distribution and must be acquired or the apparatus relocated. And no planning application has yet followed the Pre-Application Consultation.
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Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	47 dwellings, the figure signed off by Cardiff Council on 2 September 2026, taken from the scheme promoted by the Council own Housing Development Team through the Pre-Application Consultation which closed on 25 October 2024, in delivery years 3 to 5, at High confidence.
If not counted — reason	Not applicable; the site is counted.
Summary	The site is a cleared, derelict plot of approximately 0.19 hectares on the southern side of James Street in Butetown, between Adelaide Street and Royal Stuart Lane, within 500 metres of Cardiff Bay railway station. It is the site of the former Merthyr House, an office building of 1918 severely damaged by fire in 1946 and demolished around the turn of the twenty first century, and it has stood vacant and overgrown for more than thirty years. The only structure on it is a Western Power Distribution electricity sub-station at the Adelaide Place corner, described by the Council in 2020 as being in poor condition. Cardiff Council holds five of the six registered titles, having assembled the site through acquisitions in 2020 for the express purpose of enabling redevelopment. The sixth, CYM394995, is the sub-station plot held by Western Power Distribution and must be acquired or the apparatus relocated. Comprehensive redevelopment integrated with the adjoining Royal Stuart Workshops and Douglas Buildings was identified as a Council regeneration priority under its Capital Ambition strategic policy, the Cabinet Report of 19 March 2020 describing the site as a significant eyesore for children attending the adjacent Mount Stuart Primary School and a blight on an important artery into Cardiff Bay. The Council own Housing Development Team has promoted a scheme of 47 affordable dwellings, comprising 14 multi-generational houses and 33 community living flats for older persons with ground floor commercial units, stepping from six storeys on James Street to three storeys on Adelaide Street and two to three storey townhouses

	to the south. That scheme was taken through a statutory Pre-Application Consultation which closed on 25 October 2024, with LRM Planning Ltd as agent and Allford Hall Monaghan Morris as architect. The site is counted at 47 dwellings on the Cardiff Council sign off of September 2026, in delivery years 3 to 5, at High confidence. The figure is taken from that defined scheme rather than from a density band, which under paragraph 3.19 of the report is the stronger basis, and it is approximately a quarter of what the Bay Business Area band of 1,000 dwellings per hectare would give on this area. Policy H9 is satisfied: the Council confirmed on 13 August 2026 that the site is vacant brownfield land with no Policy H9 risk and no land use policy concerns. Height is governed by the Mount Stuart Square Conservation Area opposite and by the setting of the Grade II listed Mount Stuart House, which is why the promoted scheme steps down across the site. The matters remaining are the sub-station relocation and confirmation of the current programme, no application having yet followed the 2024 consultation.
Assessed by / date	Ross Bowen MRTPI 8/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



Ownership

Selected

Title

WA366218

Tenure

Freehold

Ownership

THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF

Address

Merthyr House James Street Cardiff CF1 6EU

All intersecting owners

Freeholder

THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...

Insights

5

Details

Plot size

0.15 ha

Area

0.15 ha

Perimeter

190 m



Ownership

Selected

Title

CYM394995

Tenure

Freehold

Ownership

WESTERN POWER DISTRIBUTION (SOUTH WALES) PLC

Address

An Electricity Sub-Station Adelaide Place Cardiff CF10 5BY

All intersecting owners

Freeholder

WESTERN POWER DISTRIBUTION (SOUTH WALES) PLC

Insights

5

Details

Plot size

190 m²

Area

190 m²

Perimeter

56 m



Ownership Selected

Title: **WA271357** Tenure: **Freehold**

Ownership: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

Address: **UNKNOWN**

All intersecting owners

Freeholder: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...**

Insights 5

Details Plot size 27 m²

Area: **27 m²** Perimeter: **32 m**



Ownership Selected

Title: **WA280399** Tenure: **Freehold**

Ownership: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

Address: **UNKNOWN**

All intersecting owners

Freeholder: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...**

Insights 5

Details Plot size 221 m²

Area: **221 m²** Perimeter: **62 m**



Ownership Selected

Title: **WA641083** Tenure: **Freehold**

Ownership: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

Address: **Mandalay House 1 Royal Stuart Lane Cardiff CF10 5EL**

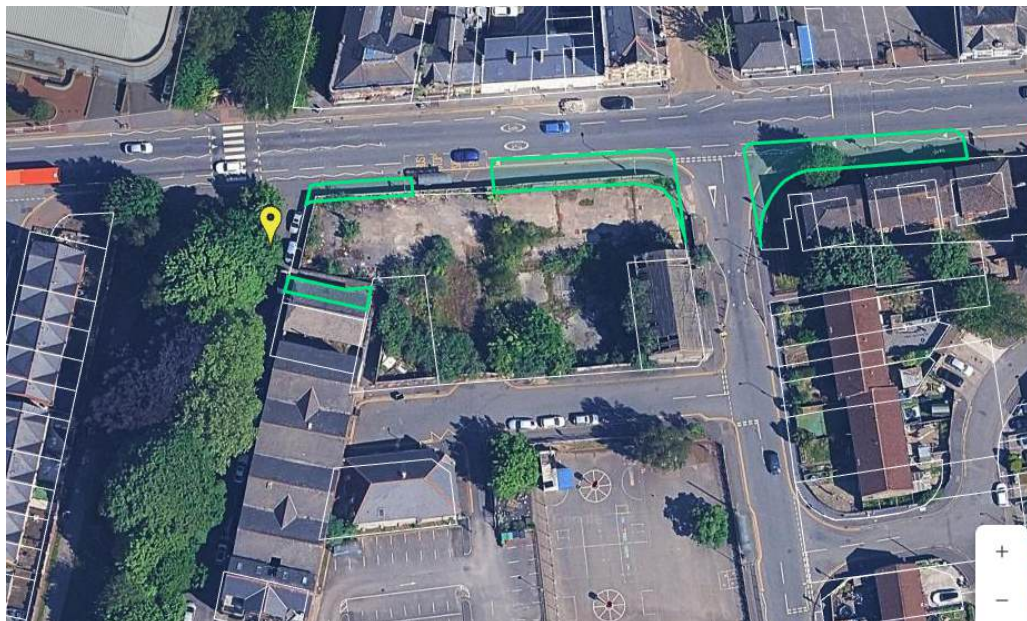
All intersecting owners

Freeholder: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...**

Insights 5

Details Plot size **129 m²**

Area: **129 m²** Perimeter: **47 m**



Ownership Selected

Title: **WA33278** Tenure: **Freehold**

Ownership: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CARDIFF**

Address: **UNKNOWN**

All intersecting owners

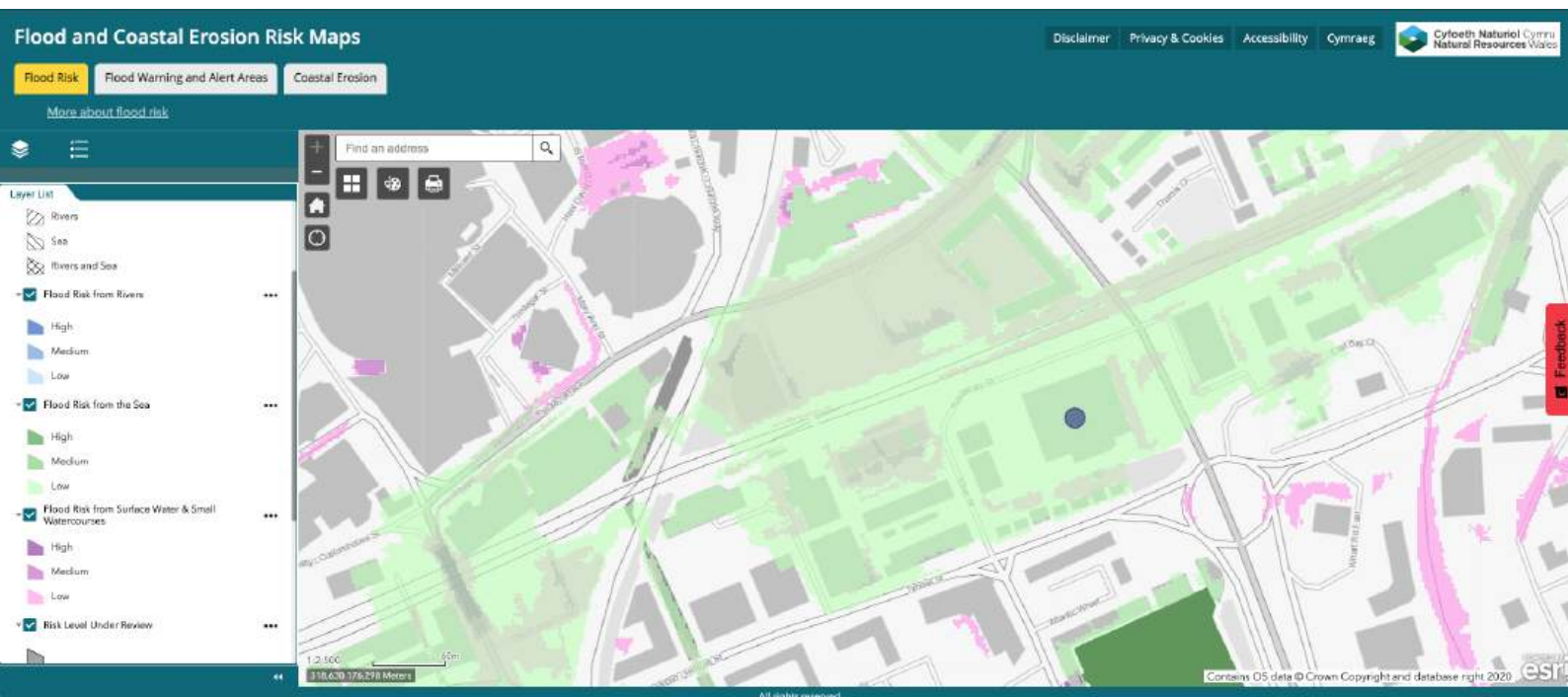
Freeholder: **THE COUNTY COUNCIL OF THE CITY AND COUNTY OF CA...**

Insights 5

Details Plot size **942 m²**

Area: **942 m²** Perimeter: **520 m**

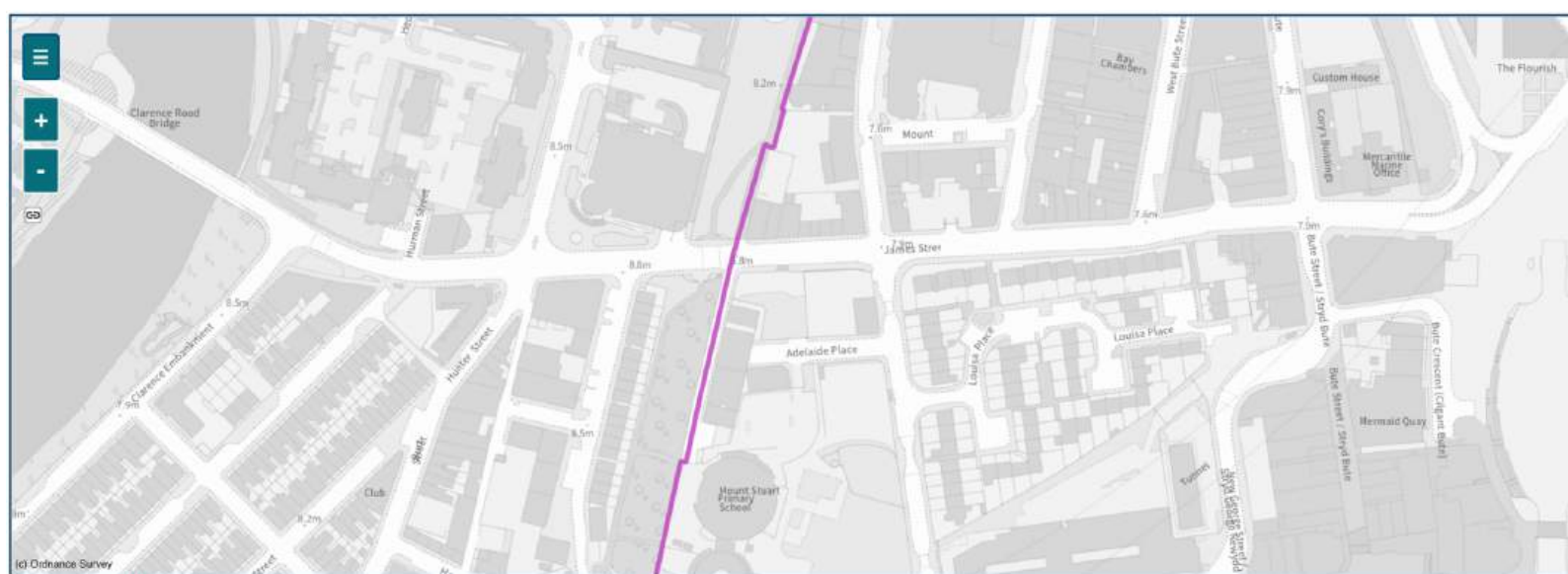
NRW – Flood risk mapping



Cardiff LDP mapping context layers



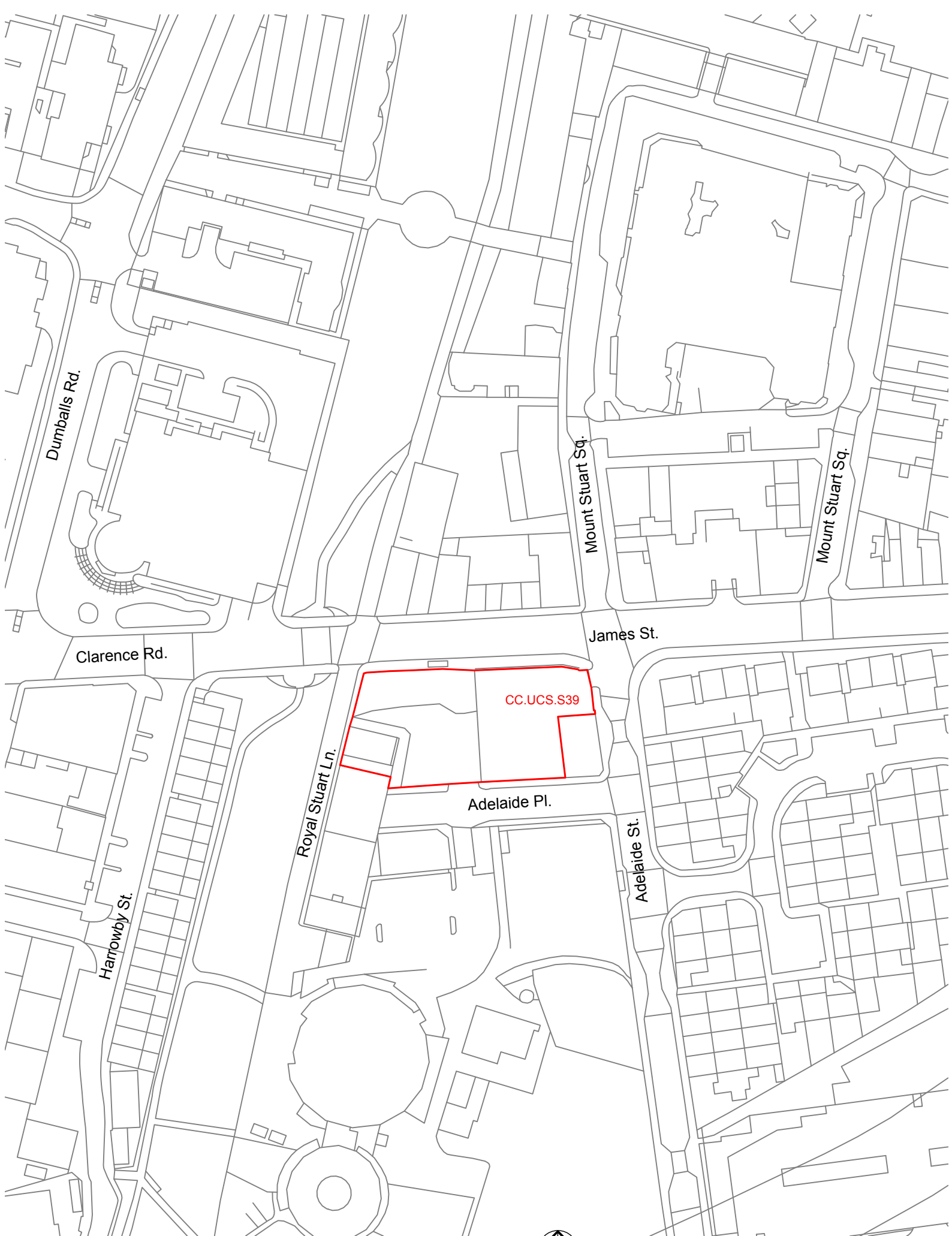
Cardiff LDP mapping RLDP layers



Photos - existing



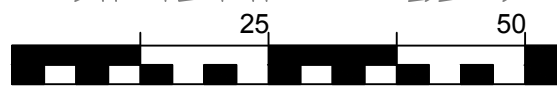




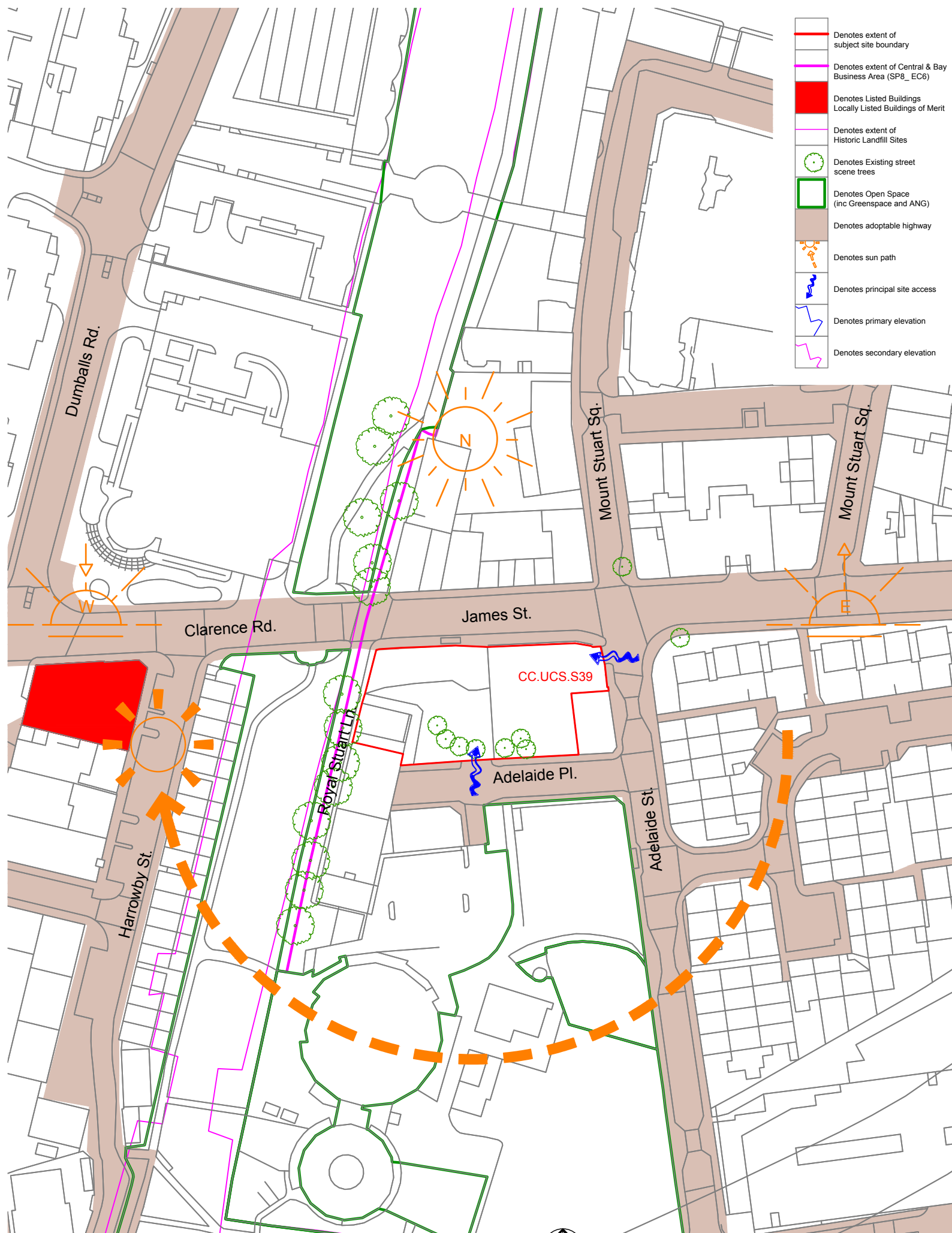
— Denotes development boundary opportunity

EDS26.42 - CC.UCS.S39 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4

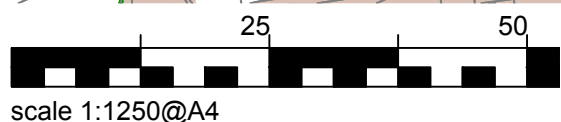


- Denotes extent of subject site boundary
- Denotes extent of Central & Bay Business Area (SP8_EC6)
- Denotes Listed Buildings
Locally Listed Buildings of Merit
- Denotes extent of Historic Landfill Sites
- Denotes Existing street scene trees
- Denotes Open Space
(inc Greenspace and ANG)
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation

Denotes development boundary opportunity

EDS26.42 - CC.UCS.S39 - CONSTRAINTS PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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Expedite Site Appraisal Template – Cardiff Central Station Carpark, Cardiff

To be completed individually for each site identified

Site name	Cardiff Central Station Carpark, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S40

Site Location and Description

Easting (X)	318271
Northing (Y)	175766
Latitude	51.474925, (51°28'30"N)
Longitude	-3.1781656, (003°10'41"W)
Postal address/location	Plot 4, Cardiff Central Station Carpark, CF10 1EP
Area (ha)	0.0885ha
Existing use(s)	Surface-level car park (the former Penarth Road car park) serving Cardiff Central Station, including station passenger pick-up/drop-off. Permanently closed, July 2026 as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works. Immediately prior to closure it formed part of the operational station car parking.
Occupancy status	Vacant / closed.
Previous uses	Railway land. The site forms part of the operational railway estate around Cardiff Central station and previous uses will have been railway related. Station car park use. The wider station approach land may historically have included railway sidings, but no dated documentary or cartographic source confirming a specific historic use of the Plot 4 footprint itself has been identified.
Planning status/history	No planning permission has been granted for the redevelopment of Plot 4 and no application has been submitted. None of the consents affecting the station or its curtilage is residential, so no capacity from this land is carried in the residential landbank and no double count arises. Three consents are relevant, all obtained through the prior approval and listed building routes available to the railway undertaker rather than by full application: 11/00125/DCI, prior approval granted April 2011, for demolition of the existing south side entrance building to facilitate construction of a new entrance building with retaining wall, together with minor alterations to the internal layout of the existing car park. 25/00645/PRAP, prior approval granted June 2025, for construction of a new building at Platform 0, external modifications to the West Wing, a new Southern Entrance and two high voltage substations. 25/00630/LBC, the associated listed building consent for alterations to Cardiff Central Station, reported concurrently with 25/00645/PRAP. The operational position has since changed and is material to this appraisal. The former Penarth Road surface car park, of which Plot 4 forms part, was permanently closed in July 2026 as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works. Station car parking was consolidated into the new 681 space Cardiff Central Quay multi-storey car park on Crawshay Street, delivered by Network Rail and operated by APCOA, and passenger pick up and drop off was relocated to the bus stop outside 3 Callaghan Square with effect from August 2026.

	The platform for phase 1 of Cardiff Crossrail is anticipated immediately south of the new Southern Entrance. No requirement for Plot 4 for that platform or for the Enhancement Project has been identified, and the land has been submitted as a candidate site (query 40).
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry corresponding to Plot 4 appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory. The double count risk arising from the extent of masterplanned development around Cardiff Central station has been considered and does not arise. The consents identified in the vicinity are not residential and produce no landbank units: 11/00125/DCI was prior approval for demolition of the former south side entrance building; 25/00645/PRAP was prior approval for a new building at Platform 0, external modifications to the West Wing, a new Southern Entrance and two high voltage substations; and 25/00630/LBC was the associated listed building consent. No planning application has been submitted for the redevelopment of Plot 4 itself, so there is no consent capable of being carried in the landbank. The wider Central Square and Capital Quarter commitments lie outside this red line and relate to separate consented schemes on separate land.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site comes forward through the Council inception schedule for this study, and the Council has itself recorded an indicative capacity for it.
Notable structures/features	No permanent structures currently on site; Plot 4 is a fully hardstanding, at-grade car park (now closed). Indicative masterplans prepared for Platform4 shows a ground-floor arrangement comprising an amenity/lobby area, bike store, plant room and bin store beneath a residential tower.
Site boundaries and surrounding land uses	Plot 4 lies immediately south of Cardiff Central Station's main platforms and, between the station's new Southern Entrance (approved under 25/00645/PRAP, under construction) and Penarth Road. To the north-west, Plot 3 (the adjoining EOI plot) comprises an existing bike store and single-storey commercial units fronting Penarth Lane, indicatively earmarked for retail/office/hotel redevelopment (Cushman & Wakefield EOI, 2026). To the west, beyond Plot 3, lies the River Taff. To the south, Penarth Road leads to the Callaghan Square roundabout. The public art installation 'Razor Shells' by Amber Hiscott and David Pearl (2008) stands at Callaghan Square, on land historically the subject of a planning consent for 'road infrastructure, footways, landscaped open spaces and water features, reservation for future light rail transit system comprising Bute Square and Bute Avenue'. To the east/south-east, Heol Penarth and West Canal Wharf front the site, with the Grade II listed former Jacob's Antique Market building beyond. To the south-west, the new 681-space Cardiff Central Quay multi-storey car park (Crawshay Street), delivered by Network Rail and operated by APCOA, now provides consolidated station car parking in place of the former surface car parks including Plot 4 (Network Rail Media Centre, 'Changes to parking at Cardiff

	Central Station as transformation work gets underway', 2026). Bus stops serving the site are located on Penarth Road/Heol Penarth; the station's new Southern Entrance provides direct pedestrian access into Cardiff Central Station, the busiest railway station in Wales, recorded.
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Constraints

Flood risk	The Natural Resources Wales (NRW) Flood Mapping shows Plot 4 sitting within an area mapped as Low risk of flooding from the sea. Areas of Medium and High risk from the sea and from rivers are shown along the River Taff corridor to the west/north-west but do not extend onto the plot itself.
Ecology	Plot 4 is a fully hardstanding, at-grade car park with no evident habitat.
Trees	No trees are present within the Plot 4 site boundary (fully hardstanding car park). Tree cover along the River Taff corridor to the west, outside the site noted.
Heritage/archaeology	Plot 4 itself is not listed and does not lie within a conservation area. It lies close to several designated heritage assets: Cardiff Central Station (Booking Hall, Passenger Subway, Platforms 1–4, 6 & 7 and Platform Buildings) - Grade II listed, list date 20/08/1992, Cardiff Central Station main entrance (Central Square) - separately recorded Grade II listing, The Grade II listed Station Water Tower, located west of Platform 0, The former premises occupied by Jacob's Antique Market, West Canal Wharf - Grade II listed, list date 19/05/1975, Cadw ref 14025, A public work of art, 'Razor Shells' by Amber Hiscott and David Pearl (2008), stands at Callaghan Square to the south, on land historically safeguarded under a planning consent reserving land for a future light rail transit system comprising Bute Square and Bute.
Air quality	Not assessed. The site fronts Penarth Road and lies within the city centre, and the relationship of the site to the City Centre Air Quality Management Area should be confirmed at application stage. Two points are in the site favour. The existing use is a surface car park, now permanently closed, so redevelopment removes a vehicle destination from the network rather than adding one, and the station car parking function has already been consolidated into the new Cardiff Central Quay multi-storey car park on Crawshay Street. And a car free residential scheme immediately adjoining the busiest railway station in Wales is the least car dependent location available anywhere in the city. Diesel rail emissions from the adjoining platforms should be considered in the assessment, and will reduce as electrification and the Metro programme progress.

Noise	Given the plot's direct adjacency to Cardiff Central Station's operational tracks, platforms and the new Southern Entrance/Platform 0 building (approved under 25/00645/PRAP), a Noise Impact Assessment addressing rail noise and vibration, together with construction-phase noise from the concurrent Cardiff Central Enhancement Project works, would be expected to be required at application stage.
Contaminated land	Given the site's long-standing use as a railway station car park and its proximity to historic railway land, contamination cannot be ruled out.
Vehicular access	The site was accessed from Penarth Road via the former Penarth Road car park entrance; this access, together with station pick-up/drop-off, was permanently closed on July 2026. Rail replacement pick-up/drop-off relocated to the bus stop outside 3 Callaghan Square, near the Penarth Road/West Canal Wharf junction, with effect from August 2026 (Transport for Wales, 'Cardiff Central enhancements'). Future vehicular access arrangements for a Plot 4 redevelopment scheme have not been confirmed.
Utilities	Two new HV substations were approved in the immediate vicinity under application 25/00645/PRAP (one near the Fish Jetty/Platform 0, one west of the new Southern Entrance).
Pedestrian, cycle & public transport	Exceptional, and this is the principal argument for the site. The site adjoins Cardiff Central station, the busiest railway station in Wales and the principal interchange for both rail and bus services in the city region. It is comfortably within the 500 metre catchment of a rail station agreed with the Council on 30 July 2026, and indeed within a few tens of metres of it. If the study is to identify sites at public transport nodes as Action Point HS2.2 requires, this is the clearest example on the schedule. The site sits immediately adjacent to Cardiff Central Station's new Southern Entrance (approved under 25/00645/PRAP), providing direct pedestrian access to all platforms via the station subways. The future platform for phase 1 of Cardiff Crossrail is anticipated immediately south of the Southern Entrance (Cardiff Council Planning Committee Report, 25/00645/PRAP). Bus stops are located nearby on Penarth Road/Heol and the Callaghan Square roundabout provides wider bus and highway connectivity to the south.
Planning policy	The site falls within the area covered by the Cardiff Local Development Plan 2006-2026 (adopted January 2016) and lies within the Central Cardiff Enterprise Zone, one of seven Welsh Government-designated Enterprise Zones, focused on the financial and professional services sector. The site 'is allocated as Strategic Site KP2 (A) as part of a wider major employment-led and mixed-use development zone' and 'falls within the Cardiff Central Enterprise Zone as part of Cardiff Council's Local Development Plan'. For the adjoining, already-determined station application (25/00645/PRAP), Cardiff Council identified the following LDP policies as relevant: KP5 (Good Quality and Sustainable Design), KP8 (Sustainable Transportation), KP17 (Built Heritage), EN9 (Conservation of the Historic Environment), T1 (Walking and Cycling), T3 (Transport Interchanges), T4 (Regional Transport Hub), T5 (Managing Transport Impacts), T6 (Impact on Transport Networks and Services), T9 (Cardiff City Region 'Metro' Network), C3 (Community Safety) and W2 (Waste Management Facilities) (Cardiff Council Planning Committee Report, 25/00645/PRAP). A residential Build to Rent scheme on Plot 4 would be likely to

	engage a wider policy suite, potentially including KP1 (Level of Growth), relevant H-series housing policies, EN13 (Air, Noise, Light Pollution and Land Contamination), EN14 (Flood Risk) and C5 (Open Space) - by analogy with the policy schedule applied to the comparable Friary House scheme (CC.UCS.S11). National policy: Planning Policy Wales (Edition 12, February 2024); Future Wales – the National Plan 2040; Well-being of Future Generations (Wales) Act 2015; Environment (Wales) Act 2016; Historic Environment (Wales) Act 2023 (in force 4 November 2024) (Cardiff Council Planning Committee Report, 25/00645/PRAP). Policy D1 on tall buildings is directly relevant: in the city centre a tall building is one of eight or more storeys or 25 metres or more in height, and the policy is permissive in principle subject to design, setting and the requirement that a scheme should not compromise the reasonable development of neighbouring sites. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. The Council confirmed on 13 August 2026 that there is no Policy H9 risk and no land use policy concerns at this site, which disposes of the Central Business Area and Policy EC6 questions. The Enterprise Zone designation under Policy KP2(A) contemplates major mixed use development incorporating residential, employment and transport infrastructure and is not a bar to housing; the Council granted full permission for a co-living scheme within the same Enterprise Zone at Asset House, Penarth Road on 10 December 2025.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	None. The use has ceased. Plot 4 was a surface level car park serving Cardiff Central station, together with station passenger pick up and drop off. It was permanently closed in July 2026 as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works. The station car parking function was consolidated into the new 681 space Cardiff Central Quay multi-storey car park on Crawshay Street, delivered by Network Rail and operated by APCOA, and the pick up and drop off function was relocated to the bus stop outside 3 Callaghan Square with effect from August 2026. The land is now vacant hardstanding with no permanent structures and no active use.
Use protected by policy designation (Y/N — which)	The Council has confirmed no H9 risk and no land use policy concerns at this site. Policy EC6 is not engaged, the site being a car park with no office floorspace. Operational railway safeguarding remains a separate matter, not addressed by that confirmation, and is dealt with under availability below.
Evidence of relocation, disposal or marketing	Car park function relocated to the new Cardiff Central Quay multi-storey car park (Network Rail/APCOA) with effect from July 2026 (Transport for Wales, 'Cardiff Central enhancements').
Age / condition / functional obsolescence of buildings	No buildings on site; Plot 4 is an at-grade surface car park.
H9 conclusion	Discharged. The residual consideration on this site is rail safeguarding, not parking.

	Policy H9 applies to the redevelopment of redundant previously developed land for residential use. A surface car park is previously developed land and is a recognised source of urban capacity, identified as such in the Development Plans Manual and in both the Vale of Glamorgan and Bridgend urban capacity studies. Plot 4 is fully hard surfaced with no permanent structures. The redundancy test for a car park is whether there is a continuing operational need for the parking. On this site that question is answered by what the operator has actually done. The car park was permanently closed in July 2026 and its function was consolidated into the new 681 space Cardiff Central Quay multi-storey car park delivered by Network Rail on Crawshay Street, with pick up and drop off relocated to Callaghan Square from August 2026. An operator does not permanently close a car park and build a replacement multi-storey facility for its function if it requires the land for parking. The relocation of the use, which on most sites in this study is the evidence sought and not found, has here already occurred and is documented by Transport for Wales and by Network Rail. No employment or land use policy constraint applies. The Council confirmed on 13 August 2026 that there is no Policy H9 risk and no land use policy concerns at this site, and recorded an indicative capacity of 256 units at 20 to 23 storeys, which is the authority indicating that it regards residential development here as acceptable in principle. Criterion (i) requires that there be no overriding alternative local land use requirement, and this is where the residual risk lies. The closure was undertaken as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works, and the platform for phase 1 of Cardiff Crossrail is anticipated immediately south of the new Southern Entrance.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 885sqm (0.08ha) – 0.21ac
Net Developable Area (NDA)	0.08 hectares. The site is well below one hectare and the benchmark gross to net ratio of 100 per cent applies under the methodology agreed with the Council on 30 July 2026. It should be recognised that at this size the site is at the practical margin of what can be developed independently, and a scheme would need to be delivered either as a single small footprint building or in conjunction with adjoining land.
Density	2,500 dwellings per hectare, the city centre tall building band, applied to 0.0885 hectares to give 221 dwellings. That band is the ceiling agreed with the Council and is applicable only where justified under Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017. It is justified here. Policy D1 is permissive in principle as to tall buildings in the city centre; the site adjoins the principal transport interchange in Wales; the Council has itself recorded an indicative scheme of 20 to 23 storeys on this plot; and a single tall building on a small footprint is the only form in which this site can sensibly be developed. The Council indicative figure of 256 units equates to approximately 2,893 dwellings per hectare, above the agreed ceiling. The study

	applies the ceiling and counts 221. The ground floor commercial convention applies without further deduction. Policy D1 also requires that a tall building should not compromise the reasonable development of neighbouring sites. Plot 3 adjoins to the north west and is indicatively earmarked for retail, office or hotel redevelopment, and the two plots share title CYM759106, so the cumulative position across both should be considered rather than this plot being maximised independently.
Recommended development form	A single tall residential building on a small footprint, car free, with an active ground floor. Height in the range contemplated by Policy D1 for the city centre, being eight or more storeys, subject to the effect on the setting of the listed station building and to the Policy D1 requirement that the scheme should not compromise the reasonable development of neighbouring sites. c. 23-storey, 256-unit Build to rent block with potential for alternative Living-sector uses (Co-living, Purpose Built Student Accommodation (PBSA), or Hotel), Ground-floor layout likely required mixed use with employment use.
Yield	221 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The derivation is exact and is more conservative than the Council own indicative figure. The site measures 885 square metres on OS digital mapping, being 0.0885 hectares. The city centre tall building density band agreed with the Council is 2,500 dwellings per hectare, applicable only where justified under Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017. At 2,500 dwellings per hectare the site yields 221 dwellings. The site is below one hectare so the gross to net ratio is 100 per cent and no further deduction is made, the ratios encompassing the land take arising from policy requirements as recorded at paragraph 3.17 of the report. The Council recorded an indicative capacity of 256 units at 20 to 23 storeys on 13 August 2026. That figure equates to approximately 2,893 dwellings per hectare, which exceeds the agreed tall building ceiling of 2,500. The study accordingly counts 221 rather than 256, applying the ceiling. The 35 unit difference is a deliberate reduction from the authority's own figure. Policy D1 is permissive in principle as to tall buildings in this part of the city centre, defining a tall building as one of eight or more storeys or 25 metres or more in height, subject to design, to the setting of the Grade II listed station and to the requirement that a scheme should not compromise the reasonable development of neighbouring sites, in particular the adjoining Plot 3. The ground floor commercial convention applies, the ground floor of a city centre scheme being assumed non residential without further deduction.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Title CYM759106 (covering the wider station curtilage within which
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	Plot 4 sits) as Leasehold, with 'Ownership' shown as Transport For Wales Rail Ltd, registered address Cardiff Central Station, Central Square, Cardiff CF10 1EP, and '3' intersecting leaseholder interests noted on the same title, noting Network Rail is likely to hold the underlying freehold, with Transport for Wales Rail Ltd holding an operational leasehold interest.
Registered owner(s)	
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM759106
Ownership: single / multiple / fragmented	Understood to be a single title (CYM759106) covering both Plot 3 and Plot 4. Ownership record shows '3' intersecting leaseholder interests on the same title, suggesting some fragmentation of leasehold interests within the wider curtilage.
Land assembly required (Y/N)	N
Evidence of owner intent	None identified

Suitability	Demonstrated in principle. The Council has confirmed no H9 risk and no land use policy concerns and has itself indicated 256 units at 20 to 23 storeys. Taken with the site's position immediately adjacent to Cardiff Central station, the most accessible location in Wales, suitability is established so far as it can be at this stage. Flood risk, the setting of the listed station and railway noise will be addressed at application stage; none is a barrier of principle.
Availability	Available on the facts, subject to rail safeguarding. The land ceased to be used for parking in July 2026, when the former Penarth Road car park was permanently closed and station car parking was consolidated into the new 681 space Cardiff Central Quay multi-storey car park on Crawshay Street, delivered by Network Rail and operated by APCOA. Pick up and drop off moved to Callaghan Square in August 2026. The land is vacant hardstanding with no structures, no occupier and no active use. The land is held within leasehold title CYM759106, on which Transport for Wales Rail Ltd is shown as owner with three intersecting leasehold interests, the underlying freehold being within the rail estate. The Council confirmed in answer to query 40 that the land has been submitted as a candidate site, which demonstrates availability. The closure was undertaken as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works; no requirement for Plot 4 for the Crossrail phase 1 platform has been identified, and that residual risk is reflected in the Medium rating.
Achievability	To be assessed. A tall building on a very small footprint carries a high cost per square metre, and that is before remediation of former railway land and any flood mitigation. Against that, values in this location are among the highest in Cardiff.
Evidence of availability	Available on the facts, subject to rail safeguarding. The land ceased to be used for parking in July 2026, when the former Penarth Road car park was permanently closed and station car parking was consolidated into the new 681 space Cardiff Central Quay multi-storey car park on Crawshay Street, delivered by Network Rail and operated by APCOA. Pick up and drop off moved to Callaghan Square in August 2026. The land is vacant hardstanding with no structures, no occupier and no active use.

	The land is held within leasehold title CYM759106, on which Transport for Wales Rail Ltd is shown as owner with three intersecting leasehold interests, the underlying freehold being within the rail estate. The Council confirmed in answer to query 40 that the land has been submitted as a candidate site, which demonstrates availability. The closure was undertaken as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works; no requirement for Plot 4 for the Crossrail phase 1 platform has been identified, and that residual risk is reflected in the Medium rating.
Likely delivery timescale	Years 3 to 5. The land is cleared, vacant hardstanding in a single title with no land assembly requirement and no demolition, in the most accessible location in Wales, and the existing use has already ceased. The steps remaining are confirmation of the freehold position and of rail safeguarding, and the submission and determination of an application. It is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event.
Confidence rating (High / Medium / Low)	Medium. The site adjoins Cardiff Central station, the busiest railway station in Wales and the principal rail and bus interchange for the city region, with direct pedestrian access through the new Southern Entrance approved under 25/00645/PRAP. It is cleared, fully hard surfaced land in a single title with no structures to demolish and no land assembly requirement. The Council confirms no Policy H9 risk and no land use policy concerns, and has itself recorded an indicative capacity of 256 units at 20 to 23 storeys. Policy D1 is permissive in principle as to tall buildings in this part of the city centre. The existing use has ceased. The car park was permanently closed in July 2026 and station car parking was consolidated into the new 681 space Cardiff Central Quay multi-storey car park on Crawshay Street, delivered by Network Rail and operated by APCOA, with pick up and drop off relocated to Callaghan Square from August 2026. Relocation of the existing use is documented rather than assumed. The rating is Medium rather than High because the land is held within the rail estate, where any requirement for the Cardiff Central Enhancement Project or the Cardiff Crossrail phase 1 platform, anticipated immediately south of the Southern Entrance, would take precedence. No such requirement has been identified, and the land has been submitted as a candidate site (query 40).

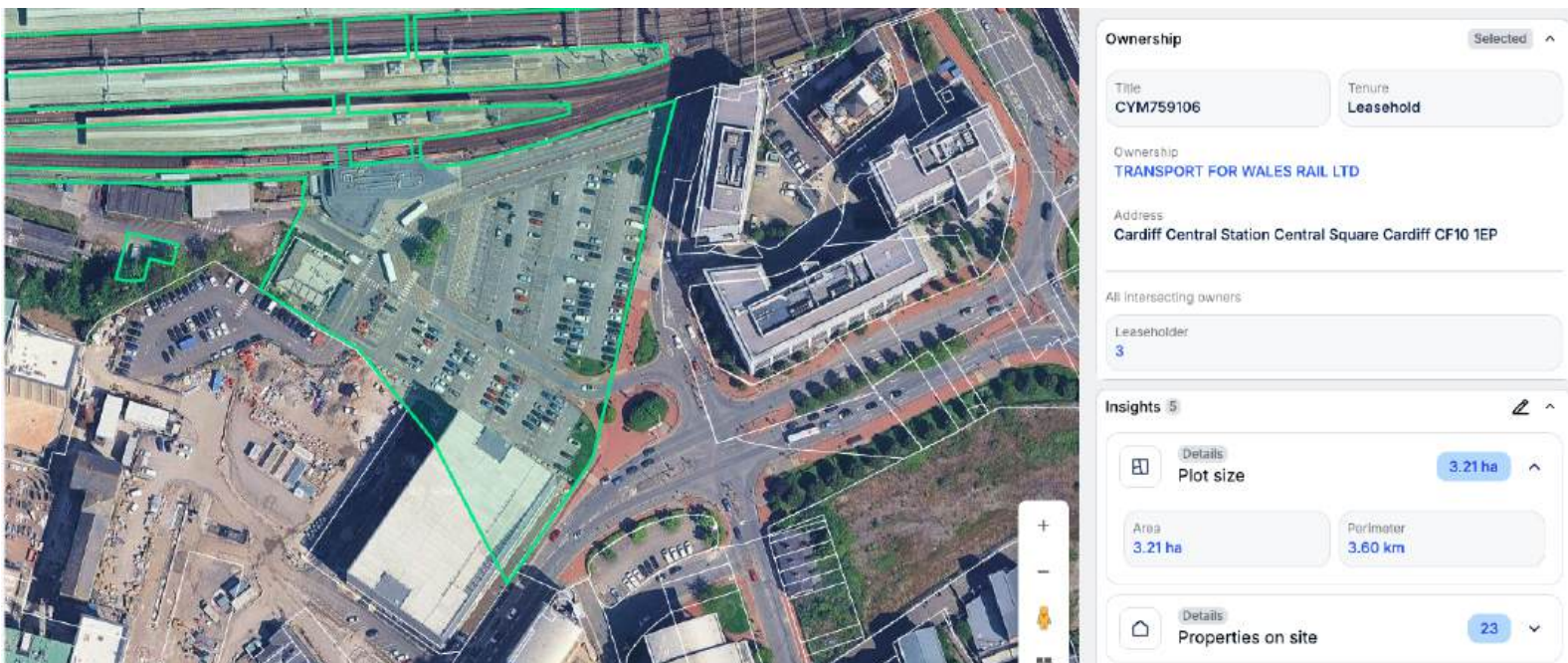
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	221 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being 0.0885 hectares at the city centre tall

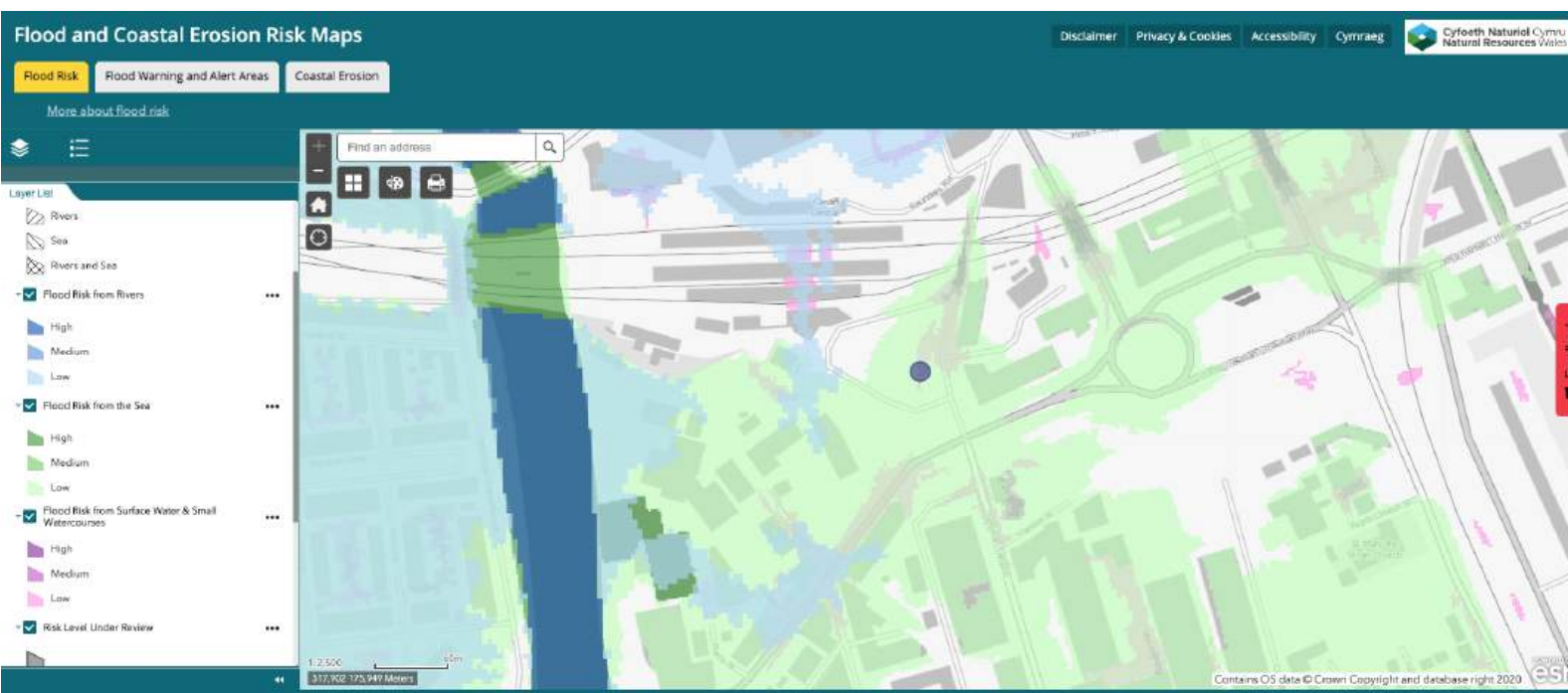
	building band of 2,500 dwellings per hectare, in delivery years 3 to 5, at Medium confidence. This is a reduction from the Council own indicative figure of 256 units, which would equate to approximately 2,893 dwellings per hectare and exceed the agreed tall building ceiling.
If not counted — reason	N/A site counted at 221 dwellings.
Summary	Plot 4 is a small parcel of approximately 0.0885 hectares, being 885 square metres, of fully hard surfaced land immediately south of Cardiff Central station between the station new Southern Entrance and Penarth Road. It was the former Penarth Road surface car park serving the station, together with passenger pick up and drop off. On accessibility it is the strongest site in the study. It adjoins the busiest railway station in Wales and the principal rail and bus interchange for the city region, with direct pedestrian access to all platforms through the new Southern Entrance approved under 25/00645/PRAP. If the study is to identify sites at public transport nodes as Action Point HS2.2 requires, this is the clearest example available. The existing use has ceased. The car park was permanently closed in July 2026 as part of the Cardiff Central Enhancement Project and Cardiff Crossrail preparatory works, and station car parking was consolidated into the new 681 space Cardiff Central Quay multi-storey car park on Crawshay Street, delivered by Network Rail and operated by APCOA, with pick up and drop off relocated to Callaghan Square from August 2026. Relocation of the existing use is therefore documented rather than assumed, which satisfies the Policy H9 redundancy limb. The Council confirmed on 13 August 2026 that there is no Policy H9 risk and no land use policy concerns, and recorded an indicative capacity of 256 units at 20 to 23 storeys. The site is counted at 221 dwellings on the Cardiff Council sign off of September 2026, in delivery years 3 to 5, at Medium confidence. The figure is 0.0885 hectares at the city centre tall building band of 2,500 dwellings per hectare, applied under Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017. It is a deliberate reduction from the Council own indicative 256, which would equate to approximately 2,893 dwellings per hectare and exceed the agreed ceiling. The rating is Medium rather than High because the land is held within the rail estate, where any requirement for the Cardiff Central Enhancement Project or the Cardiff Crossrail phase 1 platform would take precedence. No such requirement has been identified, and the land has been submitted as a candidate site, which the Council confirmed demonstrates availability (query 40).
Assessed by / date	Ross Bowen MRTPI 10/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



NRW – Flood risk mapping



Cardiff LDP mapping context layers

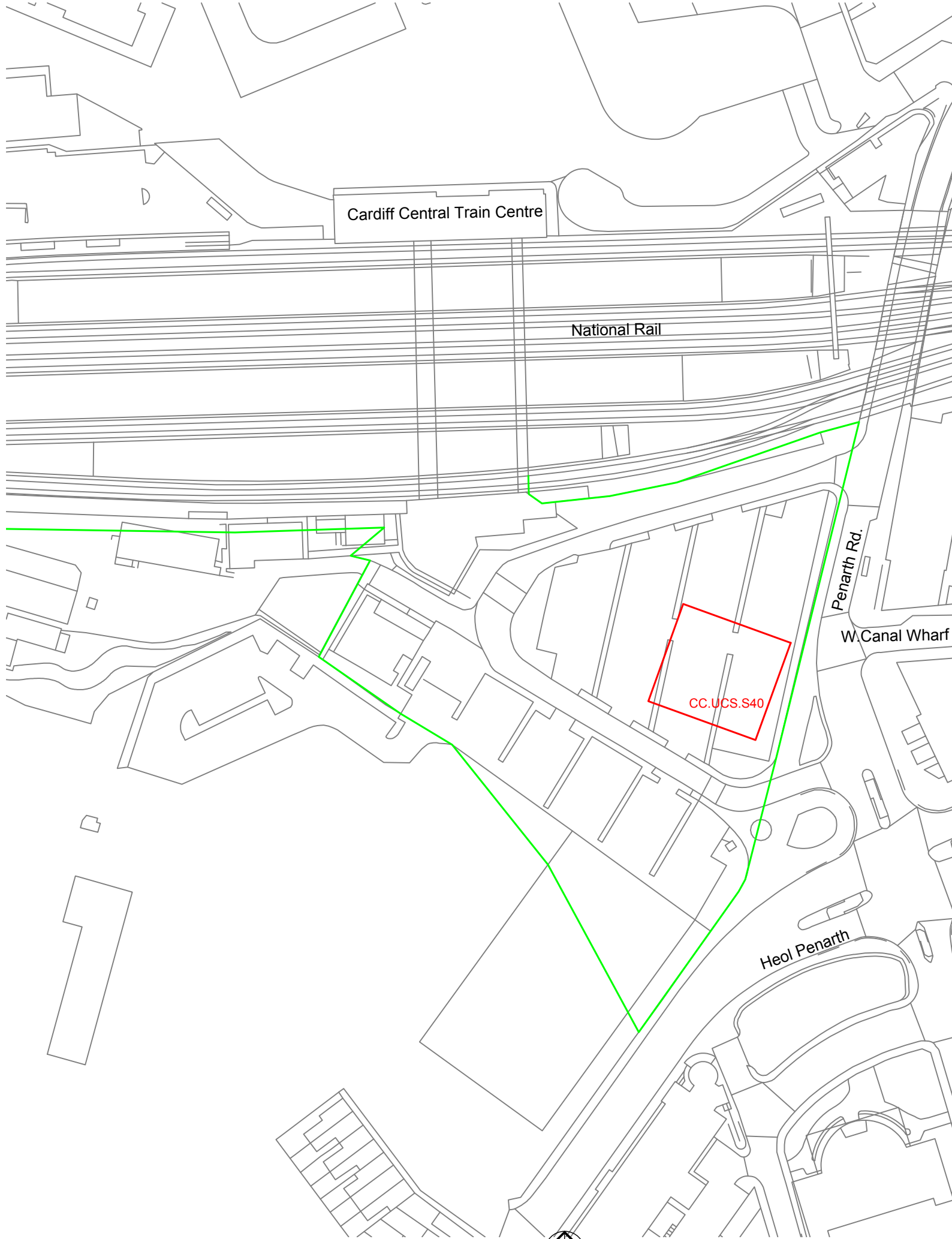


Cardiff LDP mapping RLDP layers



Photos – existing



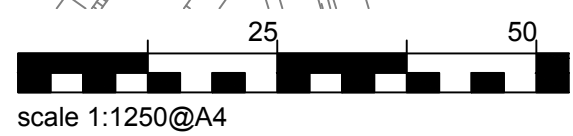


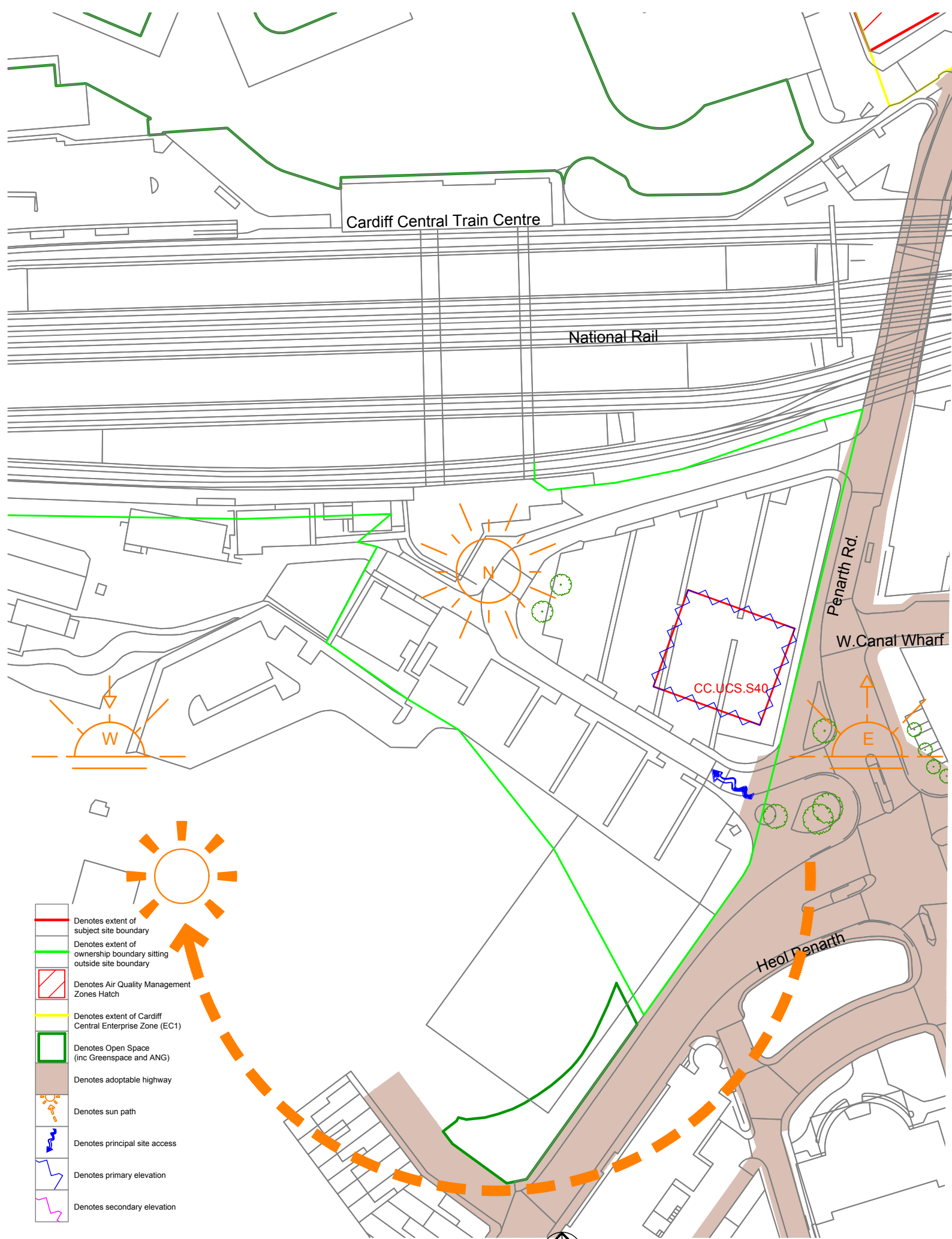
— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S40 - EXISTING SITE PLAN

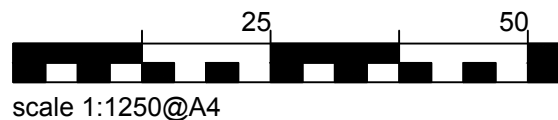
OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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EDS26.42 - CC.UCS.S40 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – Cardiff Theatrical Services

To be completed individually for each site identified

Site name	Cardiff Theatrical Services
Site UID (CC.UCS.S__)	CC.UCS.S45

Site Location and Description

Easting (X)	319066
Northing (Y)	176063
Latitude	51.477718 (51°28'40"N)
Longitude	-3.1667876 (003°10'00"W)
Postal address/location	Cardiff Theatrical Services Ltd (CTS), Ellen Street, Cardiff, CF10 4TT
Area (ha)	c. 1.15 ha (single freehold title WA794290).
Existing use(s)	Scenery-building and theatrical/set-construction workshop operated by Cardiff Theatrical Services Ltd (CTS) carpentry, metal fabrication, CNC routing, scenic art and cloth-manufacturing facility serving theatre, opera, film and events clients (est. by Welsh National Opera in 1984; company)
Occupancy status	Occupied and actively trading. The site is in the occupation of Cardiff Theatrical Services Limited, which has traded from this address for approximately thirty eight years. One leasehold interest is recorded against the freehold title and is presumed to relate to that occupation.
Previous uses	The site lies close to former Cardiff Docks and railway sidings land which was comprehensively redeveloped as the Callaghan Square and Capital Quarter office district from the late 1990s onwards, and an earlier dock or rail related use of this plot is plausible. Contamination should be assumed until investigated, consistent with the entry below.
Planning status/history	No planning application relating to the redevelopment of this site has been identified and no permission is extant. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report). The Council title search of 26 August 2026 records the site as 1.15 hectares under freehold title WA794290, held by Wyndham Lewis and occupied by Cardiff Theatrical Services. The adjoining Tyndall Street site at CC.UCS.S38 is a separate site under title WA172966 extending to 0.21 hectares; that site is discounted and no capacity from it is counted here.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No entry corresponding to this site has been identified in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	Large single-storey, flat-roofed industrial/workshop building with associated surface car parking.

Site boundaries and surrounding land uses	Site fronts Ellen Street, close to Adam Street and the Central Link road, with railway lines (the Cardiff-South Wales main line corridor) running close to the site's western boundary. The site sits within/immediately adjacent to Cardiff's Central (Cardiff) Enterprise Zone and Central Business District, which includes the neighbouring Capital Quarter office/residential development, Callaghan Square and Tyndall Street, and is within easy walking distance of Cardiff Central railway station. This site directly adjoins the Tyndall Street site, CC.UCS.S38, which is not counted (Appendix 2). The two are separate sites in separate ownerships and are correctly recorded separately: this site is held under freehold title WA794290, extending to 1.15 hectares, and the Tyndall Street site under title WA172966, extending to 0.21 hectares. They are physically contiguous, and two consequences follow which must be handled expressly. The red lines must not overlap, and the capacity of each must be derived from its own area alone so that no unit is counted twice.
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Constraints

Flood risk	The NRW flood mapping shows the site sitting predominantly within an area at medium risk of flooding from the sea. This is the principal technical constraint on the site. Residential development is highly vulnerable development for the purposes of Technical Advice Note 15. A Flood Consequences Assessment will be required and the justification test addressed, demonstrating that the site is previously developed land whose redevelopment contributes to the aims of the plan, and that the consequences of flooding over the lifetime of the development can be managed to an acceptable level. The position of the site relative to the TAN15 Defended Zone will be addressed in the Flood Consequences Assessment. NRW has accepted on other sites in this study in this part of Cardiff that tidal risk is greatly reduced by the Cardiff Bay Barrage and has raised no objection on that basis, and the same reasoning is likely to apply here. Practical mitigation is available and is reflected in the recommended development form: finished floor levels raised above the design flood level, flood resilient construction, no residential accommodation at ground floor, and safe access and egress. The ground floor commercial convention adopted across the study delivers the third of those in any event. Policy EN14 applies."
Ecology	Low on site. The site is occupied by a large single storey workshop building with associated surface parking and is hard surfaced throughout, so there is no habitat within the boundary and no vegetation of interest. Two requirements arise in the ordinary course. A precautionary bat and nesting bird survey of the building will be required before demolition. And Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so a shadow Habitats Regulations Assessment will be

	needed together with contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace. The railway corridor along the western boundary is the nearest feature of ecological interest and functions as a linear corridor; a landscaped buffer to that boundary is recommended in any event for noise attenuation and would deliver biodiversity net benefit under Policy KP16.
Trees	None of significance within the site boundary. The site is occupied by a large single storey workshop building with associated surface parking and is hard surfaced throughout. Any planting on the Ellen Street frontage lies on the highway.
Heritage/archaeology	No designation affects the site. It contains no listed building, no scheduled monument and no locally listed structure, and lies outside any conservation area. The existing building is a late twentieth century single storey industrial workshop of no architectural or historic interest and there is no constraint on its demolition. The archaeological position is one of reduced but not extinguished potential. The site lies on the historic hinterland of the Bute Docks and the associated railway sidings, and the wider area was comprehensively redeveloped as the Callaghan Square and Capital Quarter district from the late 1990s, which is likely to have disturbed or removed below ground remains across much of it. Whether this particular plot was similarly disturbed has not been established. An archaeological watching brief secured by condition would be a proportionate response if the Glamorgan-Gwent Archaeological Trust seeks one, and that is the treatment applied on comparable dockland sites in this study.
Air quality	No designation affects the site. It contains no listed building, no scheduled monument and no locally listed structure, and lies outside any conservation area. The existing building is a late twentieth century single storey industrial workshop of no architectural or historic interest and there is no constraint on its demolition. The archaeological position is one of reduced but not extinguished potential. The site lies on the historic hinterland of the Bute Docks and the associated railway sidings, and the wider area was comprehensively redeveloped as the Callaghan Square and Capital Quarter district from the late 1990s, which is likely to have disturbed or removed below ground remains across much of it. Whether this particular plot was similarly disturbed has not been established. An archaeological watching brief secured by condition would be a proportionate response if the Glamorgan-Gwent Archaeological Trust seeks one, and that is the treatment applied on comparable dockland sites in this study.
Noise	Two external sources and one internal. The Central Link and Adam Street carry substantial traffic to the east, and the Cardiff to South Wales main line railway corridor runs close to the western boundary. The existing use is itself a source: a fabrication workshop with carpentry, metal working and CNC routing is an industrial noise generator, and redevelopment removes it. A Noise Impact Assessment will be required. Attenuation to the railway corridor on the western boundary will govern the layout and orientation, and a landscaped buffer to that boundary is

	recommended. Standard glazing and ventilation measures will apply to the Adam Street and Central Link aspects. Residential amenity is demonstrably capable of being achieved in this location: the adjoining Capital Quarter includes residential development delivered on the same railway frontage, and the agent of change principle does not operate against this site, the industrial noise source being the use that is removed rather than one that is retained nearby.
Contaminated land	To be assumed and investigated. Two sources of risk arise and both are material. The existing use is a fabrication workshop involving carpentry, metal working, scenic painting and cloth manufacture, carried on at this address for approximately thirty eight years. Solvents, paints, resins, oils and metal residues should be anticipated in made ground and beneath the workshop floor slab. An asbestos refurbishment and demolition survey will also be required for a building of this age and type. The site lies on the historic hinterland of the Bute Docks and the associated railway sidings, so made ground, hydrocarbon contamination and ground gas associated with that earlier use cannot be ruled out. A phased site investigation, remediation strategy and verification plan should be assumed, together with ground gas protection measures and testing of any imported or site won material, secured by condition in the ordinary way. Remediation is a cost and a programme item rather than a constraint of principle. Policy EN13 applies.
Vehicular access	Direct vehicular access is taken from Ellen Street, which connects to Adam Street and the Central Link corridor. The site has on site surface parking associated with the existing use. The access is already constructed to accommodate heavy goods and large van movements serving the set construction operation, so it is capable of taking construction traffic without alteration and the residential use proposed would generate materially fewer and lighter movements than the existing use. A low parking or car free scheme is appropriate given the position within walking distance of Cardiff Central station and the bus routes serving the Tyndall Street and Callaghan Square area, consistent with Policy T5. Servicing and refuse arrangements would be designed from Ellen Street.
Utilities	Not assessed. The site is a fully serviced industrial workshop accommodating carpentry, metal fabrication and CNC routing operations, so incoming electricity capacity in particular is substantial and is likely to exceed what a residential scheme would require. Foul drainage capacity and any sustainable drainage requirement, together with the surface water management measures arising from the flood risk classification, would fall to be confirmed with Dwr Cymru Welsh Water at application stage.
Pedestrian, cycle & public transport	The site is approximately 800 m-1 km (c. 10-12 minute walk) from Cardiff Central railway station, and sits within Cardiff's Central Business District/Enterprise Zone, which is marketed as being within

	easy walking distance of both of the city's main railway stations, with a range of bus routes serving the surrounding Tyndall Street/Callaghan Square area.
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Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016, which remains the development plan for decision taking. The site lies within the Central Business Area, so Policy KP10 applies. It lies within or adjoining the area covered by Policy KP2(A), Cardiff Central Enterprise Zone and Regional Transport Hub. A distinction must be maintained: the Cardiff Central Enterprise Zone is also a Welsh Government economic and fiscal designation, and in that capacity it neither protects the land nor determines what may be built on it. The two should not be conflated. The employment position is settled and is favourable. Policy EC3 does not apply. The Council confirmed at query 8 on 26 August 2026 that the site is outside protected employment land, and that is corroborated against the Council's interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026: the site lies outside Policy EC3.21 Land at East Bay Close, which covers only the depots between the railway and Tyndall Street further east, and outside Housing Commitment 9 at East Bay Close under Policy SP1. Policy EC6 protects office floorspace within the Central Business Area and the existing use is a manufacturing workshop, so EC6 is not engaged and no office floorspace is lost. Policy EC7 accordingly governs the loss of the existing use. The Safeguarding Business and Industrial Land and Premises Supplementary Planning Guidance of November 2017 is noted but does not bite, the site being outside any protected designation. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy EN14 is engaged and is the principal constraint, the site lying predominantly within an area at medium risk of flooding from the sea; Technical Advice Note 15 applies and the justification test must be addressed. Policy EN13 applies on air quality, noise and land contamination. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged if height beyond eight storeys is pursued. Also relevant: KP5, KP7, KP8, KP15, KP16 and KP17; H3 on affordable housing; EN6 and EN11; T1 and T5; C5; and W2. Relevant supplementary planning guidance: Residential Design Guide, January 2017; Managing Transportation Impacts including Parking Standards, July 2018; Planning Obligations, January 2017; and Green Infrastructure, November 2017. National policy: Planning Policy Wales Edition 12, February 2024; Future Wales, the National Plan 2040; Technical Advice Note 15 as revised March 2025; the Well-being of Future Generations (Wales) Act 2015; and the Environment (Wales) Act 2016.
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H9 Compliant, if not reason for inclusion	Compliant. See the Policy H9 block below. The Council confirmed at that the site is outside protected employment land, that within the Central Business Area only office floorspace is protected, and that the site should be considered in the study despite being occupied.
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Policy H9 — need to retain the existing use

Existing use and whether active	Active. Cardiff Theatrical Services Limited operates a scenery building and set construction workshop from the site, comprising carpentry, metal fabrication, CNC routing, scenic art and cloth manufacturing facilities serving theatre, opera, film and events clients. The business was established by Welsh National Opera in 1984 and has traded from this address for approximately thirty eight years. One leasehold interest is recorded against the freehold title and is presumed to relate to that occupation.
Use protected by policy designation (Y/N — which)	Active. Cardiff Theatrical Services Limited operates a scenery building and set construction workshop from the site, comprising carpentry, metal fabrication, CNC routing, scenic art and cloth manufacturing facilities serving theatre, opera, film and events clients. The business was established by Welsh National Opera in 1984 and has traded from this address for approximately thirty eight years. One leasehold interest is recorded against the freehold title and is presumed to relate to that occupation. That is stated plainly, and it is not a bar to inclusion. The Council was asked this question directly and answered it on 26 August 2026: "Outside of protected employment land, only office protection in CBA, Site should be considered in study, despite being occupied." Where an occupier remains in situ the applicable test under Policy EC7 is whether relocation to other suitable accommodation can be demonstrated, which is addressed below.
Evidence of relocation, disposal or marketing	No marketing, disposal decision, pre-application enquiry or planning application has been identified, and none is asserted. The site is in active occupation and the freeholder has not been approached. Policy EC7 requires the relocation of existing occupiers to other suitable accommodation to be demonstrated. Two things bear on whether that is realistic here. First, the nature of the use. A scenery building and set construction workshop is a large footprint, low value industrial operation requiring floorspace, vehicular access and height. It has no functional need for a Central Business Area location within walking distance of Cardiff Central station, and its operational requirements would be met as well or better on a modern industrial estate elsewhere in the city. This is the classic candidate for relocation rather than a use tied to its site. Second, the ownership. The freehold is held by Wyndham Lewis Holdings Limited and Wyndham Lewis Properties Limited, and the occupier holds a leasehold interest. The freeholder is a property company rather than the operating business, so a decision to redevelop is an investment decision for a landlord and does not depend on the occupier choosing to move.
Age / condition / functional obsolescence of buildings	The building is a large single storey flat roofed industrial workshop with associated surface parking. It continues to serve the purpose for which it is used and no argument of functional obsolescence is advanced.

	The point which does arise is one of land use efficiency rather than of building condition. A single storey workshop with surface parking occupies 1.15 hectares of previously developed land within walking distance of Cardiff Central station, adjoining the Capital Quarter and Callaghan Square office and residential district. That is among the least intensive uses of well located city centre land on the schedule, and it is the reason the site was identified.
H9 conclusion	Satisfied. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The site is previously developed land in a city centre location. The premises are occupied and no case is made that they are physically redundant; the analysis proceeds on the employment policy position and on criterion (i). The Council was asked this question directly at query 8 and answered it on 26 August 2026: ""Outside of protected employment land, only office protection in CBA, Site should be considered in study, despite being occupied."" That answer is determinative on the policy limbs. Policy EC3 does not apply, the site being outside protected employment land, which is corroborated on the Council Proposals Map of 18 August 2026: outside Policy EC3.21 Land at East Bay Close and outside Housing Commitment 9. Policy EC6 does not apply, the only protection within the Central Business Area being for office floorspace and the existing use being a manufacturing workshop. Policy EC7 governs the loss of the use and is satisfied on the relocation limb: the operation is a large footprint, low value industrial use with no functional need for this location, whose requirements would be met as well on a modern industrial estate elsewhere in the city. Criterion (i) requires that there be no overriding alternative local land use requirement. There is none. The Council has confirmed that the site is outside protected employment land and has directed that it be considered in the study notwithstanding its occupation, which is the plan making authority addressing this site by name and declining to assert any requirement to retain the existing use. Policy H9 is accordingly satisfied. What the site lacks is evidence of relocation, not policy support, and it is rated and phased on that basis.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 11,540sqm (1.15ha) – 2.85ac
Net Developable Area (NDA)	1.15 hectares is the gross site area, being 11,540 square metres from OS digital mapping. The benchmark gross to net ratio of 85 per cent for a site in the one to two hectare band would give approximately 0.98 hectares. The capacity is derived on the gross area for the reason given at paragraph 3.17 of the report. The benchmark ratios exist to account for the land take arising from plan policy requirements, being open space and play provision, sustainable drainage, tree replacement, biodiversity net benefit, green infrastructure and access provision. On the flattened city centre fringe scheme this site would

	accommodate, adjoining the Capital Quarter, those requirements are met within the development envelope rather than by taking land out of the developable area, and deducting a further 15 per cent would apply the same allowance twice.
Density	250 dwellings per hectare, the inner city band supplied by the Council by email of 19 August 2026 in answer to query 28 and applied to the schedule site by site at the meeting of 2 September 2026, taken on the gross site area for the reason given at Net Developable Area above. The arithmetic is exact: 1.15 hectares at 250 dwellings per hectare gives 287.5, being the 288 signed off. The band is appropriate to the location. The site adjoins the Capital Quarter and Callaghan Square, where flatted residential and office development at comparable densities has been delivered, and lies within walking distance of Cardiff Central station. It is materially below the city centre band of 1,000 dwellings per hectare applied to sites a few hundred metres away, which is the conservative course for a site of this size on the edge of the central area.
Recommended development form	Comprehensive redevelopment for flatted residential development at inner city density, with active commercial or employment floorspace at ground floor, taking its form from the adjoining Capital Quarter and Callaghan Square. Retention of an employment element within the scheme would assist with Policy EC7 and with the Enterprise Zone context and is the form most likely to be acceptable to the authority. Layout and levels must respond to the flood risk classification, with finished floor levels and flood resilient construction designed in and no residential accommodation at ground floor, which the ground floor commercial convention delivers in any event. Attenuation will be required to the railway corridor on the western boundary and to the Central Link. The site would form a materially better development site in combination with the adjoining Tyndall Street site at CC.UCS.S38, and a comprehensive scheme across both would be the optimum outcome. Each site is nonetheless assessed on its own area alone and no capacity is counted twice, CC.UCS.S38 being discounted.
Yield	288 dwellings, the capacity signed off by Cardiff Council on 2 September 2026, being the gross site area of 1.15 hectares at the inner city band of 250 dwellings per hectare. The figure derives from this red line alone. The adjoining Tyndall Street site at CC.UCS.S38 is held under a separate title, WA172966, extending to 0.21 hectares, is in different ownership and is discounted. No capacity from it is included here and the two red lines do not overlap.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold title WA794290, held by two parties: Wyndham Lewis Holdings Limited and Wyndham Lewis Properties Limited (an active Companies House-registered entity, no. 06214419, registered office Cardiff CF10 3BD). One intersecting leasehold interest is recorded (freeholder: Wyndham Lewis Properties Limited; leaseholder: 1no. interest, name not shown), which is presumed to relate to Cardiff
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	Theatrical Services Ltd's occupation of the site.
Registered owner(s)	Wyndham Lewis Holdings Limited and Wyndham Lewis Properties Limited, freehold title WA794290, extending to approximately 1.15 hectares. Wyndham Lewis Properties Limited is an active company registered at Companies House under number 06214419. One intersecting leasehold interest is recorded, presumed to relate to the occupation of Cardiff Theatrical Services Limited.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	WA794290. The adjoining Tyndall Street site at CC.UCS.S38 is held under a separate title, WA172966, by a different party, and the two sites are separate for that reason.
Ownership: single / multiple / fragmented	Single freehold title held by two related parties, subject to one leasehold interest. The freehold position is straightforward; the occupational position is the constraint.
Land assembly required (Y/N)	No in respect of this site, which is held in a single title. It should be noted, however, that this site and the adjoining CC.UCS.S38 would together form a materially better development site than either alone, and a comprehensive scheme across both would require the assembly of two ownerships. Each site is assessed on its own merits, which is the more conservative course.
Evidence of owner intent	None identified. Direct enquiry should be made of Wyndham Lewis Properties Limited and the response recorded whatever it is.
Suitability	Suitable. The site is 1.15 hectares of previously developed land within walking distance of Cardiff Central station, adjoining the Capital Quarter and Callaghan Square where flatted residential and office development has been delivered, and served by an existing vehicular access from Ellen Street. It is not listed, is not within a conservation area, and no heritage designation affects it. The Council has confirmed that it is outside protected employment land and that within the Central Business Area only office floorspace is protected. Two matters require attention and neither goes to the principle. The land is shown as predominantly at medium risk of flooding from the sea, so a Flood Consequences Assessment will be required and the justification test under Technical Advice Note 15 addressed. And legacy contamination should be assumed given the long standing fabrication, painting and metalwork use and the proximity of former dockland and railway land. The constraint on this site is the relocation of the existing occupier, not the suitability of the location.
Availability	Not yet demonstrated, and recorded plainly. The site is in active occupation by Cardiff Theatrical Services Limited, which has traded here for approximately thirty eight years under a leasehold interest. There is no marketing, no disposal decision and no evidence of an intention to relocate. The position is nonetheless better than the raw facts suggest. The freehold is held by Wyndham Lewis Holdings Limited and Wyndham Lewis Properties Limited, property companies rather than the operating business, so a decision to redevelop rests with a landlord holding 1.15 hectares of well located city centre land in a single low intensity use. The occupation is leasehold, so the lease term and any break provisions govern the timing. No land assembly is required, the site being held in one title. Availability accordingly turns on a lease position and a landlord

	decision, neither of which has been established. The capacity is counted at Low confidence and placed in the final delivery band to reflect that, and the site is identified in the sensitivity analysis.
Evidence of availability	Not established. No marketing, disposal decision, pre-application enquiry, planning application or owner engagement has been identified. What is established is that no policy obstacle stands in the way. The Council was asked this question directly at query 8 and answered it on 26 August 2026: ""Outside of protected employment land, only office protection in CBA, Site should be considered in study, despite being occupied."" That is officer identification of the site as one properly within the study, which is a category expressly recognised in Action Point HS2.2, rather than evidence from the owner.
Achievability	Not yet demonstrated, and recorded plainly. The site is in active occupation by Cardiff Theatrical Services Limited, which has traded here for approximately thirty eight years under a leasehold interest. There is no marketing, no disposal decision and no evidence of an intention to relocate. The position is nonetheless better than the raw facts suggest. The freehold is held by Wyndham Lewis Holdings Limited and Wyndham Lewis Properties Limited, property companies rather than the operating business, so a decision to redevelop rests with a landlord holding 1.15 hectares of well located city centre land in a single low intensity use. The occupation is leasehold, so the lease term and any break provisions govern the timing. No land assembly is required, the site being held in one title. Availability accordingly turns on a lease position and a landlord decision, neither of which has been established. The capacity is counted at Low confidence and placed in the final delivery band to reflect that, and the site is identified in the sensitivity analysis.
Likely delivery timescale	Beyond year 10, to 2036. The site is in active occupation under a leasehold interest with no evidence of an intention to relocate, no marketing and no application, and the relocation of a specialist manufacturing operation must precede redevelopment. Placing the capacity in the final band ensures that no reliance is placed on this site in the early trajectory. An earlier band would be justified if the lease position or a landlord intention were established.
Confidence rating	Low. The site is in active occupation by a business which has traded here for approximately thirty eight years. There is no marketing, no disposal decision, no application and no evidence of freeholder or occupier intent, and the lease position has not been established. The site is nonetheless properly counted. The Council was asked directly whether the occupation altered its view and answered that the site is outside protected employment land, that within the Central Business Area only office floorspace is protected, and that the site should be considered in the study despite being occupied. The designation position is corroborated on the Council Proposals Map of 18 August 2026. The land is 1.15 hectares of previously developed land within walking distance of Cardiff Central station, in a single freehold title with no land assembly requirement, held by a

	property company rather than the operating business, and presently in one of the least intensive uses of well located city centre land on the schedule. Flood risk and contamination are constraints on cost and design, not on principle. Confirmation of the lease term, or of any landlord intention to redevelop, would move the rating to Medium.
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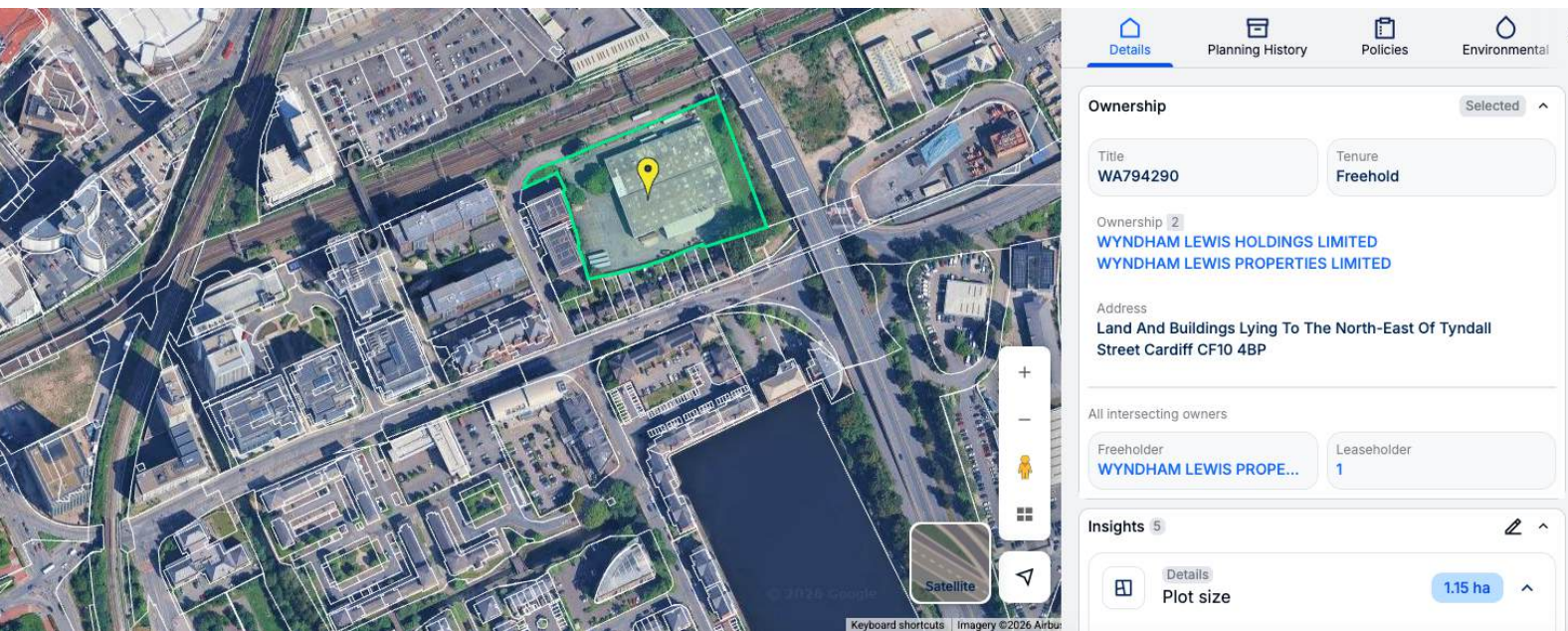
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	288 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being 1.15 hectares at the inner city band of 250 dwellings per hectare, in the delivery band beyond year 10, to 2036, at Low confidence.
If not counted — reason	N/A site counted at 288 dwellings.
Summary	Cardiff Theatrical Services occupies a site of approximately 1.15 hectares on Ellen Street, held in a single freehold title WA794290 by Wyndham Lewis Holdings Limited and Wyndham Lewis Properties Limited, subject to one leasehold interest. The site comprises a large single storey workshop building with surface parking, in use for scenery building and set construction including carpentry, metal fabrication, CNC routing, scenic art and cloth manufacturing. The business was established by Welsh National Opera in 1984 and has traded here for approximately thirty eight years. The site lies within the Central Business Area and the Cardiff Central Enterprise Zone, adjoining the Capital Quarter and Callaghan Square and within walking distance of Cardiff Central station, with the main line railway corridor to the west. It directly adjoins the Tyndall Street site at CC.UCS.S38, which is a separate site in separate ownership under title WA172966 and is discounted; the two red lines are separate and no capacity is counted twice. The site is counted at 288 dwellings on the Cardiff Council sign off of September 2026, derived as 1.15 hectares at the inner city band of 250 dwellings per hectare, in the delivery band beyond year 10, to 2036, at Low confidence. Policy H9 is satisfied. The Council was asked at query 8 whether the occupation of the site by a business trading here for thirty eight years altered its view, and answered on 26 August 2026: "Outside of protected employment land, only office protection in CBA, Site should be considered in study, despite being occupied." Policy EC3 accordingly does not apply, which is corroborated on the Council Proposals Map of 18 August 2026, the site lying outside Policy EC3.21 Land at East Bay Close and outside Housing Commitment 9. Policy EC6 does not apply, the existing use being a manufacturing workshop rather than office floorspace. Policy EC7 governs the loss of the use and is satisfied on the relocation limb, the operation being a large footprint industrial use with no functional need for a city centre location. No entry corresponding to this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025 and no capacity here is counted elsewhere.

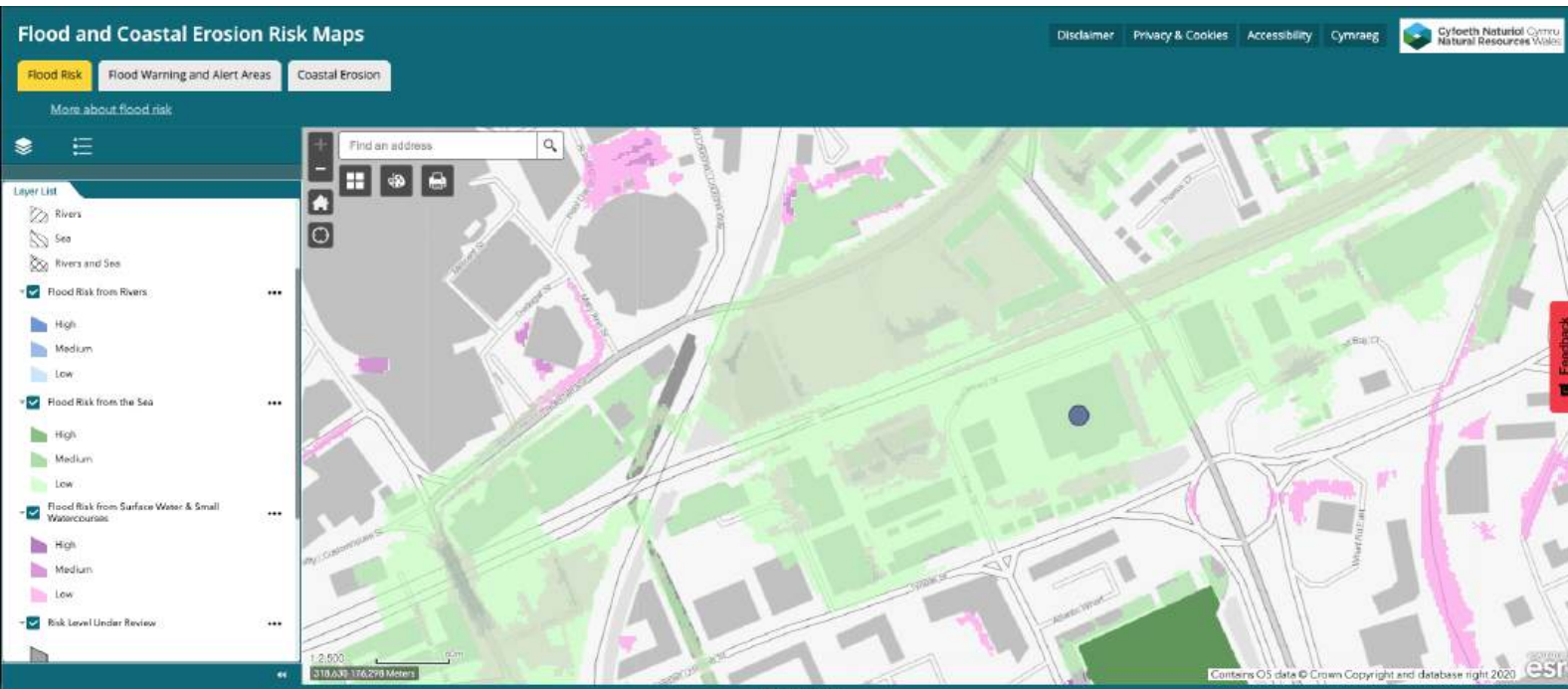
	What the site lacks is evidence of relocation. There is no marketing, no application and no established lease position, and the capacity is rated and phased accordingly. No enquiry has been made of Wyndham Lewis Properties Limited as to the lease term or its intentions; the absence of documented owner intent is reflected in the Low rating and the delivery timescale beyond year 10. The land is shown as predominantly at medium risk of flooding from the sea, so a Flood Consequences Assessment and the Technical Advice Note 15 justification test will be required, and legacy contamination should be assumed.
Assessed by / date	Ross Bowen MRTPI 6/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 9/9/26

MAPPING:-

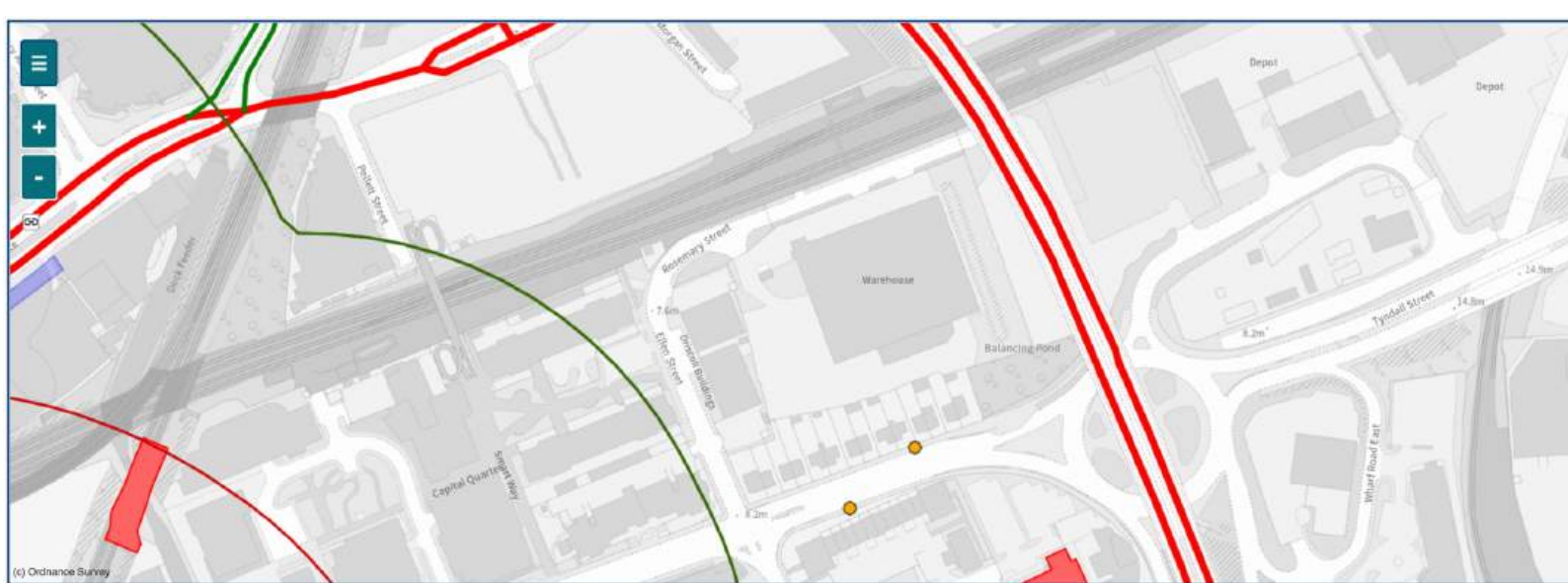
Ownership boundary record



NRW – Flood risk mapping



Cardiff LDP mapping context layers



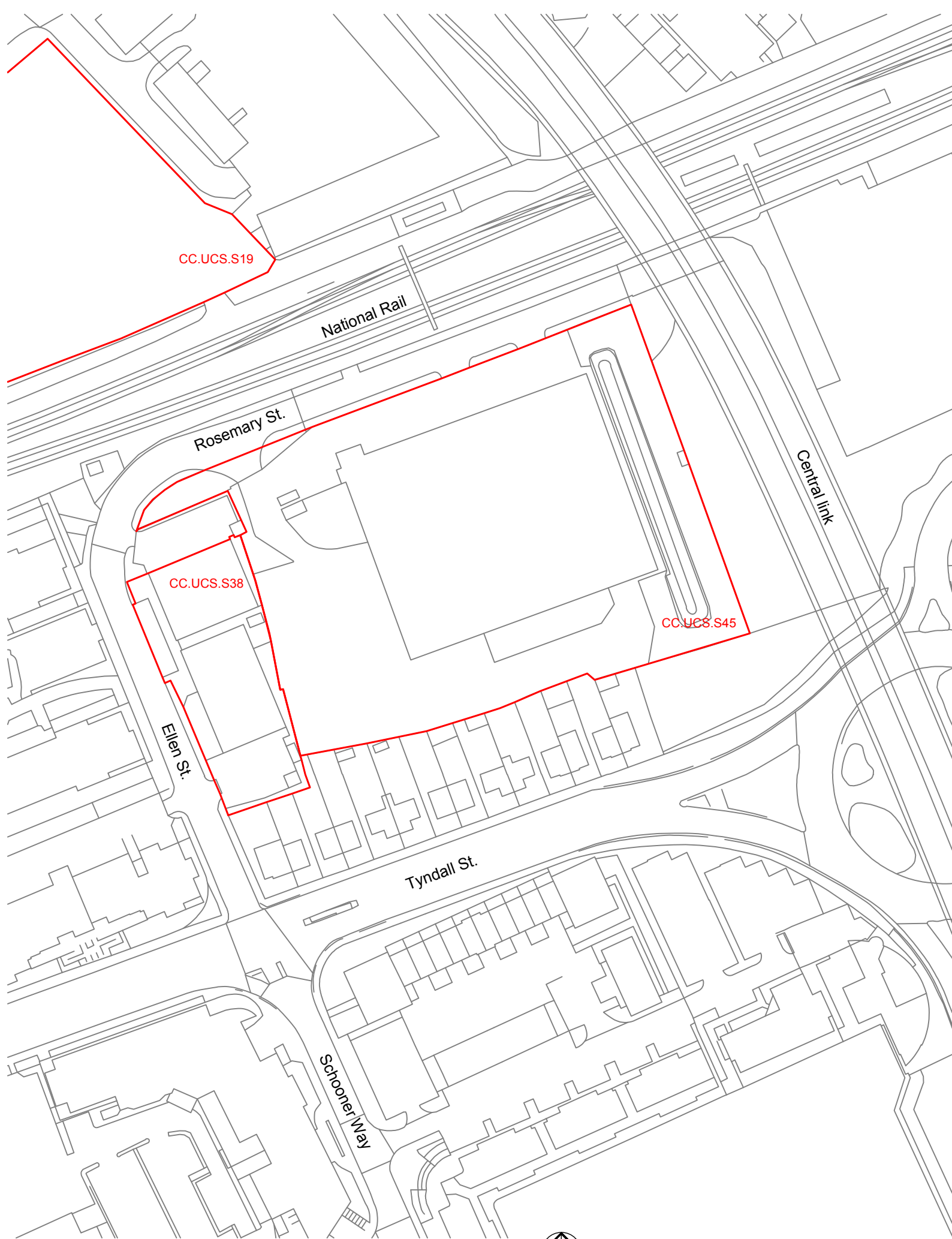
Cardiff LDP mapping RLDP layers



Photos – existing





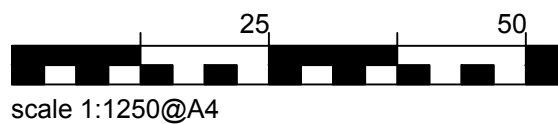


— Denotes development boundary opportunity

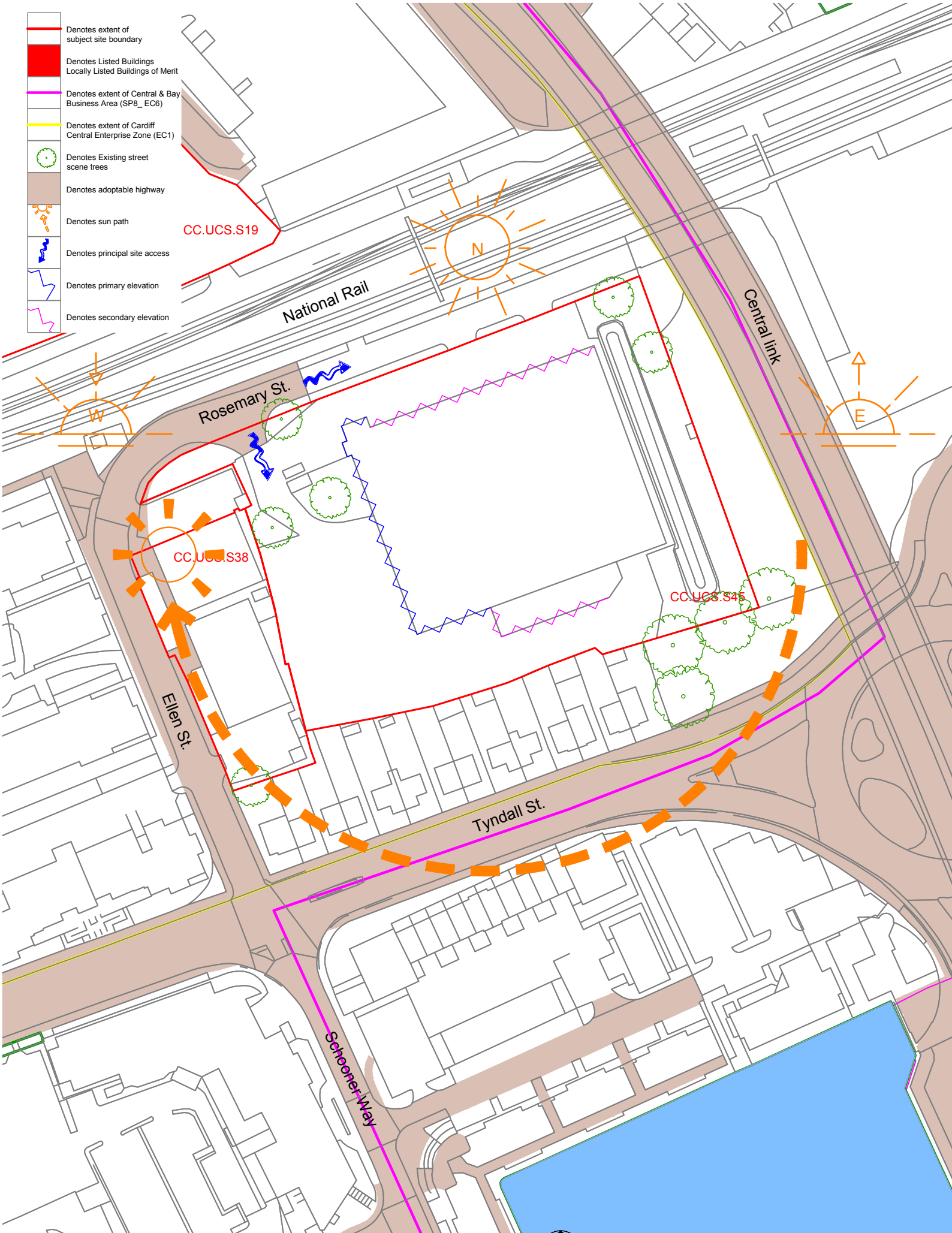


EDS26.42 - CC.UCS.S45 - EXISTING SITE PLAN

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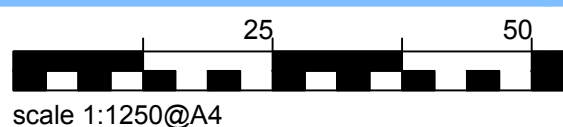
-  Denotes extent of subject site boundary
-  Denotes Listed Buildings
Locally Listed Buildings of Merit
-  Denotes extent of Central & Bay Business Area (SP8_EC6)
-  Denotes extent of Cardiff Central Enterprise Zone (EC1)
-  Denotes Existing street scene trees
-  Denotes adoptable highway
-  Denotes sun path
-  Denotes principal site access
-  Denotes primary elevation
-  Denotes secondary elevation



 Denotes development boundary opportunity

EDS26.42 - CC.UCS.S45 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – 5-7 Queen St, Cardiff

To be completed individually for each site identified

Site name	5-7 Queen St, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S47

Site Location and Description

Easting (X)	318239
Northing (Y)	176536
Latitude	51.481844, (51°28'55"N)
Longitude	-3.1788093 (003°10'44"W)
Postal address/location	5-7 Queen Street, Cardiff CF10 2AF
Area (ha)	621 sq m (0.0621 ha); title WA167712]
Existing use(s)	Ground floor retail/commercial unit(s) fronting the western (odd-numbered) end of the pedestrianised Queen Street and onto Kingsway (A4161), with basement accommodation, in a prominent position opposite Cardiff Castle. The Land Registry record confirms 4 separate leasehold interests, consistent with the property being let as multiple retail/commercial units. Exact current occupiers/uses have not been confirmed on site.
Occupancy status	Occupied
Previous uses	Retail and commercial. The site lies within the historic core of Cardiff city centre and has carried commercial and retail frontage to Queen Street since at least the nineteenth century. No earlier use is recorded and none is likely to be material.
Planning status/history	No planning application relating to the residential conversion of this building has been identified, and no permission is extant for that purpose. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report). The Castle Street and Kingsway corridor immediately adjoining has been the subject of highway and air quality works under the Council Clean Air Plan, restricting general traffic and delivering bus, taxi and cycle priority together with a segregated cycleway. Those works are being made permanent and are relevant to access and to the air quality position rather than to the principle of development on this site.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry for 5-7 Queen Street, for 1 to 7 Odd Queen Street or for 9 to 10 Kingsway appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory.
On Candidate Sites Register? (Y/N — ref)	No. No entry for 5-7 Queen Street, for 1 to 7 Odd Queen Street or for 9 to 10 Kingsway appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory. The position is straightforward: no residential permission has been granted on the building, so there is no consent capable of being carried in a landbank of committed units. The full capacity is accordingly counted with no netting off.
Notable structures/features	A city centre commercial block of ground floor retail units with basement accommodation and upper floors, fronting the pedestrianised western end of Queen Street and returning to

	Kingsway. The building is not listed. It stands directly opposite Cardiff Castle, which is both a Scheduled Monument and a Grade I listed building, so the setting is of the highest sensitivity even though the building itself carries no designation.
Site boundaries and surrounding land uses	The site fronts the western end of the pedestrianised Queen Street and Kingsway (A4161), directly opposite Cardiff Castle and Bute Park/the Castle grounds to the west. Greyfriars Road and Greyfriars Place lie to the north-east, with the wider Castle Quarter shopping streets (Castle Street, Duke Street, High Street/St Mary Street and the historic arcades) beyond to the south. Surrounding uses are dense city-centre commercial/retail/office premises and, to the west across Kingsway, the Castle grounds and Friary Gardens green space.

Constraints

Flood risk	The site is located within the city centre, set back from the River Taff (which lies approximately 150-200 m to the west, on the far side of Cardiff Castle grounds/Bute Park). The site itself is not shown within the mapped 'Flood Risk from Rivers' or 'Flood Risk from the Sea' extents on the NRW map. Scattered areas of 'Flood Risk from Surface Water & Small Watercourses' (pink/purple shading) are shown at various points around the wider city centre (e.g. Greyfriars Road/Crockherbtown area), but do not appear to directly overlay the site itself. Flood risk is not a constraint here.
Ecology	The site is a small, fully built-up city-centre commercial plot with negligible on-site ecological value. Cardiff Castle grounds/Bute Park (a significant green corridor along the River Taff) lie immediately to the west, which may support protected species (e.g. bats, birds) in mature trees and stonework, but this would only be relevant to works affecting shared boundaries/structures.
Trees	No trees are present within the site itself (a fully built footprint). Mature trees within the adjacent Cardiff Castle grounds and Friary Gardens may be relevant to any works near the site boundary but do not directly constrain the plot.
Heritage/archaeology	The site is not listed. It stands directly opposite Cardiff Castle, a Scheduled Monument and Grade I listed building, within the historic Castle Quarter, so the setting of a designated heritage asset of the highest grade is the governing heritage consideration. Policies EN9 and KP17 are engaged. The site is within or immediately adjoining the Queen Street Conservation Area, designated 1992 and recorded elsewhere in this study at CC.UCS.S24. Whichever applies, the practical consequence is limited. The capacity counted arises from the conversion of upper floors within the existing building envelope, not from demolition or from any change to the external form. Heritage therefore constrains external alteration, fenestration and any roof level addition, and requires a heritage led approach to those elements, but it does not bear on the principle of residential use above a retained shopfront. The site lies within the historic core and any below ground works should be the subject of an archaeological watching brief if the Glamorgan-Gwent Archaeological Trust seeks one.
Air quality	The site fronts Kingsway, the A4161, within the Castle Street corridor Air Quality Management Area, where nitrogen dioxide levels breached legal limits in 2018 and prompted a Welsh Government direction to Cardiff Council to prepare a Clean Air Plan.

	The position has since improved materially and continues to. The Clean Air Plan scheme has restricted general traffic on Castle Street and Kingsway, delivered bus, taxi and cycle priority and a segregated cycleway, and those measures are being made permanent. The corridor immediately adjoining the site now carries far less general traffic than when the exceedance was recorded. An air quality assessment will be required to support residential use, and mitigation is likely to include mechanical ventilation with filtration to habitable rooms on the Kingsway frontage. That is a matter of specification rather than of principle: the capacity arises on upper floors set above street level, where exposure is lower than at the pavement edge, and residential use is established throughout this part of the city centre.
Noise	Kingsway/Castle Street is a busy bus and cycle corridor (now largely restricted to buses, taxis and cycles following the Clean Air Plan scheme), and is likely to be a key source of traffic/bus noise for the site. A Noise Assessment would be required to support any sensitive (e.g. residential) redevelopment
Contaminated land	Given the site's long-established city-centre commercial/retail use, contamination risk is expected to be low-to-moderate and typical of a historic high-street plot (e.g. potential for made ground, historic fuel/oil storage, or below-ground structures).
Vehicular access	The site fronts Kingsway (A4161), a classified road forming part of the Castle Street corridor, now operating as a bus/cycle/taxi priority route with restricted general traffic access following the Clean Air Plan (Castle Street) scheme. Queen Street itself, to which the site also has frontage, is a pedestrianised shopping street with no general vehicular access.
Utilities	Not assessed. The building is an occupied, fully serviced city centre commercial property with existing water, foul drainage, electricity and telecommunications connections. Because the capacity arises from conversion within the existing envelope rather than from new build, the works required are the reconfiguration and separation of services to serve individual dwellings rather than the provision of new incoming supplies. Capacity would fall to be confirmed with the statutory undertakers at application stage.
Pedestrian, cycle & public transport	Cardiff Queen Street railway station is approximately 0.5 miles (800 m) east of the site and Cardiff Central railway station approximately 0.5 miles (800 m) south. Numerous bus stops serve the Kingsway/Castle Street corridor in the immediate vicinity, and a new segregated cycleway is being delivered along Castle Street/Kingsway as part of the Council's Clean Air Plan scheme. The site's frontage onto pedestrianised Queen Street gives excellent pedestrian accessibility.
Planning policy	Not assessed. The building is an occupied, fully serviced city centre commercial property with existing water, foul drainage, electricity and telecommunications connections. Because the capacity arises from conversion within the existing envelope rather than from new build, the works required are the reconfiguration and separation of services to serve individual dwellings rather than the provision of new incoming supplies. Capacity would fall to be confirmed with the statutory undertakers at application stage.
H9 Compliant, if not reason for inclusion	The Council has confirmed no H9 risk, subject to the retention of ground floor commercial frontages, and has recorded an indicative capacity of 30 units. See the Policy H9 conclusion and Yield below.

Policy H9 — need to retain the existing use

Existing use and whether active	Active. The property comprises occupied ground floor retail and commercial units with basement accommodation, in a prominent position at the western end of pedestrianised Queen Street and fronting Kingsway. Four separate leasehold interests are recorded against the freehold title, consistent with multiple occupation. The building is neither vacant nor redundant.
Use protected by policy designation (Y/N — which)	Yes as to the ground floor, no as to the upper floors, and that distinction governs the whole assessment of this site. The site is within the city centre Primary Shopping Area, where retail policy protects active ground floor frontages and resists their loss to non retail use. The ground floor retail use is accordingly retained and no capacity is counted from it. Policy EC6 protects office floorspace within the Central and Bay Business Area; the existing use is retail, so EC6 is not engaged. No designation protects the upper floors. Residential use above a retained shopfront is the established and policy supported form of intensification in a Primary Shopping Area, and the Council has confirmed no Policy H9 risk on this site subject to the retention of ground floor commercial frontages. That is the authority applying the designation to this site and identifying the form of development it will accept.
Evidence of relocation, disposal or marketing	None identified, and none is required for the capacity counted. The building is an income producing multi let commercial investment with four leasehold interests recorded against the freehold title. No marketing, disposal decision, pre-application enquiry or planning application has been identified. The point that matters is that no relocation is required. The capacity arises from the upper floors, above a ground floor retail use which is retained. The occupational interests are the ground floor retail lettings, which are unaffected by the development proposed. What has not been established is the occupational status of the upper floors themselves, which is addressed below and is the single piece of evidence that would move the confidence rating on this site.
Age / condition / functional obsolescence of buildings	Upper floors above retail units in historic city centre buildings are commonly underused, used for ancillary storage, or vacant, even where the ground floor trades well. That is the circumstance in which living over the shop capacity arises, and it is the basis on which this site is identified. Whether that is the position here has not been established and should be. An inspection or an enquiry of the freeholder or its managing agent recording the floor by floor occupation of 1 to 7 Odd Queen Street and 9 to 10 Kingsway would settle it. Evidence that the upper floors are vacant or in ancillary storage use would establish redundancy directly and would move the confidence rating. The ground floor is in active retail use and no case for obsolescence is made in respect of it.
H9 conclusion	Upper floors above retail units in historic city centre buildings are commonly underused, used for ancillary storage, or vacant, even where the ground floor trades well. That is the circumstance in which living over the shop capacity arises, and it is the basis on which this site is identified. Whether that is the position here has not been established and should be. An inspection or an enquiry of the freeholder or its managing agent recording the floor by floor occupation of 1 to 7 Odd Queen Street and 9 to 10 Kingsway would settle it. Evidence that the

	upper floors are vacant or in ancillary storage use would establish redundancy directly and would move the confidence rating. The ground floor is in active retail use and no case for obsolescence is made in respect of it.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 621sqm (0.06ha) – 0.15ac
Net Developable Area (NDA)	Not the operative measure on this site. The site is far below one hectare, so the benchmark gross to net ratio of 100 per cent would apply under the methodology agreed with the Council on 30 July 2026, giving 0.0621 hectares. That figure is recorded for completeness only. The capacity here arises from the conversion of upper floors within an existing building rather than from development across a site area, so it is properly derived from available floorspace and an assumed average unit size.
Density	No density multiplier applies and none should be stated. The capacity arises from the conversion of upper floors within an existing building envelope, and is derived from floorspace and an assumed average unit size rather than from area and density. Recording a figure per hectare on a footprint of 621 square metres would be misleading, since the capacity does not derive from that footprint. The counted figure of 30 units is the Council's indicative capacity (13 August 2026) and is not a measured floorspace derivation.
Recommended development form	Retention of the active ground floor retail and commercial frontage to Queen Street and Kingsway, with conversion of the underused upper floors across the registered holding to residential use. Living over the shop, on a plot where comprehensive redevelopment is neither necessary nor appropriate. Access and servicing for the residential use will require a separate entrance and core independent of the retail units, which on a frontage of this kind is the principal design constraint and should be resolved early. Means of escape within a constrained historic building will govern the achievable unit layout. Works should be heritage led given the setting of Cardiff Castle opposite: external alteration kept to the minimum consistent with the residential use, existing fenestration rhythm respected, and any roof level addition tested against views of and from the Castle. The scheme is car free, the site fronting a pedestrianised street and a bus, taxi and cycle priority corridor. Mechanical ventilation with filtration to habitable rooms on the Kingsway frontage should be assumed.
Yield	30 dwellings, the capacity signed off by Cardiff Council on 2 September 2026 and recorded by the Council as its indicative figure for this site. The figure derives from the conversion of the upper floors across the registered holding at 1 to 7 Odd Queen Street and 9 to 10 Kingsway under title WA167712, rather than from the 621 square metre footprint of 5-7 Queen Street alone. Thirty units clears the ten dwelling large site threshold, so the capacity belongs in the large site component of the windfall

	allowance which this study evidences, being 3,929 units of the 5,537 total, and not in the small sites component of 581 units or the change of use component of 1,027 units. The treatment is consistent with the other conversion sites counted in this study. Query E1 seeks the Council confirmation of the threshold, and it should be stated in the methodology section of the report and applied consistently across the schedule.
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The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, title WA167712, held by Staffordshire County Council, subject to four leasehold interests. The holding is registered as 1 to 7 Odd Queen Street and 9 to 10 Kingsway.
Registered owner(s)	Staffordshire County Council, freehold title WA167712, registered as 1 to 7 Odd Queen Street and 9 to 10 Kingsway. Four leasehold interests are recorded. Ownership by a local authority pension or investment interest of this kind is an institutional investment holding and should not be read as public sector land available for development.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	WA167712, freehold.
Ownership: single / multiple / fragmented	Single freehold, held by Staffordshire County Council, subject to four leasehold interests. The freehold position is simple; the occupational position governs availability.
Land assembly required (Y/N)	N
Evidence of owner intent	None identified. No marketing, disposal decision, pre-application enquiry or planning application has been found. The freeholder holds the property as an institutional investment and there is no evidence of any intention to bring the upper floors forward. Direct enquiry of Staffordshire County Council, or of its managing agent, as to the occupation of the upper floors and any intention to convert them is the action that would resolve this field, and it is the single most valuable enquiry on this site.

Suitability	Suitable for the form of development counted. The site is previously developed land in the most accessible retail location in Cardiff, fronting a pedestrianised street with Cardiff Queen Street and Cardiff Central stations each approximately 800 metres away and bus services on the adjoining corridor. It is outside all mapped flood extents. Residential use on upper floors above retained retail is an established and policy supported form of development in a Primary Shopping Area, and the Council has confirmed no Policy H9 risk on that basis. Two matters constrain form rather than principle. The setting of Cardiff Castle opposite requires a heritage led approach to any external alteration. The Castle Street corridor Air Quality Management Area requires an air quality assessment and is likely to require mechanical ventilation with filtration on the Kingsway frontage. The constraint on this site is availability, not suitability.
Availability	Not demonstrated. The building is an occupied, income producing multi let commercial investment with four leasehold interests, held freehold by Staffordshire County Council as an institutional investment. Conversion of the upper floors would require a decision by the freeholder to bring them forward, and no evidence of any such decision has been identified. The position is better than it appears on the face of it in one respect: the development counted does not require vacant possession of the ground floor retail units, which are retained, so the four leasehold interests are not necessarily an impediment. Whether the upper floors are within those lettings or are held back, vacant or in ancillary storage use, has not been established and is the determinative question. The capacity is counted at Low confidence and placed in the final delivery band to reflect that.
Achievability	Achievable in principle, with three practical matters, none of which goes to whether development can occur. First, independent access. The residential use will require its own entrance and core separate from the retail units, which on a continuous city centre frontage is the principal technical constraint and governs how much of the upper floorspace can be brought into use. Second, means of escape and internal layout within a constrained historic building, which will govern the achievable unit sizes and mix. Third, heritage led external design given the setting of Cardiff Castle, and air quality mitigation on the Kingsway frontage, likely by mechanical ventilation with filtration. Against those, the works are conversion within an existing envelope: no demolition, no land assembly, no site clearance and no contamination risk of substance, contamination on a long established city centre retail plot being low to moderate and typical of a historic high street.
Evidence of availability	Not established. No marketing, disposal decision, pre-application enquiry or planning application has been identified, and the freeholder holds the property as an institutional investment.

	The site is identified by Cardiff Council officers on the Council own list of suggested windfall sites with an indicative capacity of 30 units, and the Council has confirmed no Policy H9 risk subject to retention of ground floor commercial frontages. That is the basis on which the site is counted, and it is officer identification rather than owner evidence. Confirmation that the upper floors are vacant or in ancillary use, obtained from the freeholder or its managing agent, would establish redundancy and move the rating to Medium.
Likely delivery timescale	Beyond year 10, to 2036. The building is an occupied, income producing investment with no identified redevelopment driver, no application and no evidence of owner intent. Placing the capacity in the final band ensures that no reliance is placed on this site in the early trajectory.
Confidence rating (High / Medium / Low)	Low. The building is an occupied, income producing multi let retail investment with four leasehold interests, held freehold by Staffordshire County Council as an institutional investment. There is no marketing, no application and no evidence of any intention to bring the upper floors forward, and the occupational status of those upper floors has not been established. The site is nonetheless properly counted. The Council identifies it on its own list of suggested windfall sites with an indicative capacity of 30 units and has confirmed no Policy H9 risk subject to retention of ground floor commercial frontages. The form of development counted, residential above retained retail, requires no vacant possession of the trading units and no land assembly, and the site is in the most accessible location in the city. The heritage setting opposite Cardiff Castle and the Castle Street corridor Air Quality Management Area are constraints on form, not on principle. Evidence that the upper floors are vacant or in ancillary storage use would move the rating to Medium.

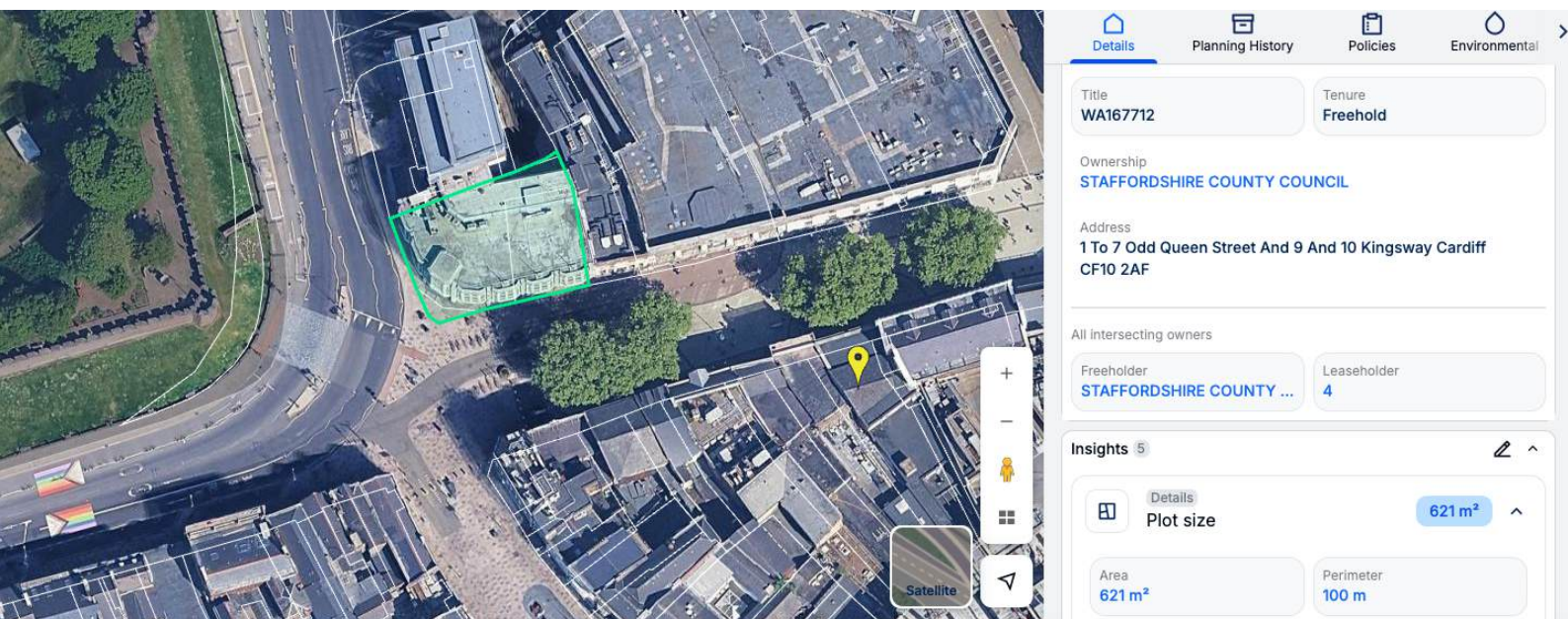
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	30 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being the Council indicative capacity for the conversion of upper floors across the registered holding, in the delivery band beyond year 10, to 2036, at Low confidence.
If not counted — reason	N/A site counted at 30 dwellings.
Summary	5-7 Queen Street forms part of a city centre commercial block registered as 1 to 7 Odd Queen Street and 9 to 10 Kingsway under freehold title WA167712, held by Staffordshire County Council as an institutional investment and subject to four leasehold interests. The footprint of 5-7 Queen Street is 621 square metres. The building comprises occupied ground floor retail and commercial units with basement accommodation and upper floors, fronting the pedestrianised western end of Queen Street and returning to Kingsway, directly opposite Cardiff Castle. The site is counted at 30 dwellings on the Cardiff Council sign off of

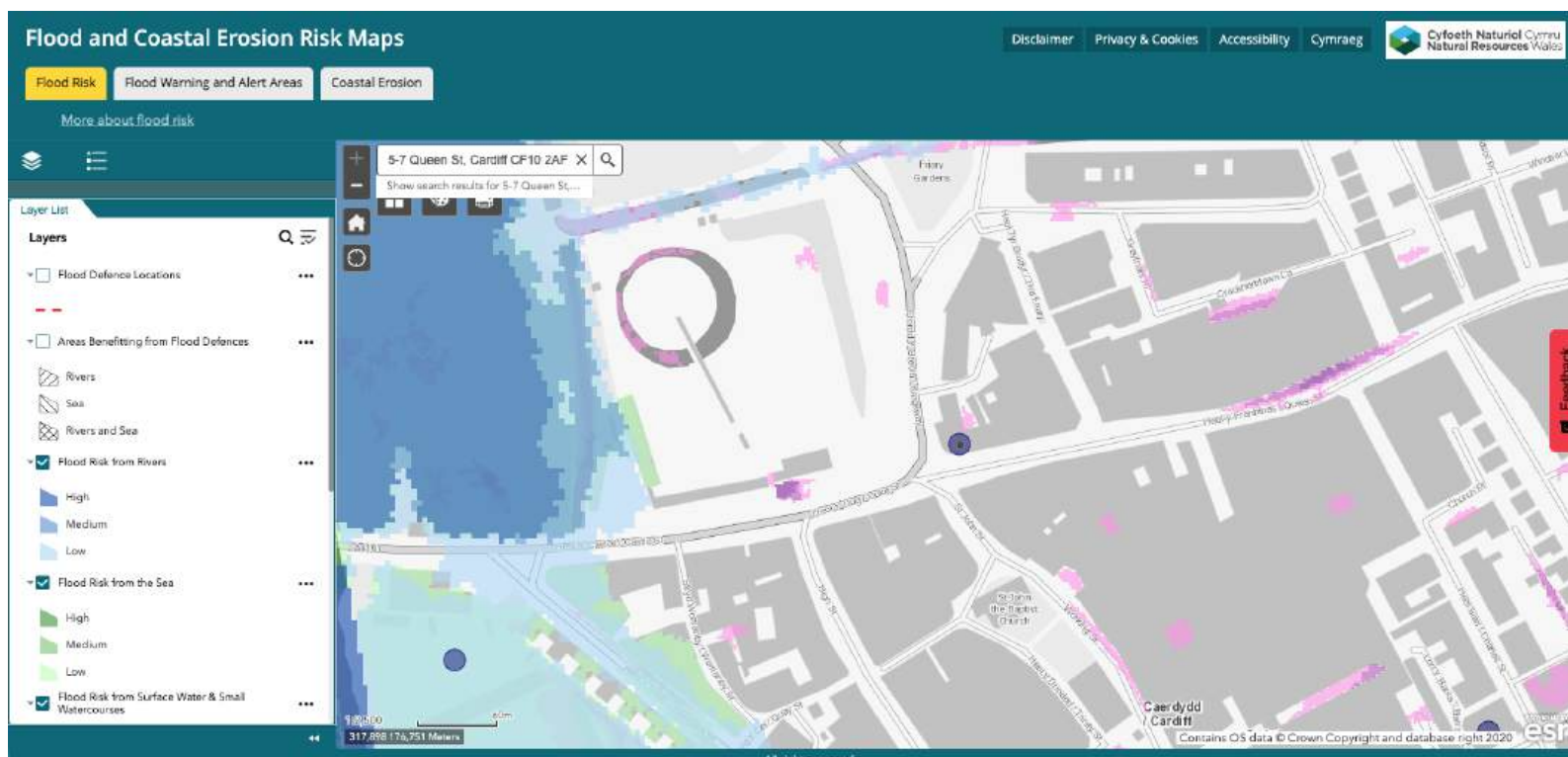
	September 2026, in the delivery band beyond year 10, to 2036, at Low confidence. The capacity arises from the conversion of underused upper floors across the registered holding, above a ground floor retail use which is retained in full. It is the Council's indicative capacity for the upper floors of the holding rather than a figure derived from area and density. Thirty units clears the ten dwelling large site threshold, so the capacity belongs in the large site component of the windfall allowance which this study evidences rather than in the small sites or change of use components. Policy H9 is discharged in respect of the upper floors. The Council has confirmed no Policy H9 risk subject to the retention of ground floor commercial frontages, which is the form of development assessed. The Primary Shopping Area designation protects the active ground floor frontage and confines residential use to the upper floors rather than preventing it, and no designation protects those upper floors. Policy EC6 is not engaged, the existing use being retail rather than office. The building is not listed but stands opposite Cardiff Castle, a Scheduled Monument and Grade I listed building, so external alteration requires a heritage led approach. The Kingsway frontage lies within the Castle Street corridor Air Quality Management Area, where traffic has been substantially restricted under the Council Clean Air Plan; an air quality assessment and ventilation mitigation should be assumed. The site is outside all mapped flood extents. The constraint is availability rather than suitability. The freeholder holds the property as an investment and there is no evidence of any intention to convert the upper floors. Confirmation that those floors are vacant or in ancillary storage use would establish redundancy directly and would move the confidence rating to Medium.
Assessed by / date	Ross Bowen MRTPI 6/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 7/9/26

MAPPING:-

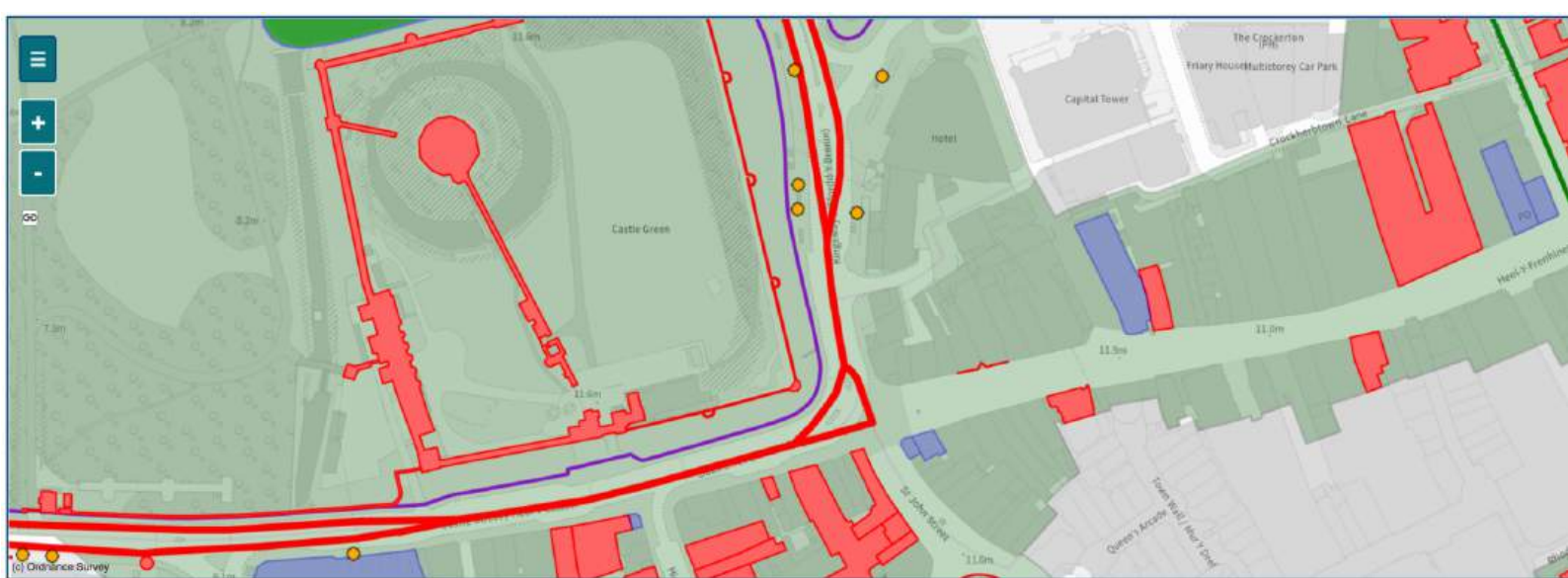
Ownership boundary record



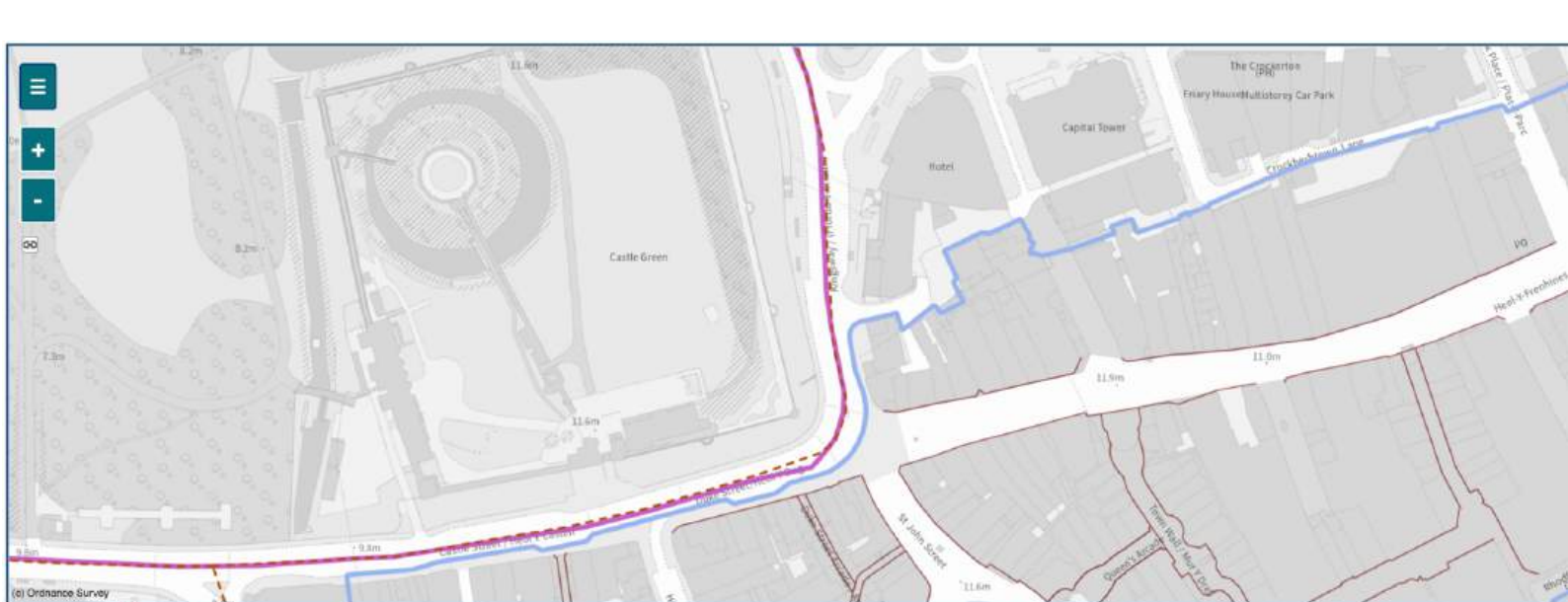
NRW – Flood risk mapping



Cardiff LDP mapping context layers

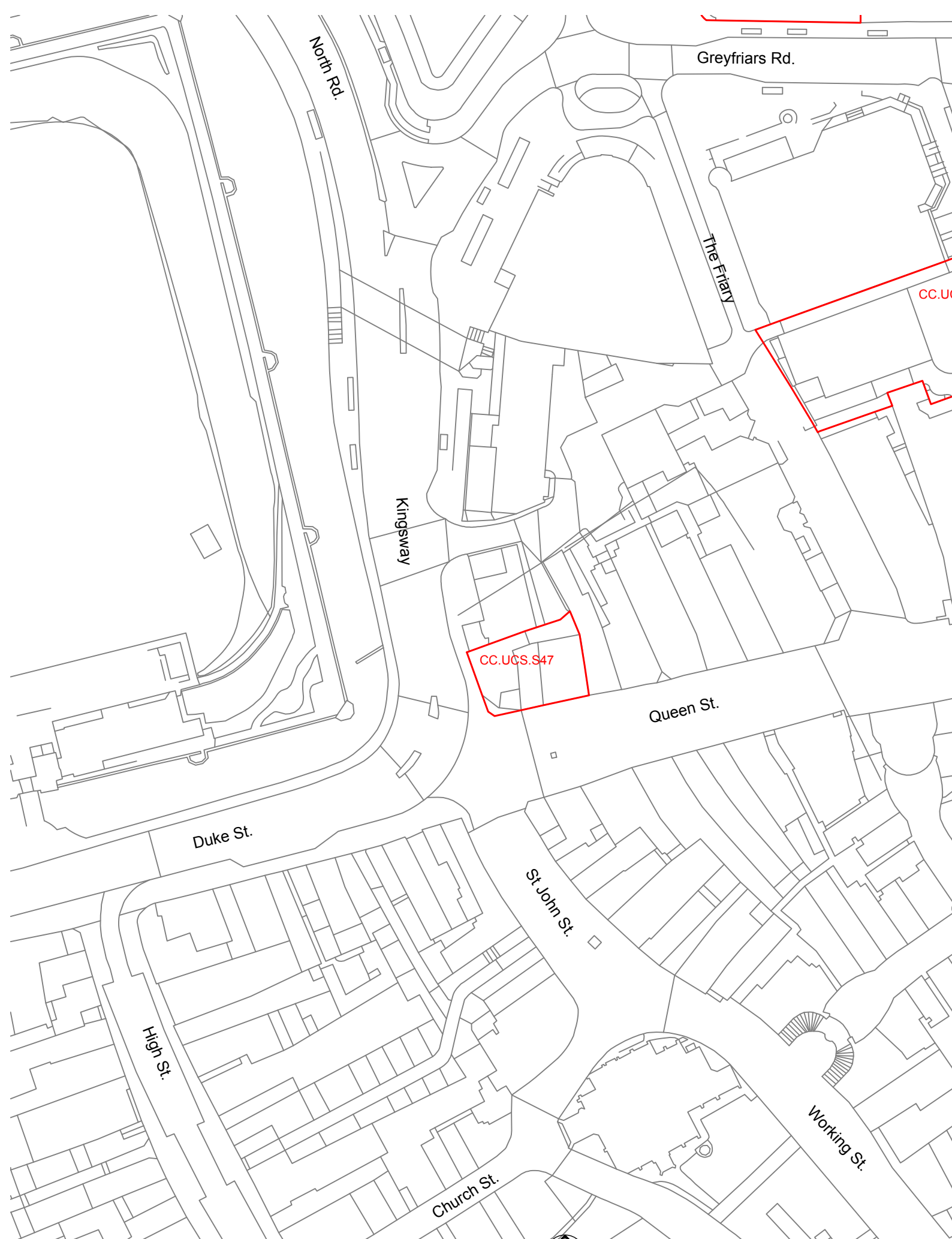


Cardiff LDP mapping RLDP layers



Photos – existing



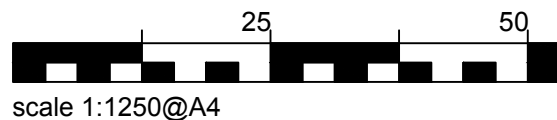


 Denotes development boundary opportunity

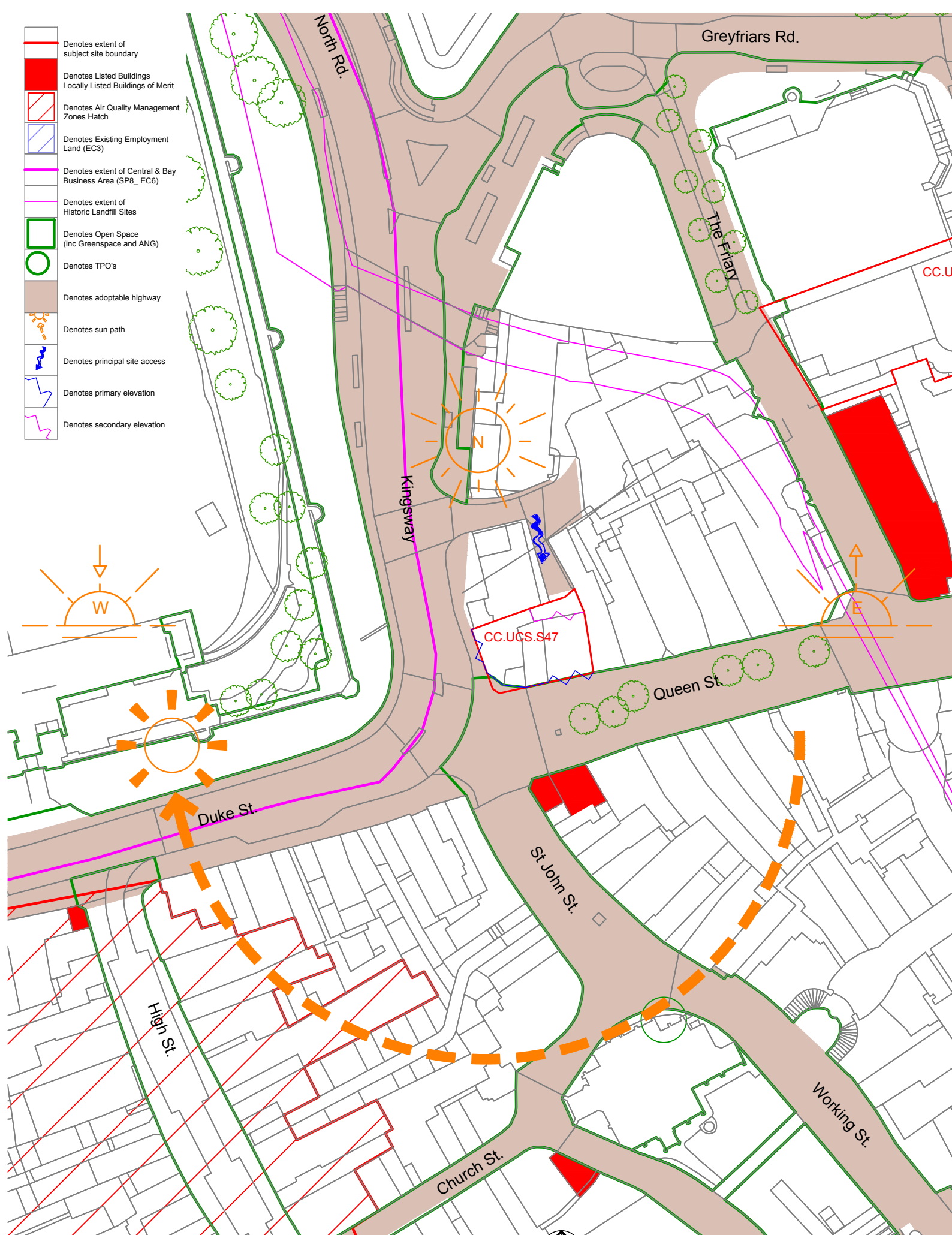


EDS26.42 - CC.UCS.S47 - EXISTING SITE PLAN

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-  Denotes extent of subject site boundary
-  Denotes Listed Buildings
Locally Listed Buildings of Merit
-  Denotes Air Quality Management Zones Hatch
-  Denotes Existing Employment Land (EC3)
-  Denotes extent of Central & Bay Business Area (SP8_EC6)
-  Denotes extent of Historic Landfill Sites
-  Denotes Open Space (inc Greenspace and ANG)
-  Denotes TPO's
-  Denotes adoptable highway
-  Denotes sun path
-  Denotes principal site access
-  Denotes primary elevation
-  Denotes secondary elevation

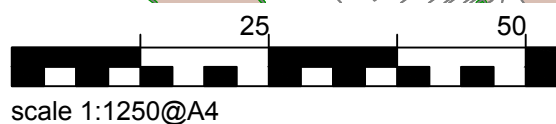


 Denotes development boundary opportunity



EDS26.42 - CC.UCS.S47 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – 64 Charles St, Cardiff

To be completed individually for each site identified

Site name	64 Charles St, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S49

Site Location and Description

Easting (X)	318629
Northing (Y)	176327
Latitude	51.480023, (51°28'48"N)
Longitude	-3.1731445 (003°10'23"W)
Postal address/location	Cardiff Charles Street Job Centre, 64 Charles St, Cardiff, CF10 2GB
Area (ha)	0.13 ha
Existing use(s)	The building is in use as a Jobcentre Plus office (Department for Work and Pensions, reference 'WALES GOR 08 Cardiff 64 Charles Street'), a substantial government office building let by the freeholder (Cardiff Council) via the intermediate leaseholder (Manston Properties Limited) to the DWP.
Occupancy status	Occupied
Previous uses	Crockherbtown/Canal Quarter area of central Cardiff, understood to have been developed for commercial/institutional uses over the 19th-20th centuries.
Planning status/history	No planning application relating to the redevelopment of this site has been identified and no permission is extant. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report). The site falls within the area covered by the Council Canal Quarter proposals, which extend from Queen Street station to the St David's Centre and encompass Churchill Way, Charles Street, Bridge Street, Guildford Crescent and the Motorpoint Arena site, and which contemplate uncovering the historic Bute dock feeder canal beneath Churchill Way. Those are regeneration proposals rather than adopted development plan policy and carry limited weight, but they establish a Council interest in change across this block. The Motorpoint Arena site within the same masterplan area is assessed separately at CC.UCS.S31.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No entry corresponding to this site has been identified in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025), and an occupied government office building would not be expected to appear. Confirmation is required by search of the register.
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	A substantial city centre office building in institutional use.
Site boundaries and surrounding land uses	The site fronts Charles Street in the Canal Quarter area of Cardiff city centre, close to its junction with Bridge Street, within the wider Crockherbtown/Castle area. It lies in close proximity to the St David's Centre and its multi-storey car park (immediately west/south-west), the Motorpoint Arena

	(immediately north, visible in aerial imagery), and Guildford Crescent/Churchill Way to the south-east, an area subject to an emerging Council-backed 'Canal Quarter' masterplan seeking to uncover the historic buried Bute dock feeder canal beneath Churchill Way and create a new public square. Surrounding uses are dense city-centre commercial, office, leisure/entertainment (Motorpoint Arena) and retail/car parking uses.
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Constraints

Flood risk	Natural Resources Wales (NRW) Flood Risk from Rivers, the Sea and Surface Water interactive map shows the site itself not shown within the mapped high/medium 'Flood Risk from Rivers' or 'Flood Risk from the Sea' extents. Numerous 'Flood Risk from Surface Water & Small Watercourses' patches (pink/purple shading) are shown scattered across the wider city-centre area, with a notable cluster to the south-east around Guildford Crescent/Churchill Way, consistent with the known alignment of a historic, now-buried dock feeder canal beneath Churchill Way, which is understood to be a contributing factor to localised surface water flood risk in that part of the city centre. The surface water risk cluster to the south east around Guildford Crescent and Churchill Way follows the alignment of the buried dock feeder canal and does not extend over this site. Sustainable drainage will nonetheless be required and the surface water position should be confirmed at application stage. Policy EN14 applies.
Ecology	The site is a fully developed, hardstanding city-centre office plot with negligible on-site ecological value. No statutory ecological designations have been identified.
Trees	No significant tree cover is evident on the site itself, noted a fully built city-centre plot.
Heritage/archaeology	No designation affects the site. It contains no listed building, no scheduled monument and no locally listed structure, and lies outside any conservation area. The site sits within the wider Canal Quarter and Guildford Crescent area, where the Council has committed to protecting historic building frontages as part of its masterplanning. Those frontages are not on this site, but the character of the block is a design consideration and the setting of any retained frontage nearby should be respected. The historic Bute dock feeder canal runs beneath Churchill Way to the south east. Any below ground works should be the subject of an archaeological watching brief if the Glamorgan-Gwent Archaeological Trust seeks one.
Air quality	The site lies within Cardiff city centre and within the declared City Centre Air Quality Management Area. An air quality assessment will be required to support residential use and mitigation is likely to include mechanical ventilation with filtration to habitable rooms on the principal frontages. That is a matter of specification rather than of principle. The site is within a few minutes walk of Cardiff Queen Street station and a car free or low parking scheme is appropriate, so the development generates negligible additional traffic, and the existing use is an office generating daily staff and visitor movements which residential

	use would not replicate. Construction phase dust should be controlled through a Construction Environmental Management Plan secured by condition. Policy EN13 applies.
Noise	An Agent of Change assessment will be required. The Council confirmed on 13 August 2026 that this is necessary given the presence of clubs and late night premises in the vicinity, and it is the principal design constraint on the site. The burden falls on the residential development to mitigate rather than on the existing late night uses to change. An acoustic assessment will be needed, together with enhanced glazing and ventilation and the orientation of habitable rooms away from the late night frontages. Charles Street and Bridge Street traffic, and event noise from the Motorpoint Arena to the north, are further sources. This is a material design and cost consideration but not an obstacle of principle: city centre residential development alongside late night uses is commonplace and the mitigation is well established.
Contaminated land	Given the site's long-established use as a city-centre office building, contamination risk is expected to be low-to-moderate and typical of a historic commercial plot.
Vehicular access	Vehicular access is taken from Charles Street and/or Bridge Street
Utilities	Not assessed. The building is an occupied, fully serviced city centre office with existing water, foul drainage, electricity and telecommunications connections sized for institutional occupation. Network capacity for residential use, and any sustainable drainage requirement arising from the localised surface water risk along the buried canal alignment, would fall to be confirmed with the statutory undertakers at application stage.
Pedestrian, cycle & public transport	The site is in a highly sustainable, dense city-centre location, within a few minutes' walk of the St David's Centre, Motorpoint Arena, St David's Metropolitan Cathedral (c.130 m) and Cardiff Queen Street railway station.
Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016. The site is a city centre office building within the Central Business Area, so Policy KP10 applies and Policy EC6 governs the loss of office floorspace. The Council has stated what it requires: its comments of 13 August 2026 confirm no Policy H9 risk subject to the retention of commercial floorspace at ground floor and an Agent of Change assessment. Ground floor commercial retention is the convention adopted across this study and is accommodated within the counted figure. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy EN13 applies on air quality and noise, the site lying within the City Centre Air Quality Management Area and requiring an Agent of Change assessment. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and

	Ramsar site. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged if height is pursued. The Council Canal Quarter regeneration proposals cover this site. They are emerging proposals rather than adopted development plan policy and carry limited weight accordingly. They are relevant as context and they indicate a Council interest in change across this block, but they are not of themselves a basis for treating an operational office as redundant. Also relevant: KP5, KP7, KP8, KP15, KP16 and KP17; H3; T1 and T5; C5; and W2. National policy: Planning Policy Wales Edition 12, February 2024, and Future Wales, the National Plan 2040.
H9 Compliant, if not reason for inclusion	The Council has confirmed no H9 risk at this site, subject to the retention of commercial floorspace at ground floor and an Agent of Change assessment. See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Active. The building is in use as a Jobcentre Plus office of the Department for Work and Pensions, held on a long leasehold by Manston Properties Limited and sub let to the Department. This is an operational public service facility, not a vacant or underused building.
Use protected by policy designation (Y/N — which)	Policy EC6 applies and the Council has confirmed how it is to be satisfied. The site is a city centre office building within the Central Business Area, so Policy EC6 governs the loss of office floorspace. In its comments of 13 August 2026 the Council confirmed no Policy H9 risk subject to the retention of commercial floorspace at ground floor and an Agent of Change assessment. That is the authority identifying the form of development it will accept, and ground floor commercial retention is the convention already adopted across this study. The operational question is separate and is recorded. The building accommodates a Jobcentre Plus, a public service facility. Its loss would engage the policies protecting community and public services unless the service were retained or replacement provision secured. The Department for Work and Pensions is the sub tenant rather than the freeholder, and a Jobcentre is a service delivered from leased accommodation which the Department relocates from time to time; the question is therefore whether the service continues in the city centre, not whether it continues in this building.
Evidence of relocation, disposal or marketing	None identified. The building is in operational occupation under a long lease. There is no evidence that Cardiff Council as freeholder, Manston Properties Limited as long leaseholder or the Department for Work and Pensions as occupier intends to release the site. The expiry date of the Department's occupational lease is not known; the Council as freeholder was asked for it (query 44) and has referred the question to its Strategic Estates colleagues. That uncertainty is why the site is placed beyond year 10 and rated Low.
Age / condition / functional obsolescence of buildings	The building continues to serve its operational purpose and no case for functional obsolescence is advanced. The point which does arise is one of land use efficiency. A single occupier government office on 0.13 hectares of city centre land,

	within a few minutes walk of Cardiff Queen Street station and inside the Canal Quarter regeneration area, is a low intensity use of well located land, and that is the reason the site was identified.
H9 conclusion	Discharged on the Council own recorded position, subject to two matters of design. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The site is previously developed land in the city centre. The building is in operational occupation as a Jobcentre Plus and no case is made that it is physically redundant; the analysis proceeds on the policy position and on criterion (i). The Council confirmed on 13 August 2026 that there is no Policy H9 risk at this site, subject to the retention of commercial floorspace at ground floor and an Agent of Change assessment. Neither is an obstacle of principle. Ground floor commercial retention is the convention adopted across this study and satisfies Policy EC6. The Agent of Change requirement is significant for the design, requiring enhanced sound insulation and the orientation of habitable rooms away from the late night frontages, but it is a matter of design and cost rather than of acceptability. Criterion (i) requires that there be no overriding alternative local land use requirement. None is asserted. The position here is stronger than on most sites because Cardiff Council holds the freehold across three registered titles and is simultaneously the plan making authority and the promoter of the Canal Quarter proposals covering this block. An authority which owns the land, plans for its regeneration and confirms no Policy H9 risk is not asserting a requirement to retain the existing use. Policy H9 is accordingly discharged. The obstacles to this site are the operational lease and the fragmented leasehold structure, not policy, and they are reflected in the confidence rating and the delivery band.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 1,301sqm (0.13ha) – 0.32ac
Net Developable Area (NDA)	0.13 hectares, being equal to the gross developable area of 1,301 square metres recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent applies under the methodology agreed with the Council on 30 July 2026, the ratios encompassing the land take arising from policy requirements.
Density	1,000 dwellings per hectare, the city centre band applied to the schedule site by site at the meeting of 2 September 2026 and

	confirmed in writing by the Council on 8 September 2026. The arithmetic is exact. The site measures 1,301 square metres, being 0.1301 hectares, which at 1,000 dwellings per hectare gives 130. The site is below one hectare so the gross and net areas are the same and no further deduction is made. The band is appropriate: the site is in the Central Business Area within a few minutes walk of Cardiff Queen Street station, and the same band has been applied across the city centre sites on this schedule. The ground floor commercial convention applies, the ground floor of a city centre scheme being assumed non residential without further deduction.
Recommended development form	Redevelopment or conversion for flatted residential accommodation with active commercial floorspace retained at ground floor, as the Council requires under Policy EC6. Whether the existing structure is retained and converted or replaced should be determined by a survey of its floorplate, storey height and structural form; conversion of an existing city centre office is the lower impact route and is consistent with Policy KP15. The scheme must be designed around the Agent of Change requirement from the outset: habitable rooms oriented away from the late night frontages, enhanced glazing and mechanical ventilation, and an acoustic strategy settled before the layout is fixed. Mechanical ventilation with filtration will in any event be required for air quality within the City Centre Air Quality Management Area. Car free or minimal parking, reflecting the position within a few minutes walk of Cardiff Queen Street station. Height in accordance with Policy D1 and the Tall Buildings Supplementary Planning Guidance if pursued, having regard to the Canal Quarter proposals for the surrounding block.
Yield	130 dwellings, the capacity signed off by Cardiff Council on 2 September 2026. The figure is derived as 1,301 square metres, being 0.1301 hectares from OS digital mapping, at the city centre band of 1,000 dwellings per hectare. The site is below one hectare so the gross to net ratio is 100 per cent and no further deduction is made. Ground floor commercial floorspace is retained as the Council requires and is accommodated within the figure, the convention adopted across the study being that the ground floor of a city centre scheme contains no residential accommodation. The large site threshold is comfortably satisfied. This study evidences the large site component of the windfall allowance, being 3,929 of the 5,537 total, and large site windfalls are those of ten or more dwellings. At 130 units this site falls well within that component and there is no risk of the same capacity being counted against the small sites component of 581 units or the change of use component of 1,027.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold interest in the land is retained by Cardiff Council (The County Council of the City and County of Cardiff) across multiple registered titles (WA286917, CYM448751, WA84607).
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	The main building is held on a long leasehold (title CYM78084) by Manston Properties Limited, sub-let to the Department for Work and Pensions as a Jobcentre Plus office. A further small adjoining leasehold interest (title CYM375263) is held by St David's (No.1) Limited and St David's (No.2) Limited, likely associated with the neighbouring St David's Centre.
Registered owner(s)	Freehold: The County Council of the City and County of Cardiff, across three registered titles, WA286917, CYM448751 and WA84607. Long leasehold of the main building: Manston Properties Limited, title CYM78084, sub let to the Department for Work and Pensions. Further adjoining leasehold interest: St David's (No.1) Limited and St David's (No.2) Limited, title CYM375263, likely associated with the neighbouring St David's Centre.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold WA286917, CYM448751 and WA84607. Leasehold CYM78084 and CYM375263.
Ownership: single / multiple / fragmented	Fragmented. Three freehold titles held by the Council, a long leasehold held by Manston Properties Limited with a sub lease to the Department for Work and Pensions, and a further leasehold interest held by the St David's companies. Five registered titles and at least four separate interests are involved.
Land assembly required (Y/N)	Yes. Five registered titles and at least four separate interests are involved: three Council freehold titles, WA286917, CYM448751 and WA84607; a long leasehold of the main building held by Manston Properties Limited under title CYM78084 with a sub lease to the Department for Work and Pensions; and a further adjoining leasehold interest held by St David's (No.1) Limited and St David's (No.2) Limited under title CYM375263. This is among the more fragmented ownership positions on the schedule and it is the principal practical constraint on delivery. It is materially mitigated by the fact that the freehold across all three titles is held by Cardiff Council, which is also the promoter of the Canal Quarter proposals: assembly here means a single freeholder buying in or waiting out leasehold interests over its own land, not acquiring land from competing owners.
Evidence of owner intent	None identified. No marketing, disposal decision, pre-application enquiry or planning application has been found in respect of the site. The material point is who the owner is. Cardiff Council holds the freehold across three registered titles and is also the plan making authority and the promoter of the Canal Quarter regeneration proposals covering this block. The Council confirmed in answer to query 43 that its Economic Development colleagues are supportive, subject to the retention of commercial uses at ground floor; the expiry date of the Department for Work and Pensions lease has been referred to its Strategic Estates colleagues (query 44).
Suitability	Suitable. The site is previously developed land in the Central Business Area within a few minutes walk of Cardiff Queen Street station and the St David's Centre, outside the mapped high and medium flood risk extents for rivers and the sea, with no listed building, scheduled monument or conservation area designation affecting it. The Council has confirmed no Policy H9 risk subject to ground floor commercial retention and an Agent of Change assessment, and the site sits within the Council own Canal Quarter regeneration area. Two matters constrain the design rather than the principle: the Agent

	of Change requirement arising from the late night premises nearby, and air quality within the City Centre Air Quality Management Area. Both are addressed by well established mitigation. The constraints on this site are the operational lease and the leasehold structure, not the suitability of the location.
Availability	Not yet demonstrated. The building is in operational occupation as a Jobcentre Plus, held on a long leasehold by Manston Properties Limited and sub let to the Department for Work and Pensions. The expiry date of that occupational lease is not known and the Department was unable to confirm it. There is no marketing, no disposal decision and no evidence of any intention to release the site. Two things nonetheless distinguish this site from an ordinary occupied building. The freehold across all three titles is held by Cardiff Council, so the reversion is in public ownership and in the hands of the authority promoting regeneration of this block. And a Jobcentre is a service delivered from leased accommodation which the Department relocates from time to time, rather than a purpose built facility tied to its site. Availability accordingly turns on the lease expiry and on the Council intentions as freeholder. The capacity is counted at Low confidence and placed in the final delivery band, and the site is identified in the sensitivity analysis.

Achievability	Achievable, with one precondition and two design requirements. The precondition is the assembly of the leasehold interests: the Manston Properties long leasehold and the DWP sub lease over the main building, and the St David's companies leasehold over the adjoining parcel. That requires a coordinated approach, most plausibly Council led given its freehold interest across all three titles and its promotion of the Canal Quarter proposals. It is a matter of timing and negotiation rather than of feasibility. The design requirements are the Agent of Change acoustic strategy and air quality mitigation, both of which shape the layout and add cost but are routine on a city centre site of this character. Beyond those, the site is a serviced city centre building with existing vehicular access from Charles Street, no heritage constraint, no flood risk from rivers or the sea, and low to moderate contamination risk typical of a long established commercial plot.
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Evidence of availability	Not established. No marketing, disposal decision, pre-application enquiry, planning application or owner engagement has been identified, and the expiry date of the occupational lease is not known. What is established is that no policy obstacle stands in the way: the Council confirmed on 13 August 2026 that there is no Policy H9 risk subject to ground floor commercial retention and an Agent of Change assessment. That is officer confirmation rather than owner evidence. The Council as freeholder is supportive subject to ground floor commercial retention (query 43). The expiry date of the Department for Work and Pensions lease is not known (query 44), which is why the site is placed beyond year 10 and rated Low.
Likely delivery timescale	Beyond year 10, to 2036. The building is in operational occupation under a long lease of unknown expiry, five registered titles must be brought together, and there is no application and no evidence of owner intent. Placing the capacity in the final band ensures that no reliance is placed on this site in the early trajectory. Delivery is likely to be tied to the progress of the Canal Quarter proposals and to the expiry of the occupational lease, and an earlier band would be justified if either were established.
Confidence rating (High / Medium / Low)	Low. The building is in operational occupation as a Jobcentre Plus under a long lease whose expiry date is not known. Ownership is fragmented across five registered titles and at least four interests, and coordinated assembly is required. There is no marketing, no application and no evidence of owner intent. The site is nonetheless properly counted. The Council confirmed on 13 August 2026 that there is no Policy H9 risk, subject to ground floor commercial retention and an Agent of Change assessment, neither of which is an obstacle of principle. Cardiff Council holds the freehold across all three titles and is also the plan making authority and the promoter of the Canal Quarter proposals covering this block, so the reversion is in the hands of the body seeking the regeneration. The site is previously developed land in the Central Business Area within a few minutes walk of Cardiff Queen Street station. The rating measures the likelihood of the site contributing to housing delivery within the plan period, not the limitations of the research. Confirmation of the lease expiry, or of the Council intentions as freeholder, would move the rating to Medium.

Conclusion

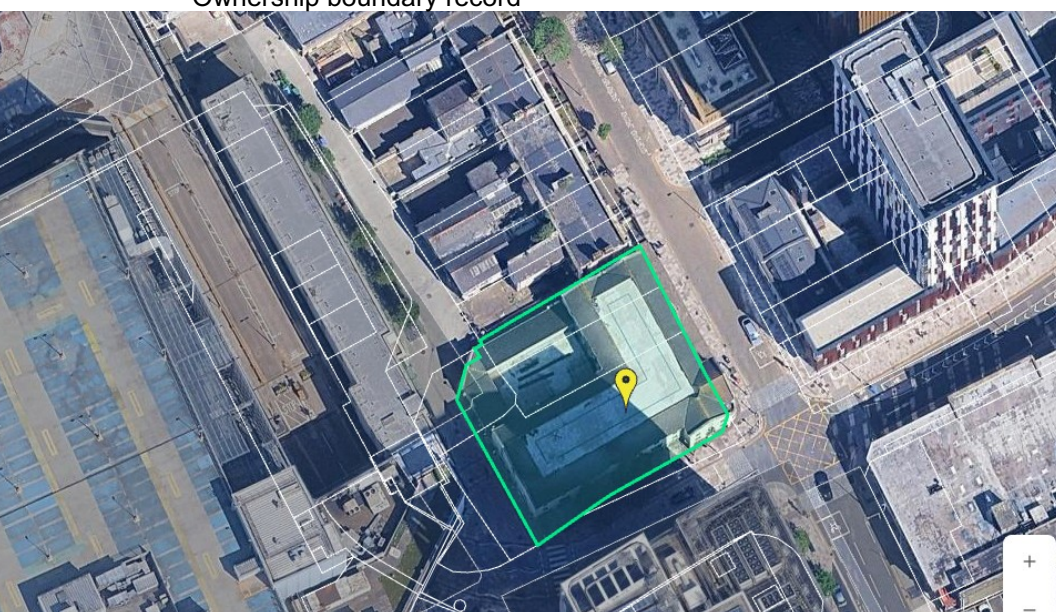
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	130 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being 0.1301 hectares at the city centre band of 1,000 dwellings per hectare, in the delivery band beyond year 10, to 2036, at Low confidence.
If not counted — reason	N/A site counted at 130 dwellings.
Summary	64 Charles Street is a substantial city centre office building of approximately 0.13 hectares in the Canal Quarter, close to the St David's Centre, the Motorpoint Arena and Cardiff Queen Street station. It is in use as a Jobcentre Plus office of the Department for Work and Pensions.

	Ownership is fragmented across five registered titles. Cardiff Council holds the freehold under WA286917, CYM448751 and WA84607. The main building is held on a long leasehold by Manston Properties Limited under CYM78084 and sub let to the Department. A further adjoining leasehold interest is held by St David's (No.1) Limited and St David's (No.2) Limited under CYM375263. Coordinated land assembly is required, though the freehold across all three titles rests with a single public owner. The site is counted at 130 dwellings on the Cardiff Council sign off of September 2026, derived as 0.1301 hectares at the city centre band of 1,000 dwellings per hectare, in the delivery band beyond year 10, to 2036, at Low confidence. Policy H9 is discharged. The Council confirmed on 13 August 2026 that there is no Policy H9 risk at this site, subject to the retention of commercial floorspace at ground floor and an Agent of Change assessment given the late night premises in the vicinity. Ground floor commercial retention satisfies Policy EC6 and is the convention adopted across this study. The Agent of Change requirement is a material design and cost consideration but not an obstacle of principle. Criterion (i) is answered by the Council own position: it holds the freehold, promotes the Canal Quarter regeneration of this block, and asserts no requirement to retain the existing use. The site lies outside the mapped high and medium flood risk extents for rivers and the sea, and no heritage designation affects it. It is within the City Centre Air Quality Management Area, so mechanical ventilation with filtration should be assumed. What the site lacks is evidence of availability. The occupational lease expiry is not known; the Council has referred that question to its Strategic Estates colleagues (query 44). As freeholder it is supportive, subject to ground floor commercial retention (query 43). The Canal Quarter proposals are emerging rather than adopted and carry limited weight; they are context, not a basis for treating an operational office as redundant.
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Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP
CYM78084

Save this site to unlock AI analysis
Save site

Assessment
View all site considerations
Management
Manage your saved site

Details
Planning History
Policies
Environmental

Ownership
Selected

Title
CYM78084
Tenure
Leasehold

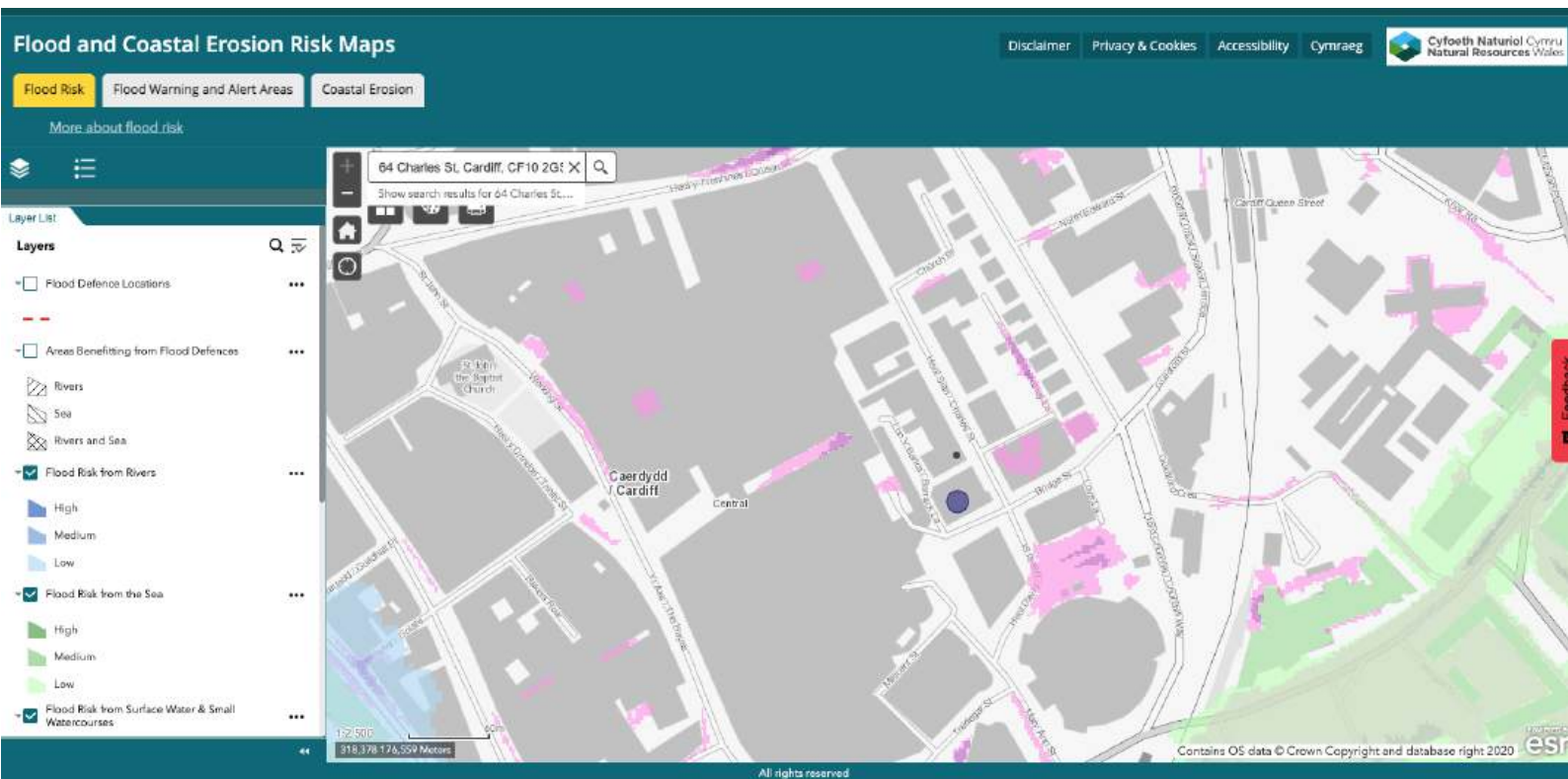
Ownership
MANSTON PROPERTIES LIMITED

Address
64 Charles Street Cardiff CF10 2GS

All intersecting owners

Freeholder
Leaseholder

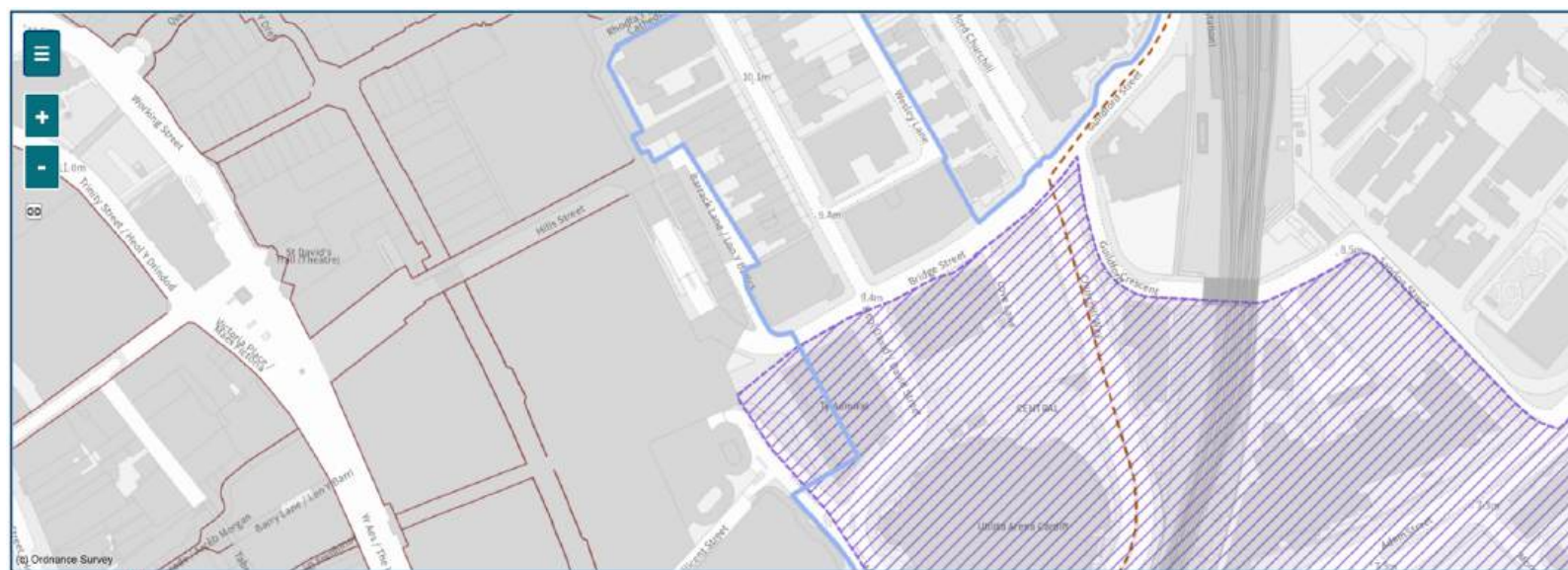
NRW – Flood risk mapping



Cardiff LDP mapping context layers

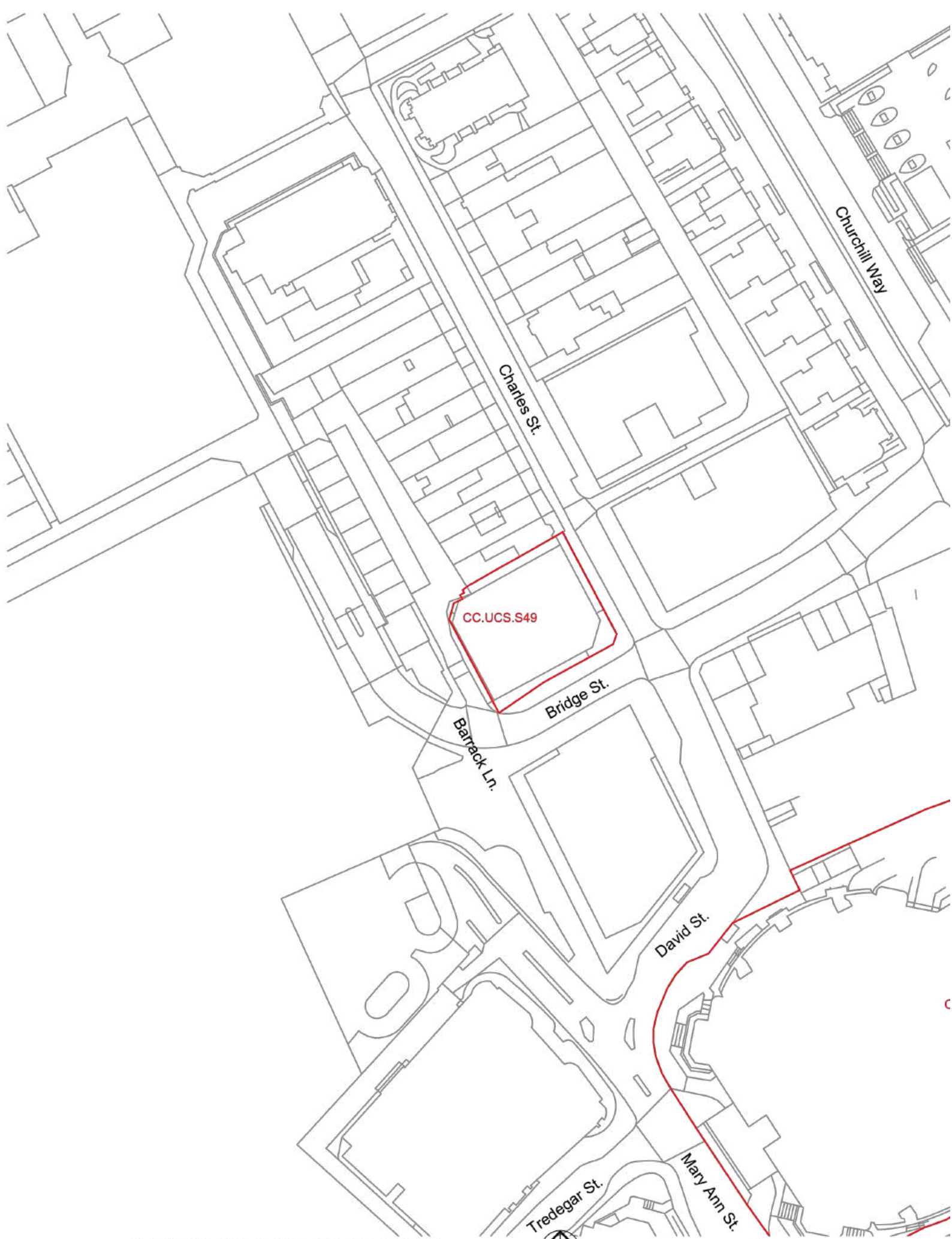


Cardiff LDP mapping RLDP layers



Photos – existing





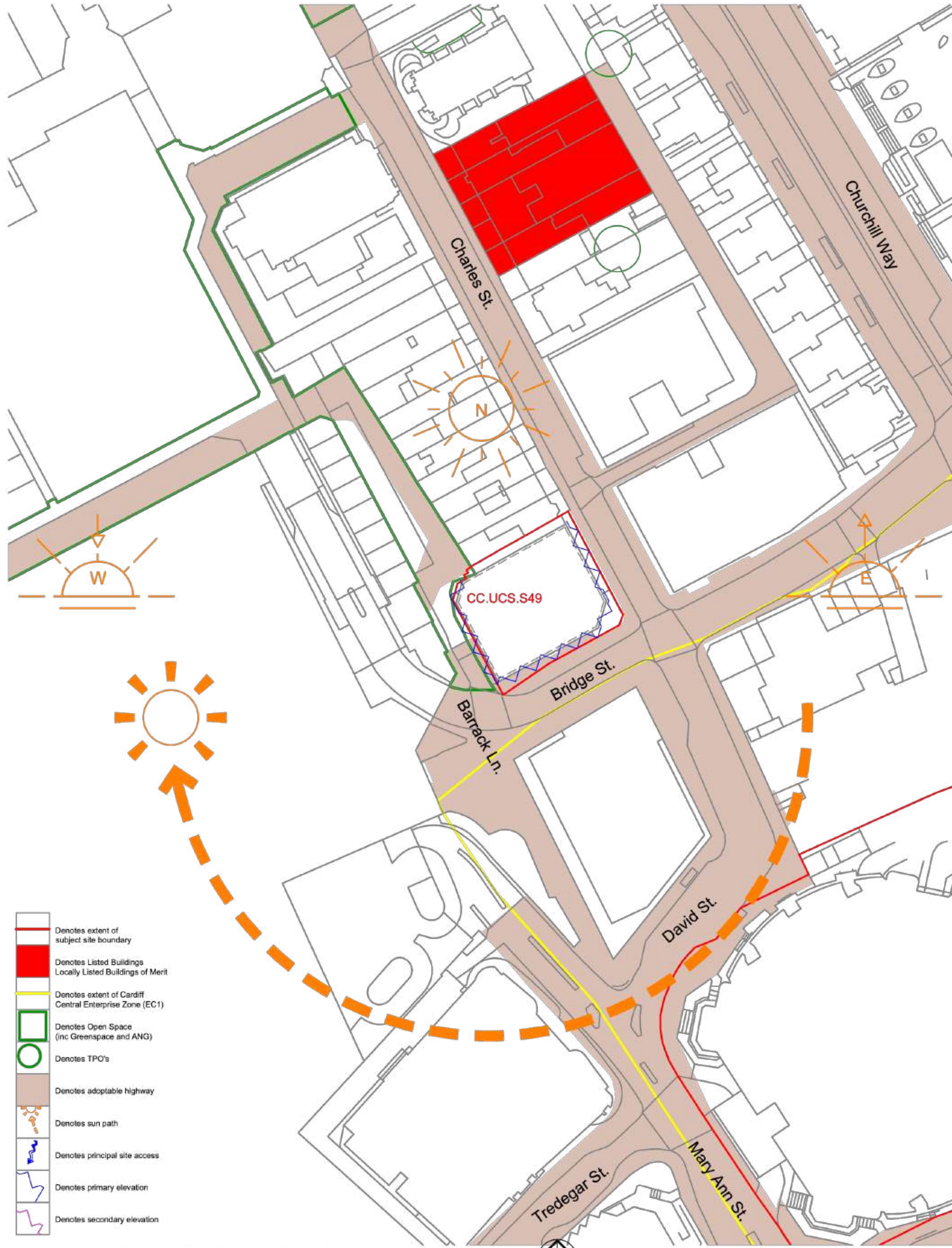
— Denotes development boundary opportunity

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scale 1:1250@A4



-  Denotes extent of subject site boundary
-  Denotes Listed Buildings
Locally Listed Buildings of Merit
-  Denotes extent of Cardiff
Central Enterprise Zone (EC1)
-  Denotes Open Space
(inc Greenspace and ANG)
-  Denotes TPO's
-  Denotes adoptable highway
-  Denotes sun path
-  Denotes principal site access
-  Denotes primary elevation
-  Denotes secondary elevation

 Denotes development boundary opportunity

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scale 1:1250@A4

Expedite Site Appraisal Template – 24 Cathedral Rd, Cardiff

To be completed individually for each site identified

Site name	24 Cathedral Rd, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S50

Site Location and Description

Easting (X)	317398
Northing (Y)	176776
Latitude	51.483883, (51°29'02"N)
Longitude	-3.1909651 (003°11'27"W)
Postal address/location	24 Cathedral Rd, Pontcanna, Cardiff CF11 9FB
Area (ha)	0.23 hectares, being 2,389 square metres from OS digital mapping
Existing use(s)	Commercial property listing. The property comprises a substantial detached three-storey office building, arranged as a grand Victorian villa built in the late 1800s, with a large rear extension added in the 1970s, together with a detached two-storey coach house providing further office accommodation and access to an undercroft car park. On-site parking totals approximately 62 spaces (49 undercroft plus 13 to the front of the site).
Occupancy status	Occupied. The property is let, two leasehold interests being recorded against the freehold title.
Previous uses	The building was originally constructed as a private Victorian villa in the late 19th century, consistent with the wider development of Cathedral Road as a high-status residential terrace/villa street in that period. The exact date of conversion from residential to office use has not been confirmed.
Planning status/history	A pre-application is with the Council for 53 dwellings. No planning application has yet been submitted and no permission is extant on the site. The check repeated against the Housing Monitoring Schedule 2025-26 identified no overlap at this site (paragraph 3.29 of the report). Conversion of Cathedral Road office villas back to residential use is an established pattern along this frontage and is evidence of acceptability in principle.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No entry corresponding to this site has been identified in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025).
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	The property is locally listed, in accordance with the Cathedral Road Conservation Area Appraisal (2007), and lies within the Cathedral Road Conservation Area. The two neighbouring properties, 20 and 22 Cathedral Road, are Grade II listed. Sophia Gardens Historic Park and Garden (Grade II registered on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales) is located immediately to the rear of the site.
Site boundaries and surrounding land uses	The site fronts Cathedral Road (A4119), a mature tree-lined arterial route linking Pontcanna/Riverside to Cardiff city centre, within the Riverside/Pontcanna area approximately 0.5 miles (800 m) from the city centre. Sophia Gardens (Grade II registered historic park, including the Glamorgan County Cricket Ground/Sophia Gardens Stadium and the Sport Wales National Centre) adjoins the site to the

	rear/east, with the River Taff beyond. Surrounding Cathedral Road frontage comprises predominantly large Victorian villas, many in office, hotel or residential use, within the Cathedral Road Conservation Area.
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Constraints

Flood risk	The site lies approximately 200 to 300 metres west of the River Taff in Pontcanna, and immediately adjoins Sophia Gardens, which is substantially within the Taff floodplain and used in part for flood storage. A Flood Consequences Assessment will be required at application stage, and the Technical Advice Note 15 justification test addressed if any part of the site falls within flood zone 3. Residential use is highly vulnerable development, so if any part of the site falls within flood zone 3 the justification test under Technical Advice Note 15 must be addressed. This is a foreseeable constraint and should be resolved rather than left as a general observation about the wider area. Two points bear on it. The proposal is the conversion of existing buildings rather than development of undeveloped land, and the site is separated from the river by Sophia Gardens rather than fronting it. A Flood Consequences Assessment will be required and finished floor levels and safe access and egress designed accordingly. Policy EN14 applies.
Ecology	The site itself is a developed plot with mature garden/tree cover but no statutory ecological designations identified. Its immediate adjacency to Sophia Gardens (Grade II registered historic park) and the River Taff corridor means the wider area is likely to have moderate-to-high ecological value (mature trees, riverside habitat), and works near the shared boundary could affect this.
Trees	Extensive mature tree cover both within the site (garden setting around the villa) and in the surrounding streets and adjoining Sophia Gardens. Given the Conservation Area and adjoining registered park, a number of trees are likely to be locally significant and some may be subject to Tree Preservation Orders.
Heritage/archaeology	The site is locally listed and lies within the Cathedral Road Conservation Area; the neighbouring properties at 20 and 22 Cathedral Road are Grade II listed; and Sophia Gardens immediately to the rear is Grade II registered on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. This represents a highly heritage-sensitive setting, and any development proposals would require careful heritage-led design.
Air quality	Cathedral Road is a declared Air Quality Management Area. Residential development on the frontage would require an air quality assessment and appropriate mitigation through ventilation strategy and the orientation of habitable rooms. This is a manageable constraint rather than a barrier, and it is worth noting that the rear of the site, adjoining Sophia Gardens, would be materially better placed than the frontage.
Noise	Cathedral Road (A4119) is a busy classified route carrying significant traffic and bus movements into and out of Cardiff city centre, and is likely to be a source of road traffic noise for the site frontage; the rear of the site, adjoining Sophia Gardens, is likely to be materially quieter.
Contaminated land	Given the site's long-established use as a substantial villa/office building with associated gardens, contamination risk is expected to be low, though the presence of historic undercroft parking/fuel

	storage and the 1970s extension warrant a site note for further investigation.
Vehicular access	Vehicular access is taken from Cathedral Road (A4119), with an existing undercroft car park (49 spaces) and further parking (13 spaces) to the front of the site, accessed via the coach house.
Utilities	An electricity sub-station is present on the site and its position and any wayleave will be accommodated in the layout, and diversion may be required. The same operator holds sub-station parcels on other sites in this study and a single enquiry could cover them. Otherwise the buildings are fully serviced with existing water, foul drainage, electricity and telecommunications connections. Because the proposal is conversion within the existing fabric rather than new build, the works required are the reconfiguration and separation of services to serve individual dwellings. Network capacity would fall to be confirmed with the statutory undertakers at application stage.

Pedestrian, cycle & public transport	A bus stop is located on Cathedral Road in the immediate vicinity of the site (same postcode), served by routes 24, 63, 63A, 122 and 124. Cardiff Central and Cardiff Queen Street railway stations are both approximately a 15-minute walk / c.1 mile away. The Taff Trail (National Cycle Network) passes nearby via Sophia Gardens/Bute Park, providing a strong pedestrian/cycle link into the city centre and along the river.
Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016. The employment position is favourable. The building is in office use in Pontcanna, well outside the Central Business Area and outside the Bay Business Area, so Policy EC6 does not apply. A converted villa in a residential conservation area does not fall within one of the protected employment areas designated under Policy EC3. Policy EC7 accordingly applies, under which alternative use is favourably considered where the site or premises are vacant or redundant, or where the relocation of existing occupiers to other suitable accommodation is demonstrated. That is the most permissive of the three regimes. The operative constraints are heritage. The building is locally listed and lies within the Cathedral Road Conservation Area; 20 and 22 Cathedral Road adjoining are Grade II listed; and Sophia Gardens to the rear is Grade II registered on the Cadw and ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. Policies EN9 and KP17 are engaged, together with the Cathedral Road Conservation Area Appraisal of 2007. Conservation area consent will be required for any demolition. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy EN13 applies on air quality, Cathedral Road being a declared Air Quality Management Area, and on noise. Policy EN14 applies on flood risk. Policy EN8 applies to the mature trees on and adjoining the site, some of which may be subject to Tree Preservation Orders. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Also relevant: KP5, KP7, KP8, KP15, KP16 and KP17; H3 on affordable housing, the scheme being promoted by a registered social landlord; T1 and T5; and the Residential Design Guide of January 2017. National policy: Planning Policy Wales Edition 12, February 2024, and Future Wales, the National Plan 2040.
H9 Compliant, if not reason for inclusion	Compliant. See the Policy H9 block below. The Council has confirmed no Policy H9 risk, the site has been purchased by a registered social landlord, and is subject of a pre-application proposal for 53 dwellings is with the Council.

Policy H9 need to retain the existing use

Existing use and whether active	Active. The property is in office use, arranged as a substantial detached three storey Victorian villa with a 1970s rear extension and a detached two storey coach house, with approximately sixty two parking spaces. Two leasehold interests are recorded and the building is let to at least two occupiers.
Use protected by policy designation (Y/N — which)	No designation is expected to protect the employment use. The site is in Pontcanna, outside the Central Business Area and the Bay Business Area, so Policy EC6 does not apply, and a converted villa in a residential conservation area would not be expected to fall within one of the twenty five protected employment areas designated under Policy EC3. Both should nonetheless be confirmed against the Proposals Map. Policy EC7 is therefore likely to apply, under which alternative use is favourably considered where the site or premises are vacant or redundant, or where the relocation of existing occupiers to other suitable accommodation is demonstrated. That is the most permissive of the three regimes and is a point in the site's favour. The operative constraints on this site are heritage rather than employment: local listing, the Cathedral Road Conservation Area, the two Grade II listed neighbours at 20 and 22 Cathedral Road, and the Grade II registered Sophia Gardens to the rear.
Evidence of relocation, disposal or marketing	Disposal is evidenced. The site has been sold to a registered social landlord, which has taken pre-application for 53 dwellings to the Council. A completed transaction to a housing association, followed by a pre-application for housing, is stronger evidence than any marketing particular. Two existing occupiers remain, and their leases govern the timing of vacant possession. Their lease expiry dates govern the timing of vacant possession, and Policy EC7 would in any event be satisfied on the vacancy limb once the leases determine.
Age / condition / functional obsolescence of buildings	The villa dates from the late nineteenth century and the principal rear extension from the 1970s, with a detached two storey coach house. Converted Victorian villas are among the least efficient forms of modern office accommodation, with constrained and cellular floorplates, difficult servicing and weak energy performance, and demand for them has fallen materially as occupiers have consolidated into newer city centre stock. The buildings are not obsolete for residential use. They were built as dwellings and their conversion back to residential accommodation returns them to the purpose for which they were designed.
H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The site is previously developed land occupied by buildings originally constructed as dwellings and later converted to office use. The employment policy position is the most permissive of the three regimes. The site is in Pontcanna, outside the Central Business Area and the Bay Business Area, so Policy EC6 does not apply, and a converted villa in a residential conservation area does not fall within a Policy EC3 protected employment area. Policy EC7 governs the loss of the use. The Council has confirmed no Policy H9 risk at this site. Criterion (i) requires that there be no overriding alternative local land use requirement. There is none. There is no need to retain an office use in a residential conservation area, and the conversion returns

	the buildings to their original residential purpose, which is a heritage benefit rather than a harm and is a material consideration in favour. The evidential position has moved beyond argument. The site has been purchased a registered social landlord, and pre-application for 53 dwellings is with the Council. An owner which has bought the site and taken a defined scheme to pre-application has answered the redundancy and availability questions directly. Policy H9 is accordingly discharged.
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Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 2,389sqm (0.23ha) – 0.59ac
Net Developable Area (NDA)	0.23 hectares, being equal to the gross developable area of 2,389 square metres recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent applies under the methodology agreed with the Council on 30 July 2026. The figure has limited practical application on this site. The capacity arises from the conversion of the existing building fabric within its footprint rather than from development across the site area, and is taken from the pre-application scheme rather than derived from area and density.
Density	No density multiplier applies and none should be stated. The capacity arises from the conversion of existing buildings and is taken from a defined scheme at pre-application, which under paragraph 3.19 of the report is a stronger basis than any multiplier. A density figure applied to the site area would produce a misleading result. For completeness, 53 dwellings on 0.23 hectares equates to approximately 230 units per hectare, which reflects the conversion of a three storey villa with a substantial rear extension and coach house rather than any assumption about development across the plot.
Recommended development form	Conversion of the existing buildings back to residential use, retaining the villa and coach house and adapting the 1970s rear extension. Demolition or intensive redevelopment is not a realistic form on this site given the local listing, the conservation area, the two Grade II listed neighbours and the adjoining registered historic park. It is worth recording that conversion back to residential use would return the villa to its original purpose, which is a heritage benefit rather than a harm and is a material consideration in favour. The undercroft and forecourt parking, some sixty two spaces, is materially in excess of what a residential scheme in this location would require, and its partial reuse offers a further modest opportunity. The scheme is promoted by a registered social landlord as affordable housing, which is the form most likely to be delivered and engages Policy H3 and the support for affordable housing delivery in the Replacement Plan. Add also that the existing sixty two parking spaces are materially in excess of what a residential scheme in this location requires, given the bus services on Cathedral Road and the Taff Trail link into the city centre, and that their partial reuse offers scope for amenity space, cycle parking and biodiversity enhancement within the conservation area setting.
Yield	53 dwellings, being the capacity the Council has confirmed for the scheme at pre-application stage. The reference and the promoter are not recorded here, pre-application consultation being confidential

	The figure is taken from a defined scheme at pre-application rather than derived from floorspace or density, which under paragraph 3.19 of the report is the stronger basis. It comfortably exceeds the ten dwelling large site threshold, so the capacity belongs in the large site component of the windfall allowance which this study evidences, being 3,929 of the 5,537 total, and not in the small sites or change of use components.
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The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, title WA52360, subject to two leasehold interests. The Council records that Wales and West Housing Association has purchased the site. The register previously recorded UKRO Property Holdings I Limited; the transfer to Wales and West Housing Association is recorded on the Council's advice.
Registered owner(s)	Wales and West Housing Association, per the Council record of its recent purchase of the site. Ownership by a registered social landlord is materially stronger than the institutional investment holding previously registered, and it is consistent with a pre-application for 53 dwellings now with the Council.
Source of ownership information	HM Land Registry title register via Land Tech Landsight data mapping, corroborated by a commercial property listing recording the 2018 acquisition.
Title number(s) where known	WA52360, freehold.
Ownership: single / multiple / fragmented	Single freehold title, WA52360, subject to two leasehold interests. The freehold position is straightforward. The occupational leases govern the timing of vacant possession.
Land assembly required (Y/N)	No. The site is held in a single freehold title. The two leasehold interests would need to be dealt with.
Evidence of owner intent	Established directly. A Housing Association has purchased the site and has taken a pre-application for 53 dwellings to the Council. An organisation which acquires a site and brings forward a defined scheme at pre-application has demonstrated intent as clearly as it can be demonstrated short of submitting an application. The occupational leases govern the timing.
Suitability	Suitable. The site is previously developed land in an established residential and commercial villa street approximately 800 metres from the city centre, served by bus routes on Cathedral Road and by the Taff Trail through Sophia Gardens and Bute Park, with Cardiff Central and Cardiff Queen Street stations each about a fifteen minute walk. The heritage designations shape the form of development rather than standing against it. Demolition and intensification are effectively ruled out by the local listing, the Cathedral Road Conservation Area, the Grade II listed neighbours at 20 and 22 Cathedral Road and the Grade II registered Sophia Gardens to the rear. Sensitive conversion is a different matter, and two points support it. Cathedral Road was developed as a high status residential villa street and the conversion of those villas to office use was itself a later change, so conversion back to residential use returns the buildings to their original purpose and is a heritage benefit. And the reverse conversion of Cathedral Road offices to residential use is an established pattern in this part

	of Cardiff rather than a theoretical proposition. The mature trees on and adjoining the site are a constraint on layout and some may be subject to Tree Preservation Orders. Neither goes to the principle of conversion.
Availability	Demonstrated. The site has been purchased by a registered social landlord, and pre-application for 53 dwellings is with the Council. There is no land assembly requirement, the site being held in a single freehold title. The two occupational leasehold interests remain; they govern the timing of vacant possession rather than the fact of availability. An owner which has bought the site for redevelopment controls that position.
Achievability	Achievable. The proposal is the conversion of existing buildings within their footprint, so there is no demolition, no land assembly, no site clearance and no significant contamination risk, the site having been in villa and office use throughout. The existing vehicular access from Cathedral Road and the undercroft parking are retained. Three matters require management. The heritage designations require a heritage led approach and will carry a cost: local listing, the Cathedral Road Conservation Area, the Grade II listed neighbours and the adjoining registered park. The mature trees on and adjoining the site constrain the layout and a survey to BS5837 will be required. A Flood Consequences Assessment will be required, and the Technical Advice Note 15 justification test addressed if the site falls within flood zone 3. The presence of a registered social landlord as owner and promoter, having acquired the site and taken a defined scheme to pre-application, indicates that the purchaser has satisfied itself on those matters.
Evidence of availability	Strong. A Housing Association has purchased the site and a pre-application for 53 dwellings is with the Council, the reference and unit number having been confirmed by the Council on 26 August 2026 in response to query 41. A registered social landlord acquiring a site and bringing forward a pre-application for a defined scheme is among the clearest forms of availability evidence contemplated by the agreed methodology.
Likely delivery timescale	Years 3 to 5. The site is in the ownership of a registered social landlord which has taken a defined scheme to pre-application, is held in a single freehold title with no land assembly requirement, and requires conversion rather than new build. The steps remaining are the determination of the occupational leases and the submission and determination of an application. It is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event.
Confidence rating (High / Medium / Low)	High. The site has been purchased a Housing Association, a registered social landlord, and a pre-application for 53 dwellings is with the Council, the reference and unit number confirmed by the Council on 26 August 2026. The Council has confirmed no Policy H9 risk. Ownership, availability and acceptability in principle are therefore all evidenced rather than inferred.

	The site is held in a single freehold title with no land assembly requirement, in an established residential street approximately 800 metres from the city centre, and the proposal is conversion of existing buildings back to the residential use for which they were built. The combination of a registered social landlord owner and a live pre-application is the strongest availability evidence obtainable short of a consent. The heritage designations remain and will shape the scheme, and flood risk will be addressed at application stage; the purchaser has evidently taken a view on both.
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	53 dwellings, the figure signed off by Cardiff Council on 2 September 2026 and confirmed by the Council on 26 August 2026 as the capacity of the scheme at pre-application stage, in delivery years 3 to 5, at High confidence.
If not counted — reason	Not applicable; the site is counted.

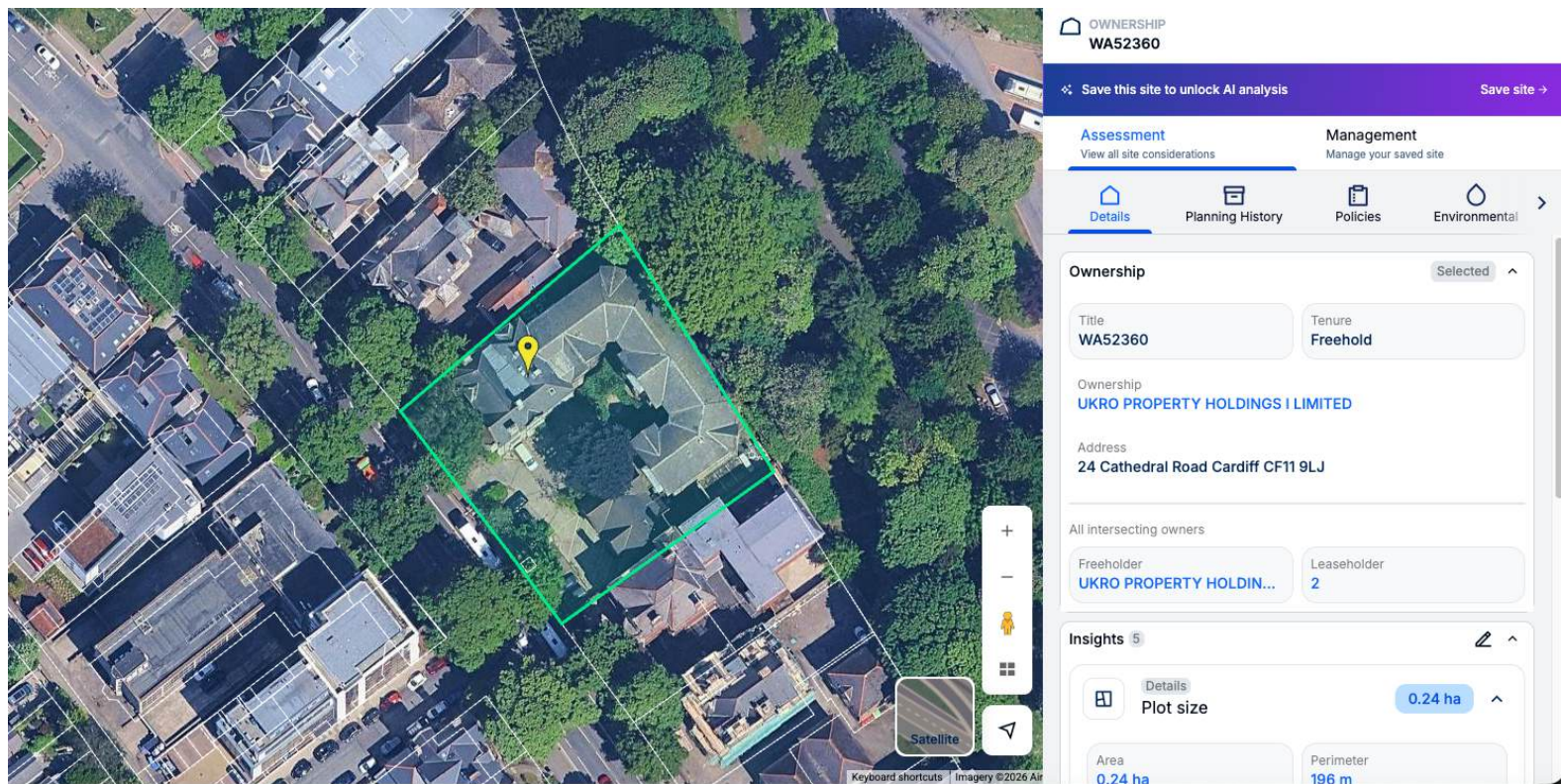
Conclusion

Summary	24 Cathedral Road is a substantial detached three storey Victorian villa of the late nineteenth century with a 1970s rear extension and a detached two storey coach house, on a plot of approximately 0.23 hectares in Pontcanna, approximately 800 metres from Cardiff city centre. It is in office use and let, with two leasehold interests recorded, and has some sixty two parking spaces in an undercroft and forecourt. The site is heritage sensitive. It is locally listed under the Cathedral Road Conservation Area Appraisal of 2007 and lies within that conservation area; 20 and 22 Cathedral Road adjoining are Grade II listed; and Sophia Gardens immediately to the rear is Grade II registered on the Cadw and ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. Demolition and intensification are effectively ruled out and the realistic form is sensitive conversion of the existing fabric. Conversion back to residential use returns the buildings to their original purpose, which is a heritage benefit and a material consideration in favour, and the reverse conversion of Cathedral Road office villas is an established pattern in this part of Cardiff. The site is counted at 53 dwellings on the Cardiff Council sign off of September 2026, in delivery years 3 to 5, at High confidence. The figure is that of a pre-application promoted by a Housing Association, which has purchased the site; the Council confirmed the reference and the unit number on 26 August 2026. It is taken from a defined scheme rather than derived from floorspace or density, and it comfortably exceeds the ten dwelling large site threshold. Policy H9 is discharged. The site is outside the Central Business Area and the Bay Business Area so Policy EC6 does not apply, a converted villa in a residential conservation area does not fall within a Policy EC3 protected employment area, and Policy EC7 governs the loss of the use. The Council has confirmed no Policy H9 risk. There is no overriding need to retain an office use in a residential conservation area. Three matters remain. The site lies 200 to 300 metres from the River Taff and adjoins Sophia Gardens, which is used in part for flood
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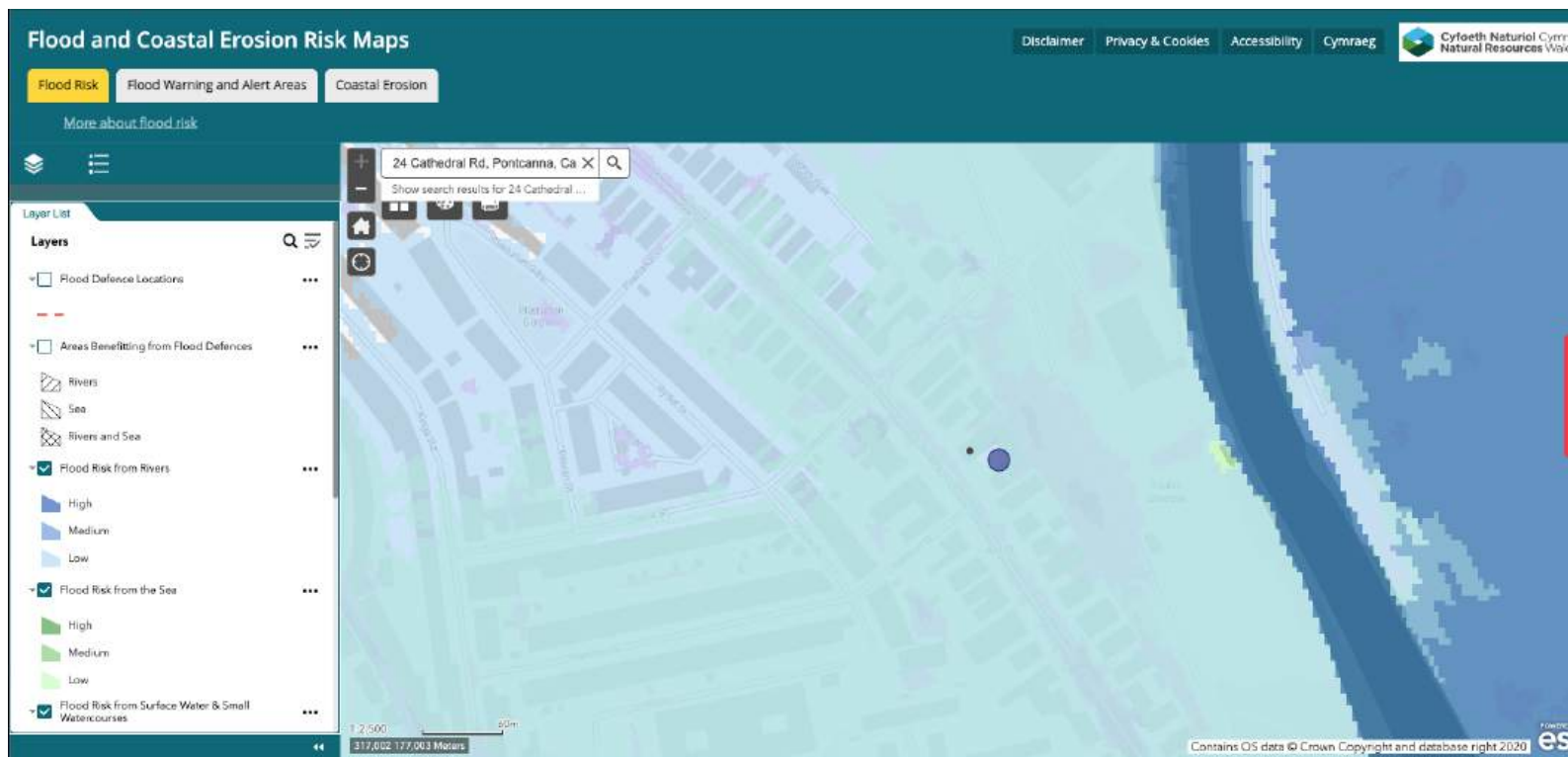
	storage; a Flood Consequences Assessment will be required, and the Technical Advice Note 15 justification test addressed if any part falls within flood zone 3. The mature trees on and adjoining the site constrain the layout and may be subject to Tree Preservation Orders. And an electricity sub-station on the site will be accommodated in the layout. None goes to the principle of conversion.
Assessed by / date	Ross Bowen MRTPI 7/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 8/9/26

MAPPING:-

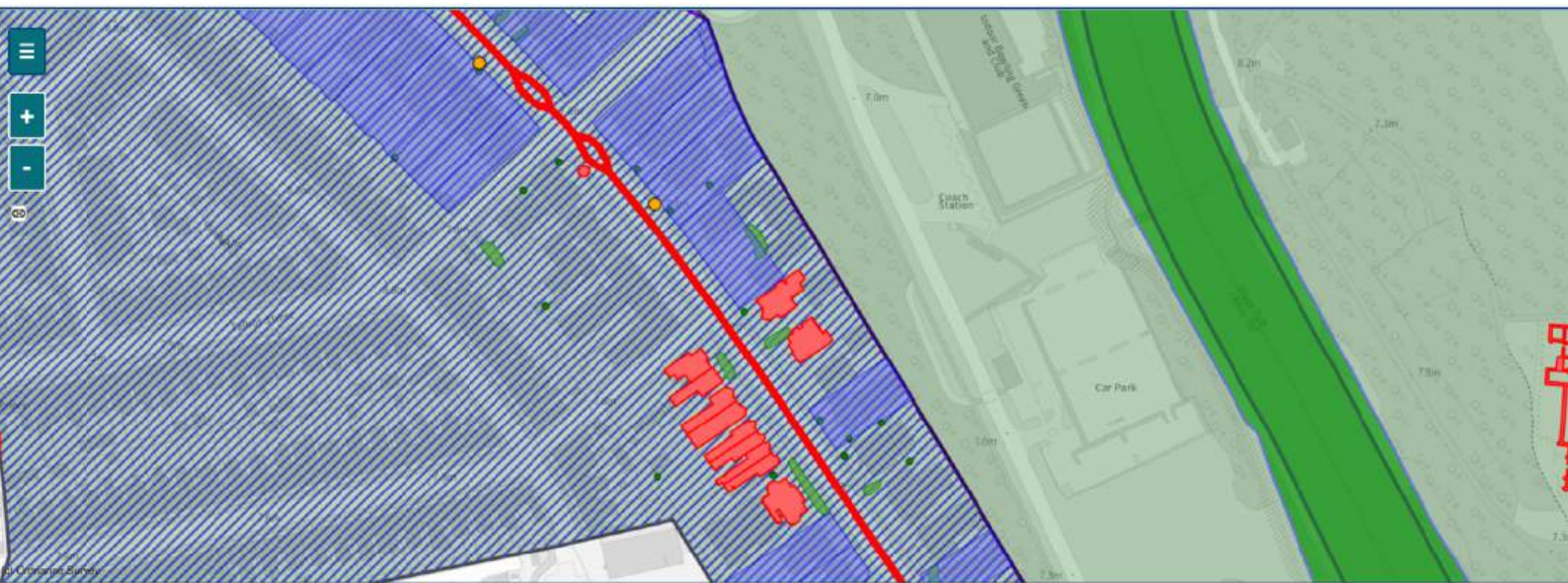
Ownership boundary record



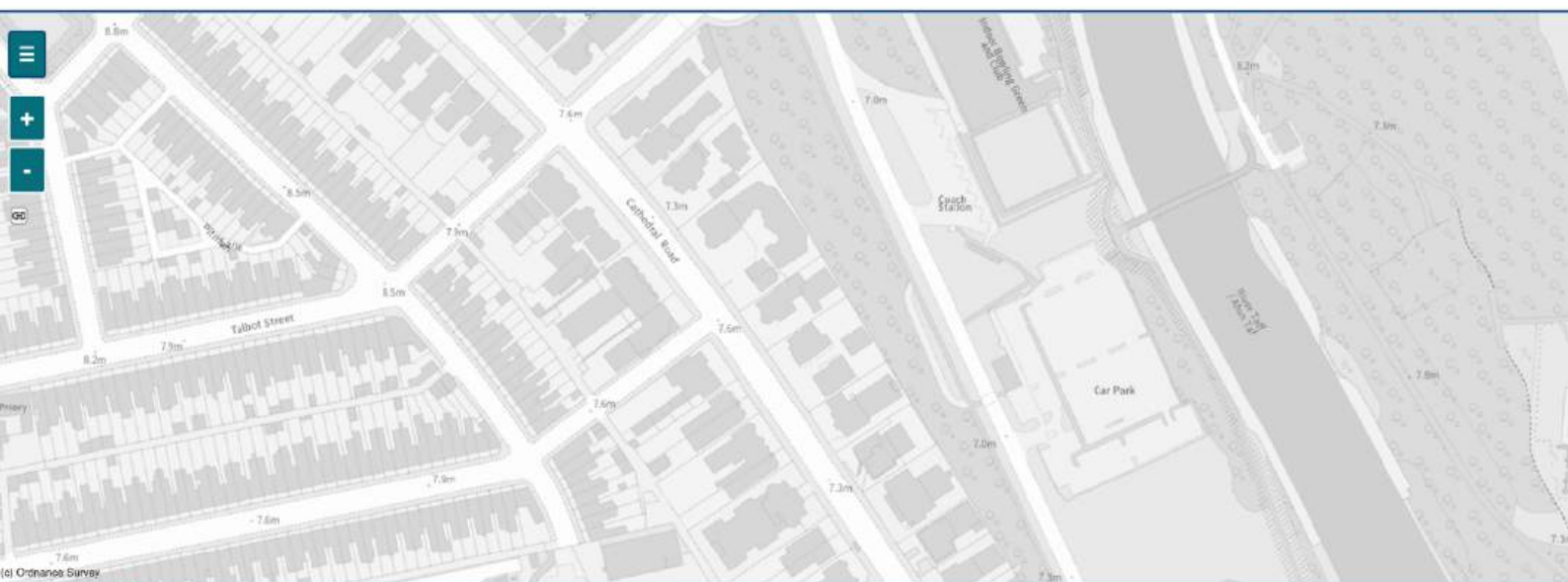
NRW – Flood risk mapping



Cardiff LDP mapping context layers



Cardiff LDP mapping RLDP layers



Photos – existing



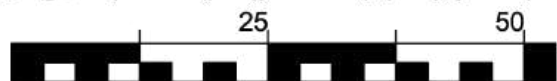


— Denotes development boundary opportunity



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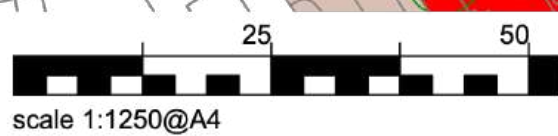


- Denotes extent of subject site boundary
- Denotes Listed Buildings
Locally Listed Buildings of Merit
- Denotes Open Space
(inc Greenspace and ANG)
- Denotes TPO's
- Denotes Existing street scene trees
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation

Denotes development boundary opportunity

EDS26.42 - CC.UCS.S50 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – 118 Maindy Rd, Cardiff

To be completed individually for each site identified

Site name	118 Maindy Rd, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S53

Site Location and Description

Easting (X)	317804
Northing (Y)	177922
Latitude	51.494240, (51°29'39"N)
Longitude	-3.1853914 (003°11'07"W)
Postal address/location	118 Maindy Rd, Cardiff CF24 4JX
Area (ha)	0.10 hectares, being 1,073 square metres from OS digital mapping. The sale particulars record 0.26 acres, being approximately 0.105 hectares, and the two should be reconciled; the OS measured figure is used throughout. The existing building floor area is 5,599 square feet, being 520.16 square metres gross internal, comprising 437.94 square metres at ground floor and 82.22 square metres at first floor.
Existing use(s)	The property comprised a detached, part two-storey office building together with a single-storey industrial unit, providing a mix of open-plan and cellular office accommodation, kitchen and W.C. facilities, and individual storage rooms within the industrial element, together with an enclosed yard providing parking for c.15 vehicles or external storage.
Occupancy status	Understood to be vacant, or capable of vacant possession. The sale particulars of August 2024 stated that vacant possession was deliverable from 1 March 2025.
Previous uses	Office and light industrial use, understood to have been in institutional occupation associated with Cardiff University prior to the 2024 sale.
Planning status/history	The Council records a pre-application on this site and no Policy H9 risk, in its comments of 13 August 2026. The Council has confirmed the capacity at 30 dwellings; under paragraph 3.20 of the report the pre-application scheme is not described. No planning application has been identified since the 2024 sale and no permission is extant.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No entry corresponding to this site has been identified in the Housing Monitoring Schedule 2024-25 (base date 1 April 2025). Confirmation is required by search of the register. The check matters here because the site changed hands in 2024 or 2025 expressly on a development basis, and if permission has since been granted the site will enter the landbank and must not also be counted as windfall capacity in this study.
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10.
Notable structures/features	The building comprises a part two-storey office element (ground and first floor rooms including offices, a seminar/common room, LAN room, kitchen/W.C. facilities and boiler room) and a single-storey industrial/storage unit, with an enclosed yard.
Site boundaries and surrounding land uses	The site occupies a roughly triangular/L-shaped corner plot at the junction of Maindy Road and Pentyrch Street, in the Maindy/Cathays area approximately 1 mile north of Cardiff city centre. Cardiff Muslim Primary School adjoins immediately to the south, with Pentyrch Court (residential flats) to the north-east. The wider area is

	predominantly residential in character (terraced streets typical of Cathays/Maindy), though Cardiff University has a significant presence in the area.
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Constraints

Flood risk	An extensive area of mapped surface water and small watercourse flood risk covers much of the block immediately south west of the site, and the site itself sits at or very close to the edge of that extent. This is consistent with a culverted watercourse or historic drainage line running through the Maindy and Cathays area. A drainage strategy and Flood Consequences Assessment will be required at application stage. On a site otherwise as well placed as this one, an unresolved flood risk question is the matter most likely to reduce the capacity or prevent it, and it should not be left as a marginal observation. Surface water risk of this kind is ordinarily manageable by design, through levels, sustainable drainage and the exclusion of habitable accommodation from any at risk ground floor area. A Flood Consequences Assessment will be required and Policy EN14 applies.
Ecology	The site is a fully developed, hardstanding institutional/office plot with an enclosed yard, and is expected to have low on-site ecological value.
Trees	No significant tree cover is evident within the site itself
Heritage/archaeology	No designation affects the site. It contains no listed building, no scheduled monument and no locally listed structure, and lies outside any conservation area. The buildings are twentieth century office and industrial structures of no architectural or historic interest and there is no constraint on their demolition. That is confirmed against the Council's mapping.
Air quality	Not a constraint. Maindy Road is a local distributor rather than an arterial route and the site does not lie within a declared Air Quality Management Area. The adjoining Cardiff Muslim Primary School immediately to the south is a sensitive receptor for construction phase dust and emissions, and a Construction Environmental Management Plan with a dust management plan should be secured by condition. Policy EN13 applies.
Noise	Maindy Road carries local traffic but is not a major arterial route; the adjoining Cardiff Muslim Primary School is a noise-sensitive receptor immediately to the south which should be considered in any redevelopment design (e.g. construction/demolition phasing, and any new noise-generating use).
Contaminated land	Low to moderate risk, and materially lower than on the former dockland and heavy industrial sites elsewhere on this schedule. The single storey industrial element and the enclosed yard warrant a Phase 1 desk study, with intrusive investigation if that identifies a need. An asbestos refurbishment and demolition survey will be required for buildings of this age and type. Remediation, if required, is a cost and programme item rather than a constraint of principle. Policy EN13 applies.
Vehicular access	Vehicular access is taken from Maindy Road, with the enclosed yard providing on-site parking for approximately 15 vehicles.
Utilities	Not assessed. The site is occupied by a serviced office and light industrial building with an enclosed yard, so existing water, foul

	drainage, electricity and telecommunications connections are present. Network capacity for a residential scheme of this scale is not expected to be a constraint in an established residential area, and would fall to be confirmed with the statutory undertakers at application stage. Sustainable drainage will require particular attention given the surface water flood risk mapped immediately to the south west.
Pedestrian, cycle & public transport	The site lies in an established residential area of Maindy and Cathays approximately one mile north of Cardiff city centre, with a significant Cardiff University presence nearby giving good walking and cycling accessibility to university facilities and local services.

Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016. The site lies within the established residential area of Maindy and Cathays, in reasonably close proximity to the main Cardiff University estate. The employment policy position is favourable and is confirmed. The site is well outside the Central Business Area and the Bay Business Area, so Policy EC6 does not apply. It is outside Policy EC3.24 Maindy Road, confirmed against the Council interactive Proposals Map, Existing Employment Land EC3 layer, on 18 August 2026: that designation is a narrow strip alongside the railway to the south west and this site sits to the north east of it, adjoining Cardiff Muslim Primary School. Policy EC7 accordingly applies, under which alternative use is favourably considered where the site or premises are vacant or redundant, which is the most permissive of the three regimes. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy EN14 applies on flood risk and is the principal constraint. Policy EN13 applies on noise and land contamination. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Also relevant: KP5, KP8, KP15 and KP16; H3; T1 and T5; and the Residential Design Guide of January 2017. National policy: Planning Policy Wales Edition 12, February 2024, and Future Wales, the National Plan 2040.
H9 Compliant, if not reason for inclusion	Capable of compliance, and better evidenced than most sites on the schedule. See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Office and light industrial use, understood to be vacant or capable of vacant possession. The property comprises a detached part two storey office building together with a single storey industrial unit and an enclosed yard providing parking for approximately fifteen vehicles. Vacant possession was stated in the August 2024 sale particulars to be deliverable from 1 March 2025.
Use protected by policy designation (Y/N — which)	No. No designation protects the existing use. The site is well outside the Central Business Area and the Bay Business Area, so Policy EC6 does not apply. It is outside Policy EC3.24 Maindy Road, confirmed against the Council's interactive Proposals Map, Existing

	Employment Land EC3 layer, on 18 August 2026: that designation is a narrow strip alongside the railway to the south west, and this site sits to the north east of it, immediately adjoining Cardiff Muslim Primary School. Policy EC7 accordingly applies, under which alternative use is favourably considered where premises are vacant or redundant, and a vacant building in an established residential area satisfies its terms readily. The Council recorded a pre-application on the site and no Policy H9 risk in its comments of 13 August 2026, and has confirmed the capacity at 30 dwellings.
Evidence of relocation, disposal or marketing	Strong, and the best on the schedule for a site of this size. The property was marketed for sale by Cooke and Arkwright in August 2024. The vendor's own particulars expressly identified the site as having development potential subject to planning, and stated that vacant possession was deliverable from 1 March 2025. The property has since been sold. Marketing particulars asserting development potential, coupled with vacant possession and a completed disposal, are precisely the categories of evidence contemplated by the agreed methodology.

Age / condition / functional obsolescence of buildings	The buildings comprise a detached part two storey office element and a single storey industrial unit, of utilitarian twentieth century construction, together with an enclosed yard. The point is not material. The previous owner marketed the property on the basis of its development potential rather than its continuing occupational value, and sold it with vacant possession. A vendor which markets a building for its redevelopment value has itself concluded that the existing use has run its course.
H9 conclusion	Discharged. Policy H9 permits the change of use of redundant premises and the redevelopment of redundant previously developed land. The site is previously developed land. It was marketed with vacant possession deliverable from 1 March 2025 and sold expressly on the basis of development potential subject to planning, which is direct evidence that the existing use has ceased to be viable in occupational terms. The employment policy position is confirmed and is the most permissive available. Policy EC6 does not apply, the site being well outside the Central and Bay Business Areas. Policy EC3 does not apply, the site lying outside Policy EC3.24 Maindy Road as confirmed on the Council Proposals Map on 18 August 2026. Policy EC7 governs, and its vacancy limb is satisfied. Criterion (i) requires that there be no overriding need to retain the existing use and no overriding alternative local land use requirement. A small office and industrial building in an established residential area, outside any employment designation, engages neither. The Council recorded no Policy H9 risk on 13 August 2026.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 1,073sqm (0.10ha) – 0.26ac
Net Developable Area (NDA)	0.10 hectares, being equal to the gross developable area of 1,073 square metres.
Density	30 dwellings on 0.10 hectares
Recommended development form	A small residential scheme, either the conversion of the existing office element or redevelopment of the site as a whole. The existing

	building floorspace is approximately 520 square metres across two elements, so redevelopment is likely to produce materially more capacity than conversion and is the more realistic form given the mixed and utilitarian character of the existing buildings. Design would need to address the relationship with Cardiff Muslim Primary School immediately to the south, both as a noise sensitive receptor and in terms of overlooking and daylight. At approximately 30 dwellings the form would be flatted rather than terraced, which is achievable on this corner plot and consistent with the existing flats at Pentyrch Court to the north east. Levels and sustainable drainage must be designed around the surface water flood risk mapped immediately to the south west, and that habitable accommodation should be excluded from any ground floor area shown to be at risk.
Yield	30 dwellings, the capacity confirmed by Cardiff Council. The Council has settled on 30 as the appropriate figure, between the density analysis for the site and the figure discussed at pre-application stage. The pre-application scheme is not described here, that process being confidential.

Deliverability

Ownership	Land Registry-derived ownership record, title WA30692 registered to Wolfson Capital Ltd.
Registered owner(s)	Wolfson Capital Limited, freehold title WA30692.
Source of ownership information	HM Land Registry title register via Land Tech Landsight data mapping, corroborated by Cooke and Arkwright sale particulars of August 2024.
Title number(s) where known	WA30692, freehold.
Ownership: single / multiple / fragmented	Single freehold title. No leasehold interests have been identified, consistent with the sale having been made with vacant possession.
Land assembly required (Y/N)	No. The site is held in a single freehold title with no identified occupational interests. This is among the simplest ownership positions on the schedule.
Evidence of owner intent	Indirect but real. The property was acquired in 2024 or 2025 following marketing which expressly advertised development potential subject to planning, with vacant possession. A purchaser acquiring on that basis may reasonably be inferred to have development in contemplation. The Council recorded a pre-application on this site in its comments of 13 August 2026. That is direct evidence of owner intent and is materially stronger than the inference drawn from the terms of the sale.
Suitability	Cooke & Arkwright sale particulars, August 2024] The vendor's own marketing material identifies the site as having 'development potential (subject to planning)', supporting suitability for redevelopment in principle. Endorsed, and it should be stated more fully. The site is previously developed land in an established residential area where residential development is the prevailing use, in a single freehold ownership with no occupational interests to extinguish, outside any expected employment designation, and marketed by its previous owner on the basis of development potential. The identified constraints are the adjoining primary school, which is a design matter rather than an obstacle, and the mapped surface water flood risk immediately to the south west, which requires definitive resolution.
Availability	The property was marketed for sale by Cooke and Arkwright in August 2024. The vendor particulars expressly identified the site as having development potential subject to planning and stated that

	vacant possession was deliverable from 1 March 2025. The sale completed, the freehold passing to Wolfson Capital Limited under a single title, WA30692, with no leasehold interests identified and no land assembly required. Marketing particulars asserting development potential, vacant possession from a stated date, and a completed disposal to a purchaser acquiring on that basis are precisely the categories of evidence contemplated by the agreed methodology. The Council additionally recorded a pre-application on the site, and no Policy H9 risk, in its comments of 13 August 2026.
Achievability	Achievability is considered reasonable in principle, given the site's recent freehold sale (implying an active, motivated ownership), vacant possession, and the vendor's own characterisation of development potential.
Evidence of availability	Cooke and Arkwright sale particulars, August 2024, expressly identifying development potential subject to planning and stating that vacant possession was deliverable from 1 March 2025; the subsequent completed sale of the freehold to Wolfson Capital Limited.
Likely delivery timescale	Years 3 to 5. The site is small, in single ownership, capable of vacant possession, and was acquired on a development basis. Schemes of this scale move quickly once consented. It is not placed in years 1 to 2, and capacity in that band is excluded from the counted contribution in any event.

Confidence rating (High / Medium / Low)	"Medium. This site meets the availability criterion on documented evidence rather than inference, which is more than most of the schedule can say. The property was marketed by Cooke and Arkwright in August 2024 expressly on the basis of development potential subject to planning, with vacant possession deliverable from 1 March 2025, and was sold on that basis to Wolfson Capital Limited. It is held in a single freehold title, WA30692, with no identified occupational interests and no land assembly requirement. The Council recorded a pre-application on the site and no Policy H9 risk on 13 August 2026, and the employment designation position is confirmed on the Proposals Map.
Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	30 dwellings, the figure confirmed by Cardiff Council, in delivery years 3 to 5, at Medium confidence.
If not counted — reason	N/A site counted at 30 dwellings. The ten dwelling large site threshold is comfortably cleared.

Conclusion

Summary	118 Maindy Road is a corner plot of approximately 0.10 hectares at the junction of Maindy Road and Pentyrch Street, in the established residential area of Maindy and Cathays approximately one mile north of Cardiff city centre and close to the main Cardiff University estate. It is occupied by a detached part two storey office building and a single storey industrial unit totalling approximately 520 square metres gross internal, with an enclosed yard providing parking for about fifteen vehicles. Cardiff Muslim Primary School adjoins immediately to the south and Pentyrch Court flats lie to the north east.
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	The site is counted at 30 dwellings on the Cardiff Council sign off of September 2026, in delivery years 3 to 5, at Medium confidence. Availability is documented rather than inferred, which distinguishes this site from most of its size on the schedule. The property was marketed by Cooke and Arkwright in August 2024 expressly on the basis of development potential subject to planning, with vacant possession deliverable from 1 March 2025, and was sold on that basis to Wolfson Capital Limited. It is held in a single freehold title, WA30692, with no identified occupational interests and no land assembly requirement. The Council recorded a pre-application on the site and no Policy H9 risk on 13 August 2026. Policy H9 is discharged. The site is outside the Central Business Area and the Bay Business Area so Policy EC6 does not apply, and outside Policy EC3.24 Maindy Road as confirmed on the Council Proposals Map on 18 August 2026, so Policy EC3 does not apply. Policy EC7 governs and its vacancy limb is satisfied. There is no overriding need to retain a small office and industrial building in an established residential area. The counted figure of 30 dwellings is the capacity confirmed by the Council. It derives from pre-application discussion and is recorded as an approximation under paragraph 3.20 of the report. An extensive mapped surface water flood extent lies immediately to the south west, the site sitting at or close to its edge, and habitable accommodation should be excluded from any ground floor area shown to be at risk.
Assessed by / date	Ross Bowen MRTPI 10/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP
WA30692

Save this site to unlock AI analysisSave site

AssessmentView all site considerationsManagementManage your saved site

DetailsPlanning HistoryPoliciesEnvironmental

OwnershipSelected

Title
WA30692

Tenure
Freehold

Ownership
WOLFSON CAPITAL LTD

Address
118 Maindy Road Cardiff CF24 4HQ

All intersecting owners

Your selection is too large. In order to conduct an assessment, please select a smaller area

NRW – Flood risk mapping

Flood and Coastal Erosion Risk Maps

DisclaimerPrivacy & CookiesAccessibilityCymraegCyfoeth Naturiol Cymru
Natural Resources Wales

Flood RiskFlood Warning and Alert AreasCoastal Erosion

More about flood risk

Layer ListLayers

☐ Flood Defence Locations

☐ Areas Benefitting from Flood Defences

☐ Rivers

☐ Sea

☐ Rivers and Sea

☒ Flood Risk from Rivers

☐ High

☐ Medium

☐ Low

☒ Flood Risk from the Sea

☐ High

☐ Medium

☐ Low

☒ Flood Risk from Surface Water & Small Watercourses

118 Maindy Rd, Cardiff CF24 4JL

Show search results for 118 Maindy R...

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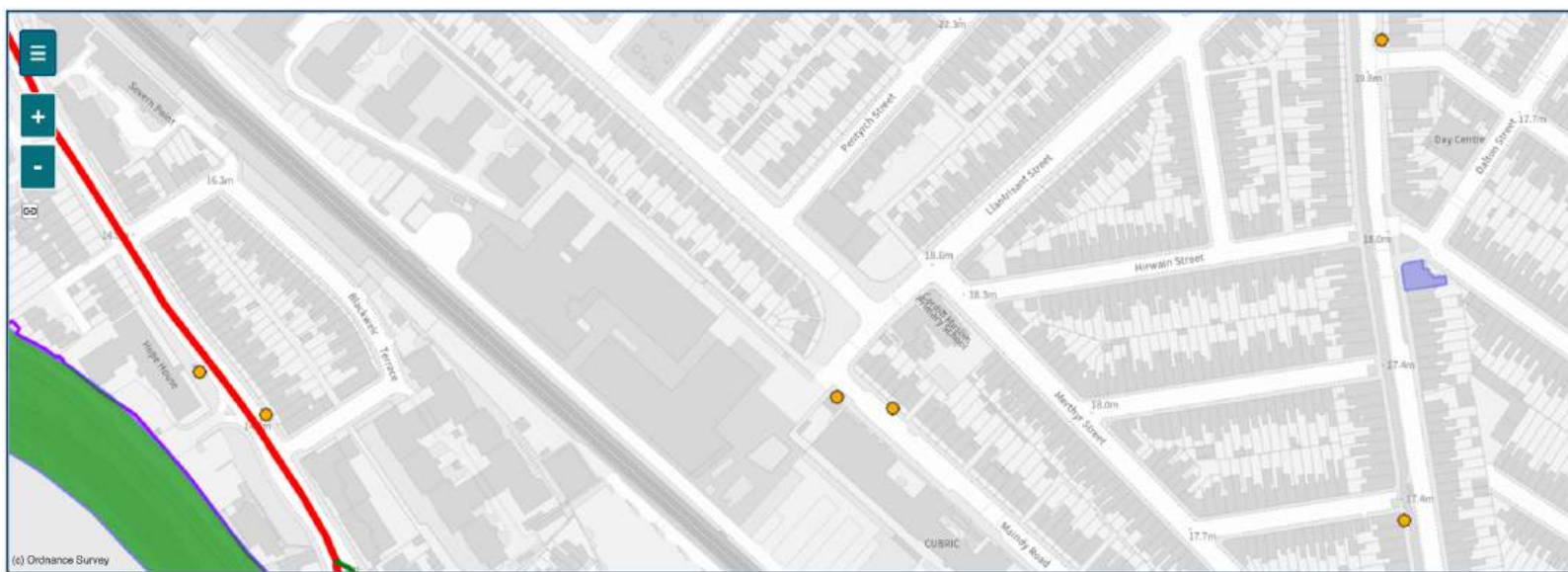
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Contains OS data © Crown Copyright and database right 2020

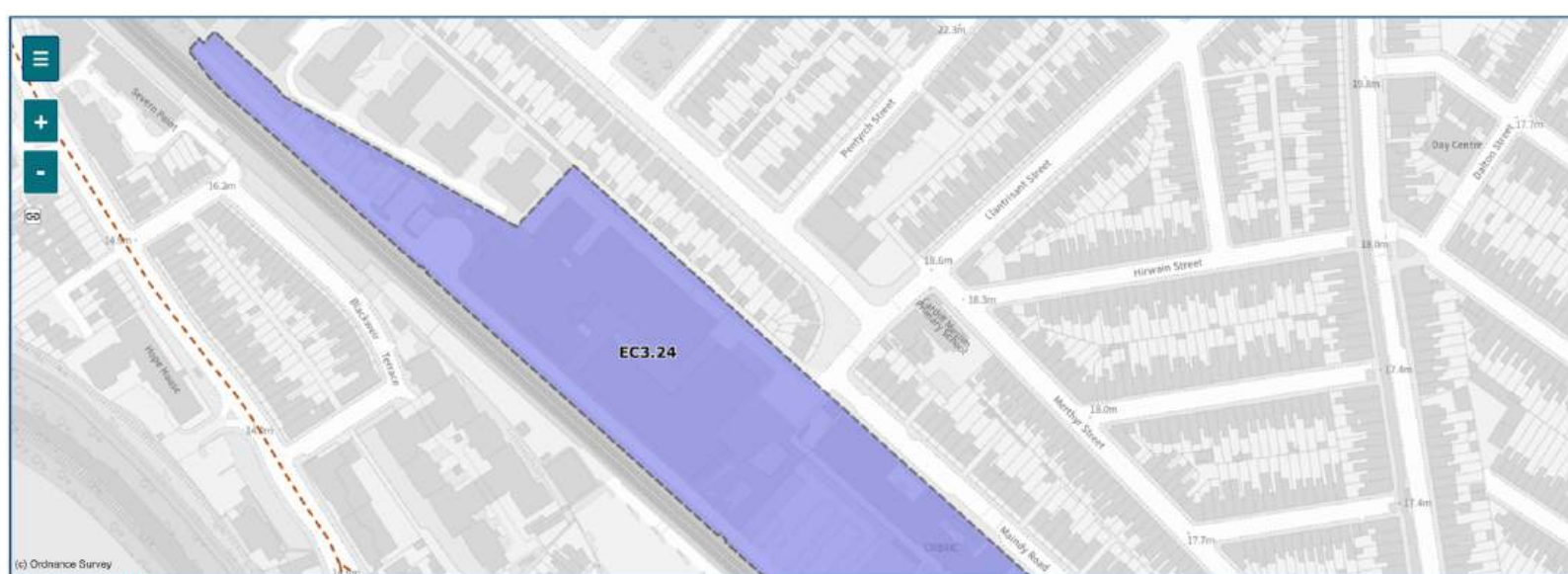
esri

Feedback

Cardiff LDP mapping context layers

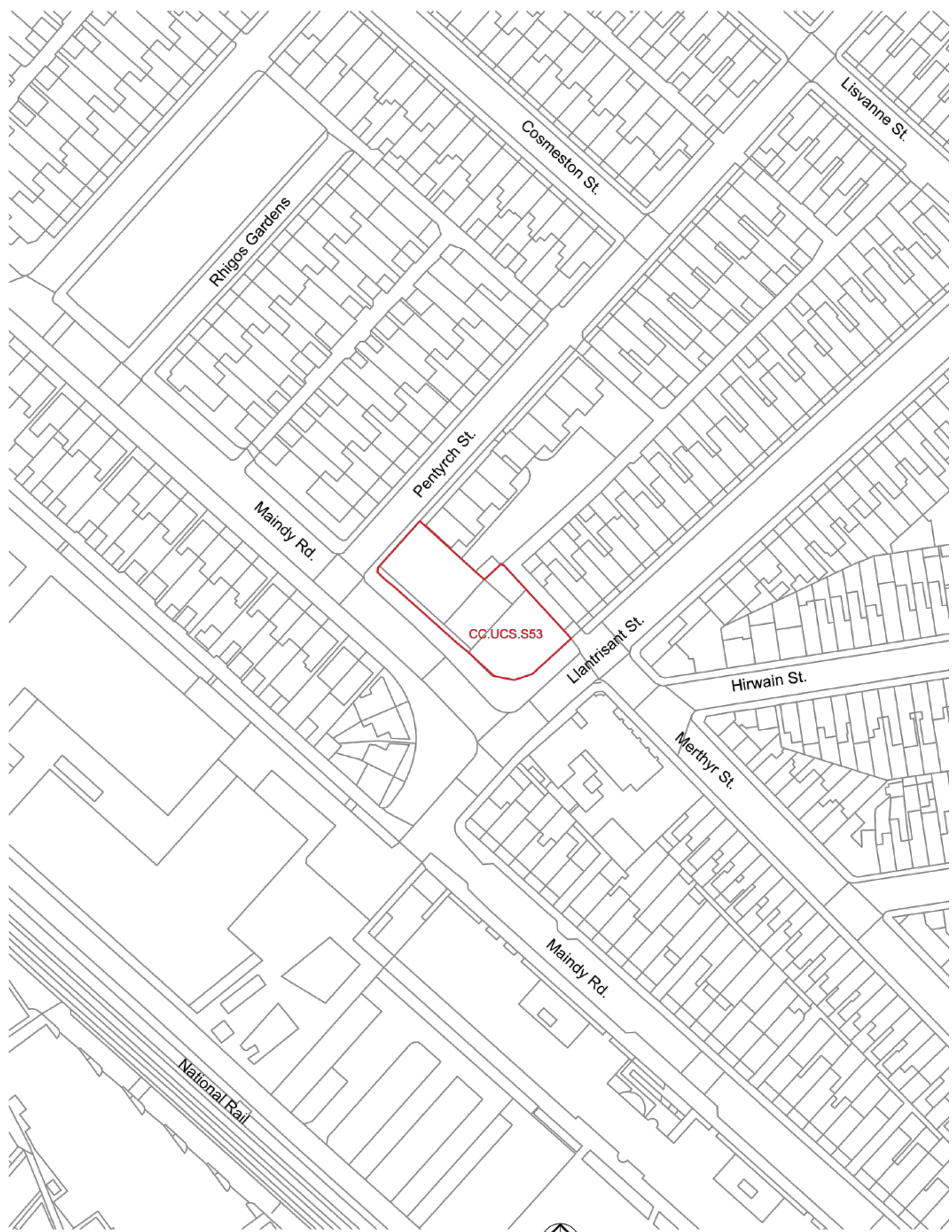


Cardiff LDP mapping RLDP layers



Photos – existing



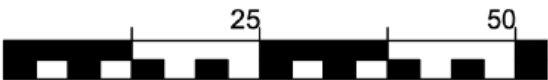


 Denotes development boundary opportunity

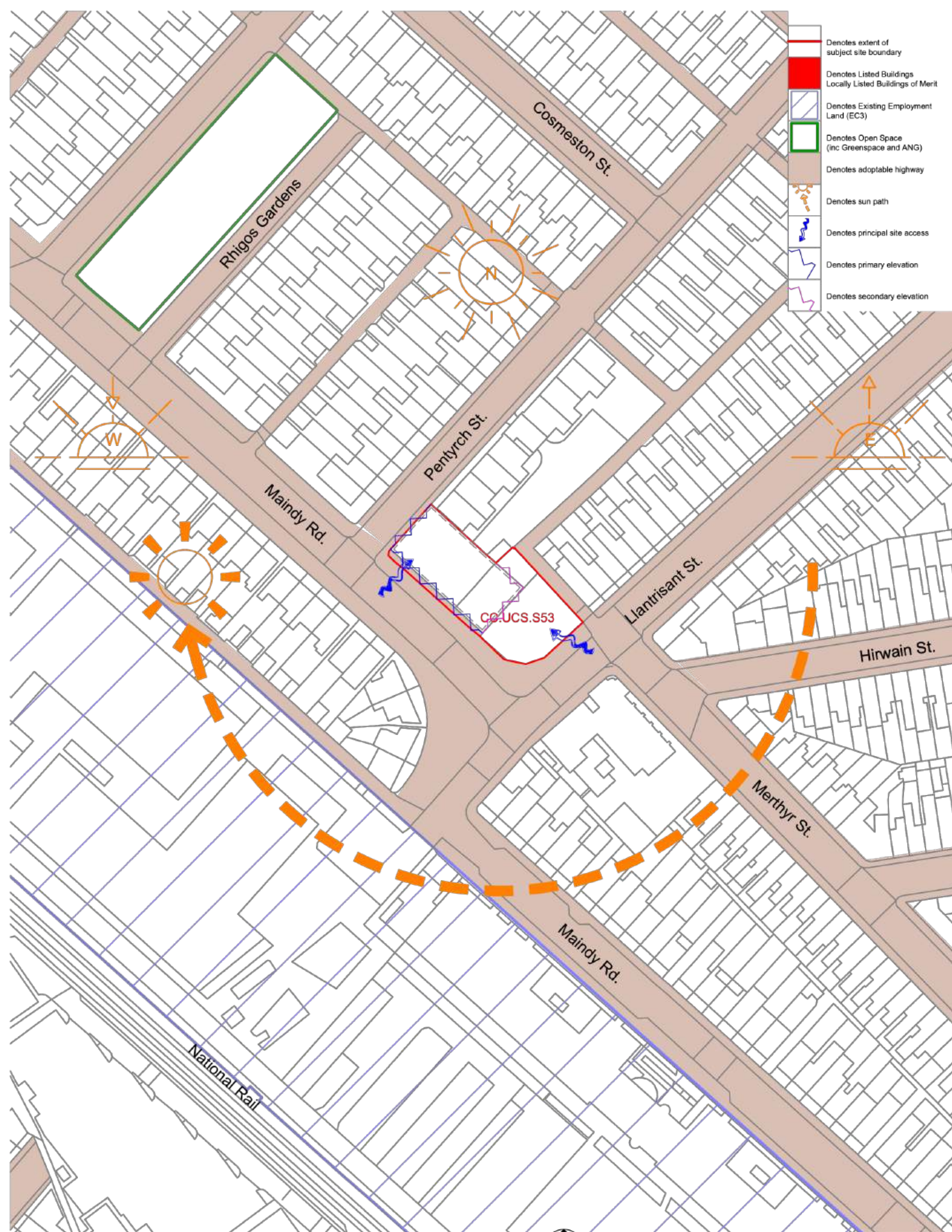


EDS26.42 - CC.UCS.S53 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4

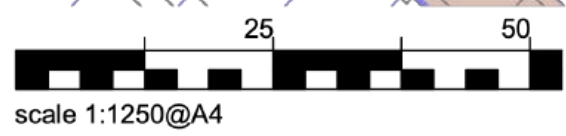


-  Denotes extent of subject site boundary
-  Denotes Listed Buildings Locally Listed Buildings of Merit
-  Denotes Existing Employment Land (EC3)
-  Denotes Open Space (inc Greenspace and ANG)
-  Denotes adoptable highway
-  Denotes sun path
-  Denotes principal site access
-  Denotes primary elevation
-  Denotes secondary elevation

 Denotes development boundary opportunity

EDS26.42 - CC.UCS.S53 - CONSTRAINTS PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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Expedite Site Appraisal Template –

Land bound by Custom House Street, Bute Street and Hope Street, Cardiff.

To be completed individually for each site identified

Site name	Land bound by Custom House Street, Bute Street and Hope Street, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S55

Site Location and Description

Easting (X)	318539
Northing (Y)	175958
Latitude	51.476696 (51°28'36"N)
Longitude	-3.1743515 (003°10'28"W)
Postal address/location	Land bound by Custom House Street, Bute Street and Hope Street, Cardiff, Cardiff, CF10 1GH
Area (ha)	0.16 hectares, being the application site area confirmed at paragraph 1.1 of the committee report. The freehold titles total 0.097 hectares; the difference is the adopted highway within the application site which is proposed to be stopped up under a Section 247 Order.
Existing use(s)	Vacant/cleared brownfield land, comprising hardstanding with some self-seeded shrubbery and two small electrical plant buildings, having been cleared of previous buildings visible behind screen hoarding. It has been in vacant possession for approximately three decades. Part of the site also currently comprises adopted highway.
Occupancy status	Vacant
Previous uses	A historic railway- or dockland-related use prior to this cannot be ruled out given the site's position alongside the Cardiff-South Wales mainline. The site was previously in office use: a 4-storey office building was granted permission in 1996 (ref. 96/75C), and further office building/parking/landscaping in 2002 (ref. 97/289C); outline permission for a larger mixed-use scheme (c. 52,500 sq m, including offices, retail, hotel, leisure and residential uses) was also granted in 1998 (ref. 98/529/C). The site was subsequently cleared and has remained vacant since.
Planning status/history	The application is 25/02351/FUL, not 25/02366/FUL as recorded on the Council inception schedule; 25/02366/FUL is Principality House, The Friary. Application received and validated 13 October 2025; consultation 5 March 2026; reported to Planning Committee 4 June 2026 with a recommendation to grant; status recorded as awaiting decision, the Section 106 agreement remaining outstanding. Proposal: development of a co-living building, sui generis, with associated infrastructure, landscaping and public realm works. Earlier history includes 15/02820/MJR for purpose built student accommodation of 447 bed spaces in a 42 storey tower, which was not implemented, and office consents 96/00075/C and 97/00289/C. Council comments received 13 August 2026, from Planning Policy and Economic Development. The Council records that amended plans were submitted in April 2026 and that the application is ongoing. That is consistent with the committee report and the resolution to grant on 4 June 2026. The Council's schedule also cites 15/02820/MJR for student accommodation, which is the unimplemented 42 storey scheme for 447 bed spaces referred to above.

In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. The Housing Monitoring Schedule 2024-25, base date 1 April 2025, contains no entry for this site. The only entry containing the words Custom House is BU172, Custom House at 56 Bute Street, application 22/01162, seven units, which is the Old Custom House listed building and a different site. No entry anywhere in the schedule carries a date granted after the base date. The application here was received on 13 October 2025, six months after the base date, and could not appear. The capacity is therefore counted nowhere else and the site is counted in this study. It is recorded expressly that the capacity will enter the landbank once permission is issued and is not additional to the landbank at any subsequent base date. See paragraphs 3.28 to 3.31 of the report.
On Candidate Sites Register? (Y/N — ref)	No entry identified on the Replacement LDP Candidate Sites Register, and the site does not appear in Background Technical Paper Number 10. The site is not allocated, which is what makes it a windfall.
Notable structures/features	Two small electrical plant buildings are present on the site. Following demolition there are no other structures
Site boundaries and surrounding land uses	The application site is bound by Custom House Street to the north, Bute Street to the east, the mainline railway to the south, and Hope Street to the west, and measures 0.16 ha; part of the site currently comprises adopted highway and including areas of adopted highway potentially required to be stopped up. The listed (Grade II) Gold Cross Public House sits immediately north on the opposite side of Custom House Street, the Radisson Blu Hotel lies to the east, and the Unison/Open University building lies to the west on the opposite side of Hope Street. South of the railway lie Callaghan Square and surrounding commercial buildings (including 1 Callaghan Square). The site sits within Cardiff's Central Business Area / Central Enterprise Zone, approximately 300 m east of Cardiff Central railway station and Bus Exchange, and south of St David's Shopping Centre.

Constraints

Flood risk	The application site lies within Flood Zone 2 (rivers and sea) and Flood Zone 3 (sea) on the NRW Flood Map for Planning, and within the TAN15 'Defended Zone' benefitting from the Cardiff Bay Barrage. Application 25/02351/FUL:- NRW note this does not meet TAN15 tolerability criteria and defer the matter to the LPA; however, the affected areas are proposed for non-residential, less-vulnerable ground-floor uses, with residential accommodation above providing safe refuge. Officers conclude the flood risk is acceptable and manageable, subject to flood resilience/resistance measures and a Flood Warning and Evacuation Plan secured by condition. This entry should be retained in full and handled carefully in the report, because it cuts both ways. Natural Resources Wales advised that the site does not meet the tolerability criteria in Technical Advice Note 15 and deferred the matter to the local planning authority; officers concluded that flood risk was acceptable and manageable, on the basis that the affected areas are given over to less vulnerable non residential ground floor uses with residential accommodation above providing safe refuge, secured by conditions and a Flood Warning and Evacuation Plan. That is a legitimate and reasoned planning judgement, and it is directly relevant evidence that flood
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	risk in the defended zone behind the Cardiff Bay Barrage is not an absolute barrier to residential capacity in central Cardiff, which is a point of wider value to this study. It should nonetheless be recorded openly that the statutory consultee did not support the position, since an objector will find that in the committee report in any event and the study is better placed having dealt with it first.
Ecology	The site is cleared/vacant brownfield land which may have some incidental colonising vegetation of low ecological value, but this is not confirmed. Application 25/02351/FUL:- The County Ecologist raised no objection, subject to biodiversity enhancement measures (e.g. bat and bird boxes, planting) secured by condition.
Trees	No trees within the site boundary. Application 25/02351/FUL:- The Council's Tree and Landscape Officer raised no objection, subject to detailed upfront planting/planter specifications and confirmation of drainage and irrigation arrangements, given the reduced subsoil depth associated with the built form.
Heritage/archaeology	The site lies within an Archaeologically Sensitive Area and adjoins the listed (Grade II) Gold Cross Public House immediately to the north; the (Grade II) Old Custom House is also identified as a nearby heritage receptor, along with the St Mary Street Conservation Area, the Cardiff Castle group (including the Registered Park and Garden) and the Grade I Church of St John the Baptist. Application 25/02351/FUL:- The Conservation Officer judged the impact on long- and close-range heritage assets to be negative but slight and raised no objection; Cadw raised no objection; HENEB (formerly GGAT) concurred with the Desk-Based Assessment and recommended an archaeological watching brief during groundworks, secured via a pre-commencement Written Scheme of Investigation condition.
Air quality	Application 25/02351/FUL:- The Council's SRS Environmental Team noted elevated NO2 concentrations, close to the annual Air Quality Objective, at the eastern (Bute Street) façade potentially requiring a full building air-filtration system will be installed for the affected lower units facing Bute Street, secured by condition
Noise	The site directly abuts the multi-track, electrified Cardiff-South Wales mainline railway (the approaches to Cardiff Central station), which is a strong and unavoidable existing noise/vibration source. Application 25/02351/FUL:- The Council's Pollution Control team raised no objection, subject to a sound insulation scheme and plant noise compliance secured by condition.

Contaminated land	Given the site's plausible historic railway/dockland-related use and its currently cleared/exposed condition, some legacy ground contamination risk is possible. Application 25/02351/FUL:- The Council's Land Contamination team (SRS) advise updated ground gas monitoring and a full contamination assessment are required addressing risks from the site's former industrial/office uses and more recent use as a compound. Unexploded ordnance risk is assessed as low. These matters were to be secured via standard pre-commencement land contamination conditions noted.
Vehicular access	No clear independent vehicular access is currently apparent. Application 25/02351/FUL suggests main access via Custom House Street and Bute Street, into the ground-floor. Additional access from Hope Street shown to be provided via the bike lobby with servicing and deliveries taking place from an extended loading bay on Custom House Street. Noted Hope Street is subject to a 'no loading at any time' restriction and a 2.8 m height limit. Areas of adopted highway to the north and west of the site suggesting to be stopped up (via a Section 247 Order with Welsh Government) and replacement footway/cycleway provision delivered on Hope Street. The Council's Highway Officer raises no objection, subject to a Delivery and Servicing Plan and highway-related conditions.
Utilities	Not separately assessed on this appraisal. Two small electrical plant buildings stand on the site and their retention, relocation or diversion forms part of the consented scheme. The site is in the heart of the city centre where full services are available at the boundary, and capacity was considered through application 25/02351/FUL, which was reported to committee with a recommendation to grant. No utilities objection is recorded from any consultee. Foul and surface water drainage arrangements are controlled by condition, and surface water management is bound up with the flood resilience measures secured through the application
Pedestrian, cycle & public transport	The site is in the heart of Cardiff city centre, approximately 300 m east of Cardiff Central railway station and Bus Exchange, and benefits from a highly accessible pedestrian environment (wide footways, controlled crossings, step-free access) and good local cycling infrastructure, including National Cycle Network Route 8 and Cardiff's Active Travel Network.
Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016. The site lies within the Central and Bay Business Area, confirmed from the Proposals Map, so Policy KP10 applies, and within the Cardiff Central Enterprise Zone strategic site under Policy KP2(A). It is confirmed as outside allocation H2.7 Callaghan Square, so the capacity is windfall and not allocated. Policy EC6 is engaged in principle but does not bite. It applies to the loss of office floorspace and the site has been cleared and vacant for approximately three decades, so there is no office floorspace to

	lose. The consented scheme in any event provides publicly accessible co-working space at ground and first floor. No Policy EC3 designation applies. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 contemplate tall buildings in this location and the Council committee has accepted a 33 storey building of 102.3 metres here. Policy EN14 applies on flood risk and is the most contested matter on the application. Policies EN9 and KP17 are engaged by the setting of the Grade II listed Gold Cross Public House immediately to the north and by the Archaeologically Sensitive Area. Policy EN13 applies on air quality, noise and land contamination. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site. Also relevant: KP5, KP6, KP7, KP8, KP15, KP16 and KP18; H3 on affordable housing; EN6; T1 and T5; C5; and W2. National policy: Planning Policy Wales Edition 12, February 2024; Future Wales, the National Plan 2040; and Technical Advice Note 15 as revised March 2025.
H9 Compliant, if not reason for inclusion	Compliant. See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	Not active. The site is vacant, cleared brownfield land comprising hardstanding with some self-seeded vegetation and two small electrical plant buildings, having been cleared of its former buildings. Part of the site comprises adopted highway, proposed to be stopped up under a Section 247 Order. The site has stood cleared and vacant since the early 2000s. The date of clearance should be fixed from the register or from historic aerial imagery and recorded, because the length of the vacancy is the single strongest fact in the Policy H9 case on this site and it should be stated precisely rather than approximated.
Use protected by policy designation (Y/N — which)	No. The site is confirmed from the Proposals Map as lying within the Central and Bay Business Area, so Policy EC6 is engaged in principle. It does not bite: EC6 applies to the loss of office floorspace, and the site has been cleared and vacant since the early 2000s, so there is no office floorspace to lose. The scheme resolved for approval in any event provides publicly accessible co-working space at ground and first floor. The site is confirmed as outside allocation H2.7 Callaghan Square, so the capacity is windfall and not allocated. No Policy EC3 designation applies.
Evidence of relocation, disposal or marketing	Not applicable in the conventional sense; the land is cleared and vacant and there is no occupier to relocate and nothing to market. The evidence which matters is stronger than any marketing particular. Application 25/02351/FUL, submitted by Watkin Jones Group, was validated on 13 October 2025 and reported to Cardiff Council Planning Committee on 4 June 2026 with an officer

	recommendation to grant, which was resolved accordingly subject to a Section 106 agreement to be completed within six months of the resolution. The decision awaits formal issue once that agreement is completed.
Age / condition / functional obsolescence of buildings	Not applicable to any building. The site was cleared of its buildings in the early 2000s and only two small electrical plant structures remain. The planning history is nonetheless material and cuts two ways in the site favour. Four consents have been granted on this land and none has been implemented: a four storey office building under 96/75C in 1996, an outline permission for a mixed use scheme of approximately 52,500 square metres including offices, retail, hotel, leisure and residential under 98/529/C in 1998, further office building, parking and landscaping under 97/289C in 2002, and purpose built student accommodation of 447 bedspaces in a 42 storey tower under 15/02820/MJR. First, that is direct evidence of redundancy in the sense Policy H9 requires. Land which has attracted four consents across a quarter of a century and delivered none of them has demonstrably failed to come forward in commercial, hotel or student use. Second, and separately, the 42 storey consent under 15/02820/MJR establishes that the local planning authority has previously accepted a building of that height on this site. The scheme now resolved for approval is 33 storeys and 102.3 metres, materially lower than a height the authority has already found acceptable here. That is useful evidence for the Policy D1 and tall buildings assessment and should be deployed.
H9 conclusion	Satisfied. Policy H9 permits the redevelopment of redundant previously developed land. This is previously developed land which has stood cleared and vacant since the early 2000s. Four consents have been granted on it across that period, in office, mixed, hotel and student accommodation use, and none has been implemented. Land which has attracted and failed to deliver four separate schemes over a quarter of a century is redundant in the sense the policy requires, and the demonstration is about as complete as an evidence base is likely to produce. Criterion (i) requires that there be no overriding need to retain the existing use and no overriding alternative local land use requirement. There is no existing use. As to the second limb, Cardiff Council Planning Committee resolved on 4 June 2026 to grant permission for the redevelopment of this land for residential accommodation, which is the authority determining that no alternative requirement stands in the way. The employment position is addressed. The site lies within the Central and Bay Business Area so Policy EC6 is engaged in principle, but there is no office floorspace to lose and the scheme provides publicly accessible co-working space at ground and first floor. One point of description should be handled openly. Application 25/02351/FUL is described on the register as the development of a co-living building, sui generis. The units are counted in this study as dwellings on a one to one basis, following the Council established

	monitoring treatment: the Council confirmed on 30 July 2026 that it treats co-living as Class C3 for housing monitoring purposes, applied the 20 per cent affordable housing requirement to all 400 units, screened the application under the EIA Regulations as exceeding the threshold of 150 dwellings, and recorded the application type as major dwellings. The use class description on the application and the monitoring treatment of the units are separate questions, and it is the monitoring treatment which governs how the capacity is counted.
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Capacity

Gross Developable Area (GDA)	0.16 hectares, taken from the application site area confirmed in the committee report.
Net Developable Area (NDA)	0.16 hectares. The site is below one hectare and the benchmark gross to net ratio of 100 per cent applies under the agreed methodology.
Density	2,500 units per hectare, being 400 units on 0.16 hectares in a 33 storey building of 102.3 metres. This is a consented figure tested at committee and is the study's principal city centre tall building comparable. It should not be applied to sites incapable of that height.
Recommended development form	A 33 storey building of 102.3 metres containing 400 co-living studio units of 21 to 30 square metres, with 25 accessible or adaptable units at 31 square metres, ground and first floor publicly accessible co-working space and a podcast studio, and communal amenity floors at ground, first, third, fourth, tenth, seventeenth, twenty-fourth, thirty-first and thirty-second levels. Nine of the 33 floors are non-residential.

Yield	400 dwellings, on a one to one basis, being the 400 co living units consented under application 25/02351/FUL. The basis should be stated briefly in the report. The Council confirmed on 30 July 2026 that it treats co living as Class C3 for the purposes of housing monitoring, and it calculates affordable housing contributions from co living schemes on a per unit basis; the units are self contained studios of 21 to 30 square metres with their own facilities and no occupancy restriction, and are accordingly household spaces occupied on the general market. Purpose built student accommodation, which the agreed methodology discounts, is restricted by condition to occupation by students and does not meet general housing need. That is the Council's established monitoring treatment and the study follows it. The Council applied the 20 per cent affordable housing requirement to all 400 units, screened the application under the EIA Regulations as exceeding the threshold of 150 dwellings, recorded the application type as major dwellings, and concluded that it was appropriate to treat the units as genuine residential accommodation. Those are three separate instances of the Council treating co-living units as dwellings on this site, and they support the one for one conversion applied in this study.
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The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Land Registry records reviewed for this appraisal show the
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	underlying freehold split across three titles: two (CYM491254 and CYM21820, totalling 861 sq m) held by Customhouse Student Limited, and one (WA969006, 105 sq m) held by The National Assembly for Wales (Welsh Government), sitting between/adjacent to the other two, with its address unrecorded. The application 25/02351/FUL was submitted by Watkin Jones Group. The precise legal/corporate relationship between the applicant (Watkin Jones Group) and these titleholders has not been confirmed from the data reviewed.
Registered owner(s)	Customhouse Student Limited, freehold titles CYM491254 (546 square metres) and CYM21820 (315 square metres), together 861 square metres; and The National Assembly for Wales, now the Welsh Ministers, freehold title WA969006 (105 square metres), lying between or adjacent to the other two. The applicant, Watkin Jones Group, is not a registered proprietor; the titleholders will be party to the Section 106 agreement on which the grant of permission depends.
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	CYM491254, CYM21820 and WA969006, all freehold.
Ownership: single / multiple / fragmented	Multiple. Three freehold titles in two separate ownerships, one of which is the Welsh Ministers, together with areas of adopted highway within the application site which are proposed to be stopped up.

Land assembly required (Y/N)	Yes. The application site comprises three freehold titles in two ownerships, including a 105 square metre parcel held by the Welsh Ministers sitting between the other two, together with adopted highway proposed to be stopped up under a Section 247 Order requiring Welsh Government agreement. That is a land assembly requirement, and it is recorded as such because the Section 247 Order is a genuine delivery risk which sits outside the developer's control. It is not a serious obstacle, since a resolution to grant has been obtained and the parties are evidently engaged, but the study should not describe as unnecessary something which the scheme plainly depends upon.
Evidence of owner intent	Compelling. A live planning application for a 400 unit scheme, submitted by a national residential developer, taken to committee and resolved for approval on 4 June 2026 subject to a Section 106 agreement securing £1.3 million of contributions following independent viability review. No stronger evidence of intent is available short of implementation.
Suitability	The site is confirmed suitable for this form of high-density residential (co-living) redevelopment: it lies within the Central Business Area and Cardiff Central Enterprise Zone strategic site, is capable of accommodating a tall building per the Tall Buildings SPG, and Cardiff Council's Planning Committee resolved on 4 June 2026 to recommend the application (25/02351/FUL) for GRANT, subject to a Section 106 agreement and conditions.
Availability	Available and being actively brought forward. Application 25/02351/FUL was submitted by Watkin Jones Group, validated on 13 October 2025, and reported to Cardiff Council Planning Committee on 4 June 2026 with an officer recommendation to grant, which was resolved accordingly subject to a Section 106 agreement to be completed within six months of the resolution. The land is held across three freehold titles in two ownerships:

	CYM491254 and CYM21820, totalling 861 square metres, held by Customhouse Student Limited, and WA969006 of 105 square metres held by the Welsh Ministers. The applicant is not a registered proprietor; the titleholders will be party to the Section 106 agreement on which the grant of permission depends. Areas of adopted highway within the application site are proposed to be stopped up under a Section 247 Order requiring Welsh Government agreement. Those are matters of process rather than of willingness. A national residential developer does not take a scheme of this scale to committee without control of the land.
Achievability	Demonstrated so far as it can be at this stage. Application 25/02351/FUL was reported to committee on 4 June 2026 with a recommendation to grant and resolved accordingly, subject to a Section 106 agreement. The applicant Economic Benefits Note assumes a 35 month construction programme. The residual risks are ordinary and identified: completion of the Section 106 agreement within six months of the committee resolution; the Section 247 stopping up order, which requires Welsh Government agreement and sits outside the developer control; and discharge of pre-commencement conditions covering land contamination, ground gas, flood resilience and archaeology. The Section 106 package agreed on the application totals £1.3 million, comprising affordable housing £935,000, community facilities £140,000, public open space £200,000 and a monitoring charge of £25,000, following an independent review commissioned by the Council. The policy compliant affordable housing contribution had been sought at £7,316,800, being 20 per cent on-site provision equivalent to 80 units. That record is a matter of public fact on the committee report and is stated here so that the study is not seen to have avoided it. The material point for this study is that the site is coming forward.
Evidence of availability	Application 25/02351/FUL, submitted by Watkin Jones Group, reported to Cardiff Council's Planning Committee on 4 June 2026 with an officer recommendation to grant and resolved accordingly, subject to a Section 106 agreement to be completed within six months. This is the strongest availability evidence on the schedule by a considerable margin.
Likely delivery timescale	Years 3 to 5. Working from the June 2026 committee resolution, allowing six months for the Section 106 agreement, a period for discharge of pre-commencement conditions and the Section 247 stopping up order, and the 35 month construction programme assumed by the applicant, completion falls comfortably within that band. It is not placed in years 1 to 2, and capacity in that band is excluded from the counted contribution in any event, which is a conservative treatment on a site of this certainty.
Confidence rating (High / Medium / Low)	High. Application 25/02351/FUL was reported to Cardiff Council Planning Committee on 4 June 2026 with an officer recommendation to grant and resolved accordingly, subject to a Section 106 agreement. The site is cleared, vacant, previously developed land which has stood so for approximately three decades. Policy H9 is satisfied more clearly than on any other site on the schedule. It lies within the Central and Bay Business Area and the Cardiff Central Enterprise Zone, approximately 300 metres east of Cardiff Central station and Bus Exchange, in a location where Policy D1 and the Tall Buildings Supplementary Planning Guidance contemplate tall buildings and

	where the committee has accepted 33 storeys. Three residual matters are recorded and none goes to the principle. The reconciliation between the 0.16 hectare application site and the 0.097 hectares of underlying freehold titles is explained by the adopted highway within the application site, which is proposed to be stopped up under a Section 247 Order. The applicant, Watkin Jones Group, is not a registered titleholder; the titleholders will be party to the Section 106 agreement. And the decision awaits formal issue once the Section 106 agreement is completed.
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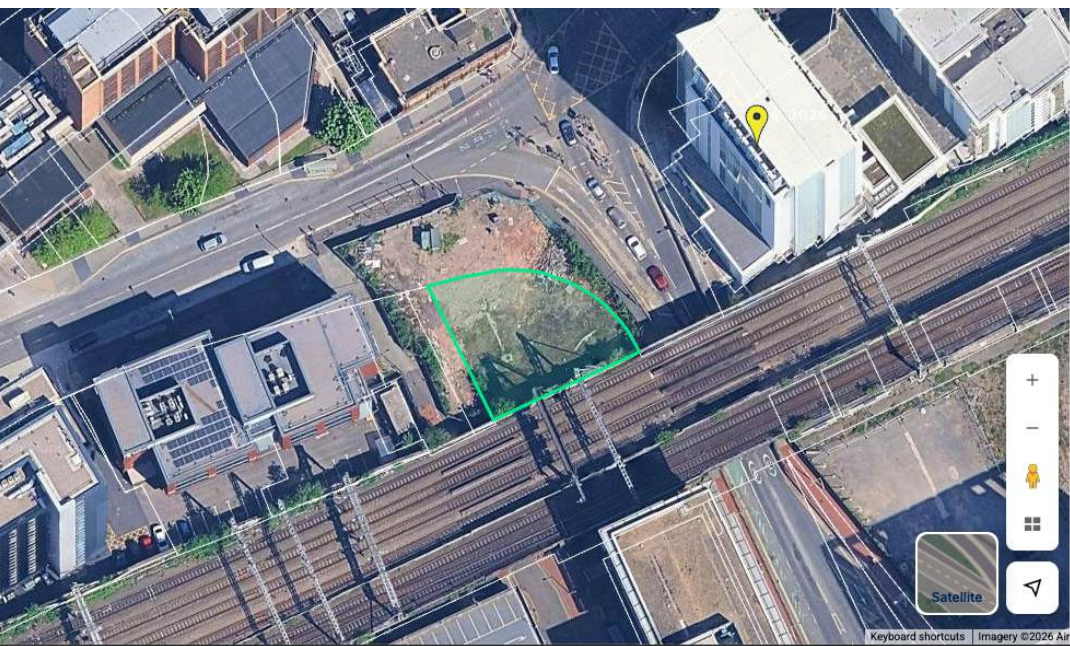
Conclusion

Counted towards windfall contribution? (Y/N)	Yes. The site is a High confidence large site windfall which has come forward since the base date of 1 April 2025. Its treatment must be flagged expressly in the report so that it is not double counted against the landbank at any subsequent base date.
Yield counted (dwellings)	400, on a one to one basis.
If not counted — reason	Not applicable; the site is counted.
Summary	The site is 0.16 hectares of cleared, vacant brownfield land bounded by Custom House Street to the north, Bute Street to the east, the Cardiff to South Wales mainline railway to the south and Hope Street to the west, in the heart of Cardiff city centre approximately 300 metres east of Cardiff Central station and Bus Exchange. It comprises hardstanding with self-seeded vegetation and two small electrical plant buildings, and has stood in vacant possession for approximately three decades. Part of the application site is adopted highway proposed to be stopped up under a Section 247 Order. Application 25/02351/FUL, submitted by Watkin Jones Group, was validated on 13 October 2025 and reported to Cardiff Council Planning Committee on 4 June 2026 with an officer recommendation to grant, which was resolved accordingly subject to a Section 106 agreement to be completed within six months. The scheme is a 33 storey building of 102.3 metres containing 400 co-living studio units, with publicly accessible co-working space at ground and first floor and communal amenity floors at nine of the 33 levels. The site is counted at 400 dwellings on the Cardiff Council sign off of September 2026, in delivery years 3 to 5, at High confidence. The units are counted on a one to one basis, following the Council established monitoring treatment of co-living as Class C3 and its calculation of affordable housing contributions on a per unit basis. The Council applied the 20 per cent affordable housing requirement to all 400 units, screened the application under the EIA Regulations as exceeding the threshold of 150 dwellings, and recorded the application type as major dwellings. The density of 2,500 units per hectare is the study principal city centre tall building comparable and should not be applied to sites incapable of that height. Policy H9 is satisfied more clearly than on any other site in the study. The land is previously developed, has been cleared and vacant for some thirty years, and there is no existing use to retain. Policy EC6 is engaged in principle but does not bite, there being no office floorspace to lose, and the consented scheme provides commercial floorspace at ground and first floor in any event. The site is outside allocation H2.7 Callaghan Square and no Policy EC3 designation applies. No capacity is counted twice. The Housing Monitoring Schedule

	2024-25 at the base date of 1 April 2025 contains no entry for this site; the only entry containing the words Custom House is BU172 at 56 Bute Street, which is the Old Custom House listed building and a different site. The application was received six months after the base date and could not appear. The Council confirmed in response to query 17 that it is content with that treatment, which is set out at paragraphs 3.30 and 3.31 of the report. It is recorded expressly that the capacity will enter the landbank once permission is issued and is not additional to the landbank at any subsequent base date. Flood risk is the most contested matter. The site lies within Flood Zone 2 for rivers and sea and Flood Zone 3 for the sea, within the TAN15 Defended Zone behind the Cardiff Bay Barrage. Natural Resources Wales advised that the site does not meet the tolerability criteria in Technical Advice Note 15 and deferred the matter to the local planning authority; officers concluded that flood risk was acceptable and manageable, the affected areas being given over to less vulnerable non residential ground floor uses with residential accommodation above providing safe refuge, secured by conditions and a Flood Warning and Evacuation Plan. That the statutory consultee did not support the position is recorded openly. Land is held across three freehold titles in two ownerships, Customhouse Student Limited holding CYM491254 and CYM21820 and the Welsh Ministers holding WA969006. The applicant is not a registered proprietor; the titleholders will be party to the Section 106 agreement. The Section 247 stopping up order requires Welsh Government agreement and is a genuine delivery risk outside the developer control.
Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 10/9/26

MAPPING:-

Ownership boundary record



Details

Planning History

Policies

Environmental

Ownership

Title

CYM491254

Tenure

Freehold

Ownership

CUSTOMHOUSE STUDENT LIMITED

Address

Land On The South Side Of Customhouse Street Cardiff CF10 1AP

All intersecting owners

Freeholder

CUSTOMHOUSE STUDENT LIMITED

Insights

5

Details

Plot size

546 m²

Area

546 m²

Perimeter

94 m



Details

Planning History

Policies

Environmental

Ownership

Title

CYM21820

Tenure

Freehold

Ownership

CUSTOMHOUSE STUDENT LIMITED

Address

Two Pieces Of Land On The South Side Of Customhouse Street Cardiff CF10 1AP

All intersecting owners

Freeholder

CUSTOMHOUSE STUDENT...

Leaseholder

1

Insights

5

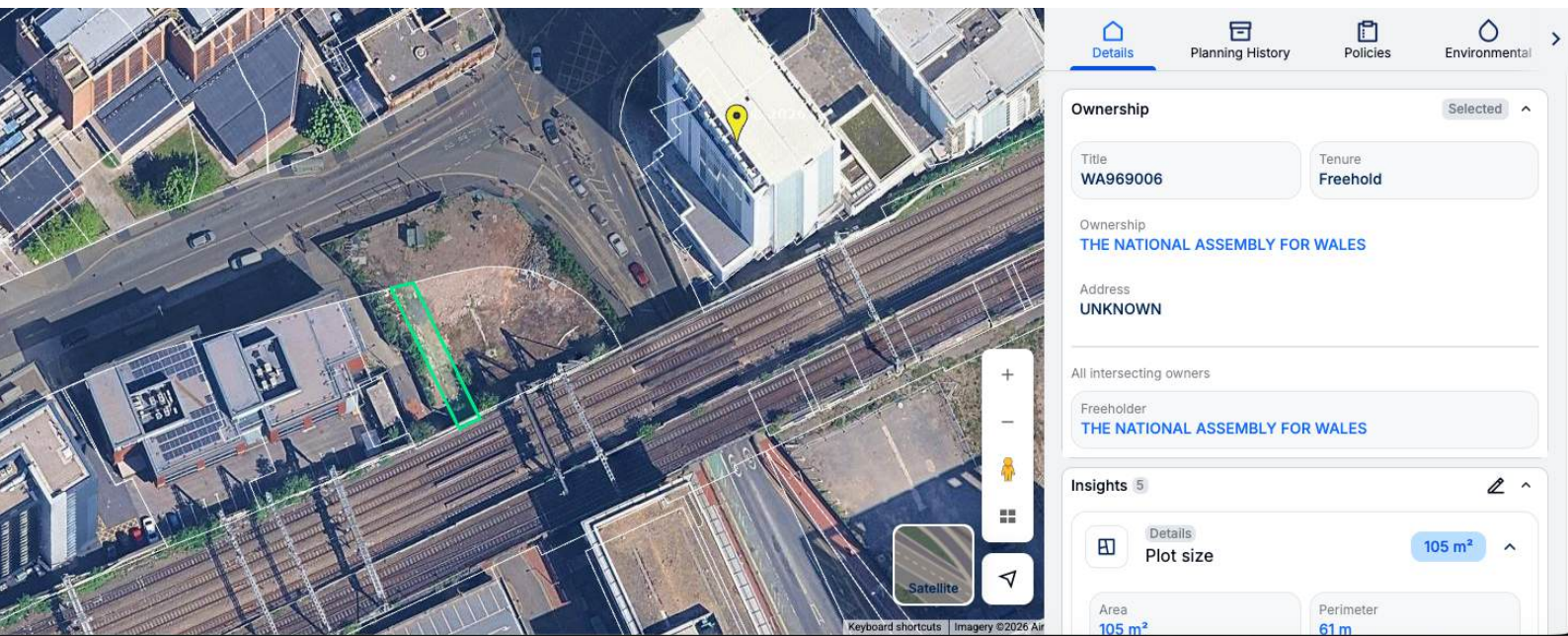
Details

Plot size

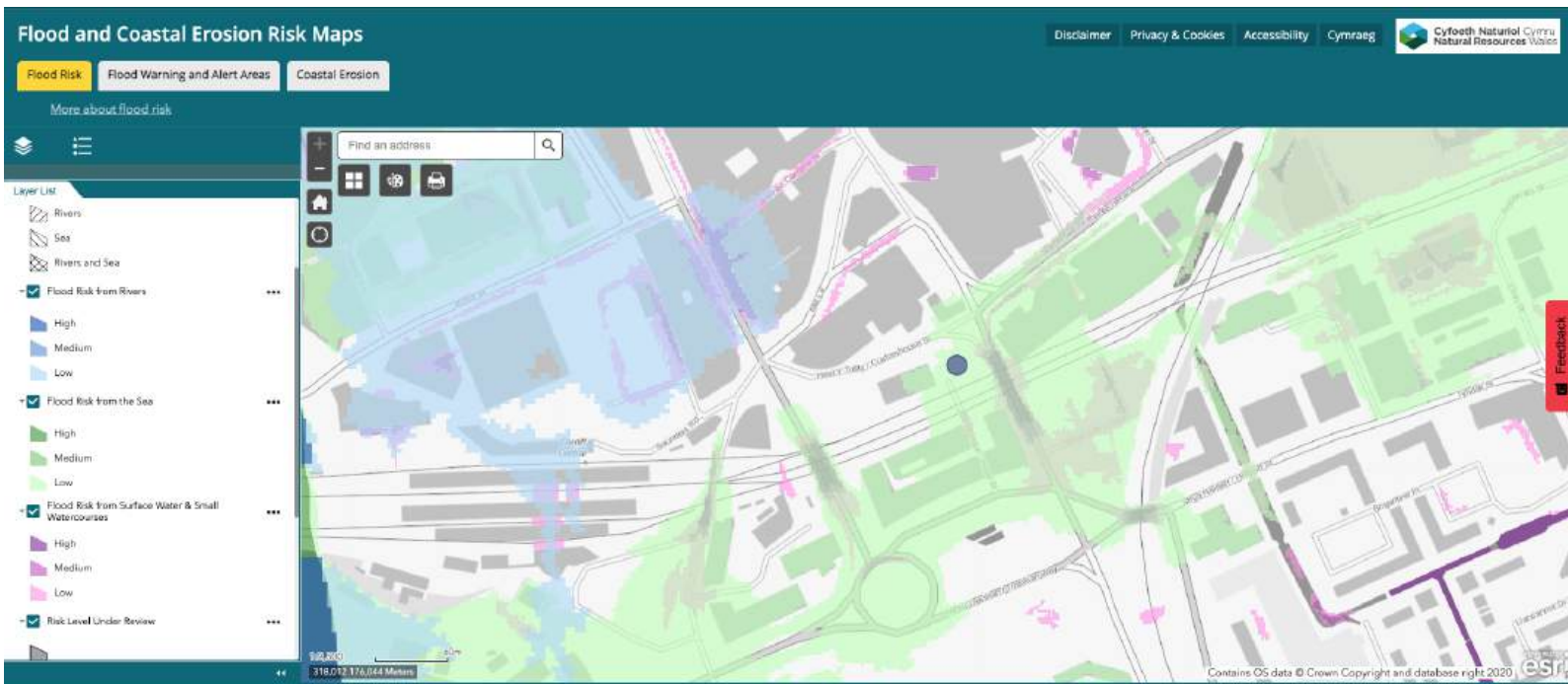
315 m²

Area

Perimeter



NRW – Flood risk mapping



Cardiff LDP mapping context layers

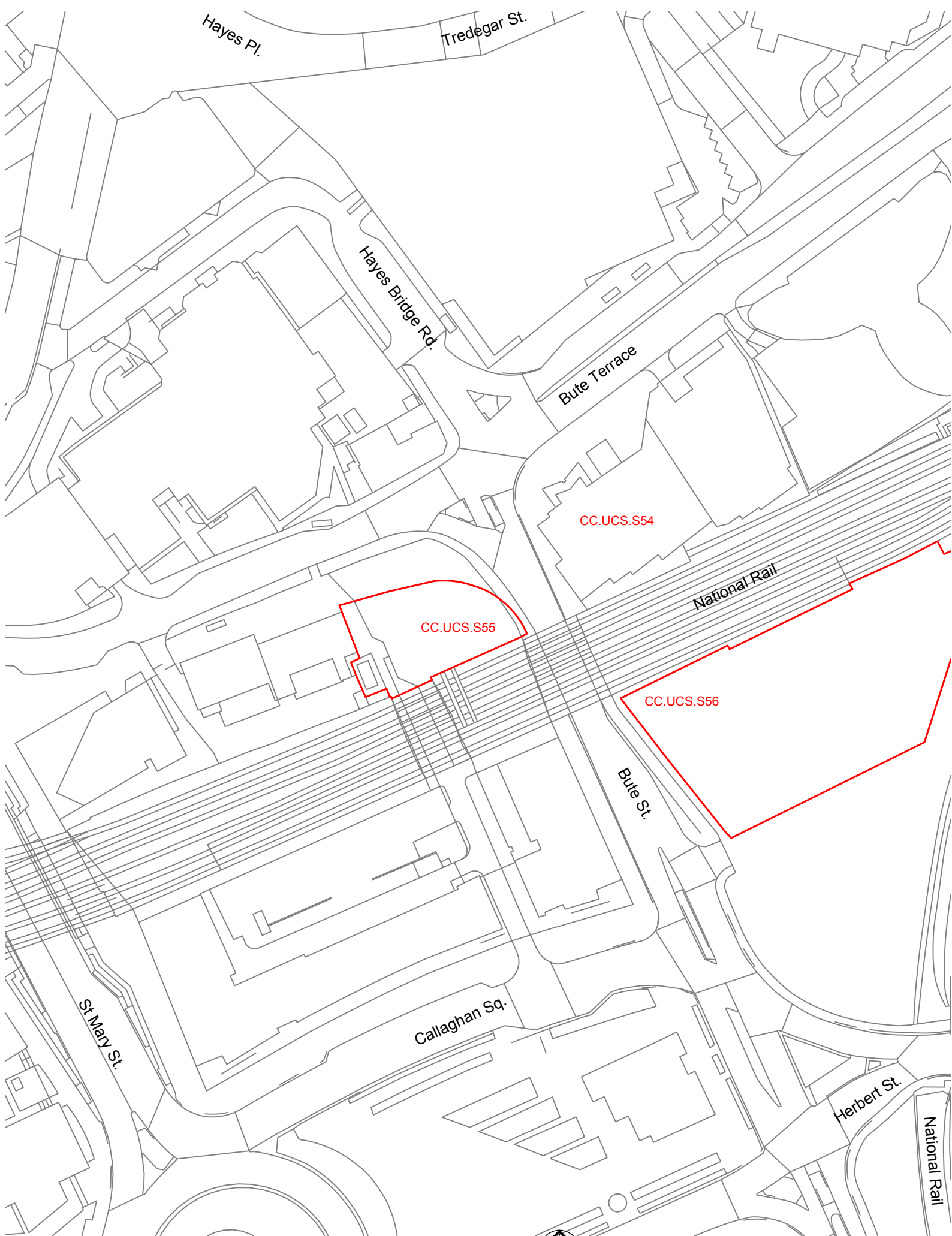


Cardiff LDP mapping RLDP layers



Photos – existing

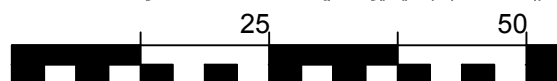




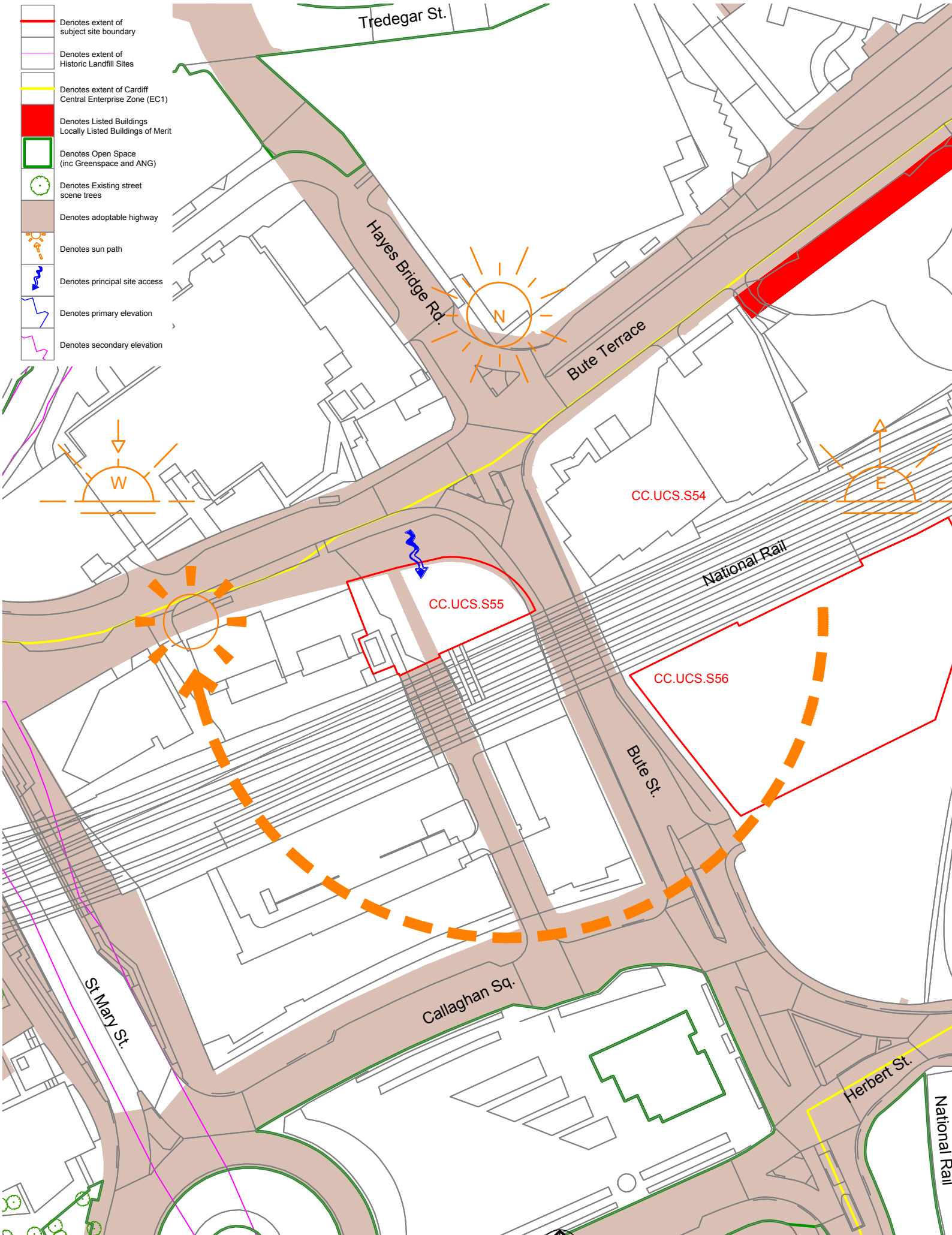
— Denotes development boundary opportunity

EDS26.42 - CC.UCS.S55 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4



Denotes development boundary opportunity

EDS26.42 - CC.UCS.S55 - CONSTRAINTS PLAN

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Expedite Site Appraisal Template – Land north of John Street, Butetown

To be completed individually for each site identified

Site name	Land north of John Street, Butetown
Site UID (CC.UCS.S__)	CC.UCS.S56

Site Location and Description

Easting (X)	318641
Northing (Y)	175929
Latitude	51.476452 (51°28'35"N)
Longitude	-3.1728709 (003°10'22"W)
Postal address/location	Land north of John Street, Butetown, Cardiff CF10 5PE
Area (ha)	0.45 hectares, taken from the planning statement submitted with application 25/02700/FUL.
Existing use(s)	Vacant, cleared brownfield land. Brownfield land, together with five existing railway arches which are currently vacant and form part of the application site.
Occupancy status	Vacant. The site is cleared brownfield land following the demolition of the former circus building in 2016. The five Victorian railway arches along the Bute Street and railway frontage, which form part of the application site, are disused and vacant and are proposed for refurbishment and beneficial reuse.
Previous uses	Former dockland. John Street lies in the historic Cardiff Docks area of Butetown and previous uses will have been port, warehousing or commercial related. Contamination should be assumed until investigated.
Planning status/history	The site is the subject of application 25/02700/FUL, Land North of John Street, Butetown, also referred to as Land North of John Street, Callaghan Square. The applicant is Grainger Residential Limited, which holds the freehold, and the architect is Chapman Taylor. The application was received and validated on 19 November 2025, went to consultation on 28 May 2026, and is registered and awaiting committee. The proposal is redevelopment to provide residential apartments in Class C3, internal and external amenity spaces, cycle parking, and ancillary commercial and retail space in Classes A1, A2, A3, B1, D1 and D2; refurbishment and external alterations to five existing railway arches to enable their beneficial reuse for commercial and retail space; and associated landscaping, public realm and infrastructure works. The earlier permission on the wider site is 17/02615/MJR, a hybrid permission for commercial and leisure hotel use in a 27 storey building with ground floor commercial, offices on the lower ten storeys and a hotel above. The ten storey office element has been built out as No.1 John Street, which adjoins this site and lies outside this red line. Two consequences follow for this study. That permission contained no residential element, so it produced no units capable of being carried in the residential landbank. And the part of it which has been implemented is excluded from the area assessed here, so no capacity is counted twice.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry corresponding to this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory.

	The check has been made with care because Butetown and the Cardiff Bay fringe carry a substantial number of landbank entries. The earlier hybrid permission on the wider site, 17/02615/MJR, was for commercial and leisure hotel use in a 27 storey building with ground floor commercial, offices on the lower ten storeys and a hotel above. It contained no residential element and produced no landbank units. The ten storey office element of that scheme has been built out as No.1 John Street and lies outside this red line. Application 25/02700/FUL was received and validated on 19 November 2025, more than seven months after the base date, and could not appear in the schedule. The capacity is therefore counted nowhere else. It is recorded expressly that the capacity will enter the landbank once permission is issued and is not additional to the landbank at any subsequent base date. See paragraphs 3.28 to 3.31 of the report.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site is not allocated, which is what makes the capacity windfall.
Notable structures/features	Site is now cleared hardstanding following the 2016 demolition of the former circus building. Five disused, Victorian-era railway arches remain along the Bute Street/rail frontage, within the applicant's long leasehold interest, and are proposed for refurbishment and reuse as part of the current scheme. The site is bounded by John Street (south-east), Bute Street (south-west) and railway tracks (north and east) (AECOM Energy Statement, prepared for Grainger Residential Limited). It adjoins JR Smart's completed 'No.1 John Street' Grade A office building (109,000 sq ft, CF10 5PE) and lies north-east of Callaghan Square's established office core (1, 3 and 5 Callaghan Square); Cardiff Central railway station is approximately a 10-minute walk to the north-west.

Constraints

Flood risk	The site is low lying land close to the historic dock system and a tidal flood classification within the zone defended by the Cardiff Bay Barrage should be anticipated. Flood risk and the Technical Advice Note 15 justification test are being addressed through application 25/02700/FUL. Residential use is highly vulnerable development, so where the site falls within flood zone 3 the justification test under Technical Advice Note 15 must be addressed. That test has been considered on this site through application 25/02700/FUL, which is registered and awaiting committee, and the flood risk position will be settled through its determination. The Council acceptance of the equivalent position on the Customhouse site at CC.UCS.S55 is directly relevant. There the authority concluded that flood risk was acceptable and manageable, notwithstanding the contrary advice of Natural Resources Wales, on the basis that the affected areas were given over to less vulnerable non residential ground floor uses with residential accommodation above providing safe refuge, secured by conditions and a Flood Warning and Evacuation Plan. The scheme here follows the same pattern, with ground floor commercial and retail floorspace beneath the residential accommodation. Policy EN14 applies.
Ecology	Limited. The site is cleared hardstanding with no existing vegetation, so there is no habitat within the boundary. A precautionary bat and nesting bird survey of the five railway arches will be required before their refurbishment, arches of that age and condition being capable of supporting roosting bats. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so a shadow Habitats Regulations Assessment will be required together with contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace. Biodiversity enhancement through the landscaping and public realm works proposed is secured by condition in the ordinary way.
Trees	There is no existing vegetation on the cleared site.
Heritage/archaeology	The five Victorian railway arches on the site are the principal heritage feature and the scheme retains and refurbishes them for beneficial reuse, which is a heritage benefit rather than a harm. The site lies within the historic Cardiff Docks, close to the Mount Stuart Square Conservation Area and to a number of listed dock buildings, and the area carries recognised archaeological potential. Whether the site lies within or adjoining a designated area must be confirmed against the Council mapping and the result recorded, since it bears on height and form and engages Policies EN9 and KP17. The proposed towers of 28 and 18 storeys make that confirmation material. An archaeological watching brief secured by a pre-commencement Written Scheme of Investigation condition would be the proportionate response, consistent with the treatment applied on comparable dockland sites in this study. These matters are being considered through application 25/02700/FUL.
Air quality	The site lies close to Bute Street, and air quality is being addressed through application 25/02700/FUL. The scheme is car free, which is appropriate given the position

	approximately ten minutes walk from Cardiff Central station and on the principal pedestrian route between the city centre and Cardiff Bay, so it generates negligible additional traffic. Air quality is being assessed through application 25/02700/FUL and mitigation, if required, is likely to be by mechanical ventilation with filtration to habitable rooms on the Bute Street frontage. Policy EN13 applies.
Noise	The mainline railway approaches to the north and east and Bute Street to the south west are the principal foreseeable sources, and the site directly abuts the railway. A noise and vibration assessment will be required and is being provided through application 25/02700/FUL. Attenuation will govern the orientation and glazing specification on the railway elevations, and the six storey linking block and the reuse of the arches provide opportunities to buffer the residential accommodation from the railway frontage. Residential amenity is demonstrably achievable on this frontage: the Customhouse scheme at CC.UCS.S55 abuts the same railway corridor and was resolved for approval subject to a sound insulation scheme secured by condition.
Contaminated land	A Ground Gas Risk Assessment was prepared by Hydrock (dated December 2024) for Grainger plc.s Ground conditions are recorded as predominantly granular with a smaller proportion of cohesive material; on-site ground gas generation potential is assessed as low, with four off-site former landfill sites identified as the principal driver for a ground gas monitoring/protection requirement.
Vehicular access	Vehicular servicing and access are taken from John Street and Bute Street. The scheme is car free, so provision is limited to servicing, refuse and blue badge requirements together with cycle parking, part of which is accommodated within the refurbished railway arches. The detailed arrangements are being considered through application 25/02700/FUL and a Delivery and Servicing Plan would be secured by condition in the ordinary way.
Utilities	Not separately assessed. The site adjoins the completed No.1 John Street office building and the established Callaghan Square office core, so full services are available at the boundary. Network capacity for a scheme of this scale, in particular electricity supply and foul drainage, is being addressed through application 25/02700/FUL and no utilities objection has been identified. Surface water drainage will require sustainable drainage approval and is bound up with the flood resilience measures.
Pedestrian, cycle & public transport	Highly accessible. The site lies in Butetown on the principal pedestrian route between Cardiff city centre and Cardiff Bay, approximately ten minutes walk from Cardiff Central railway station and St David's Shopping Centre. Segregated cycle facilities around Callaghan Square connect to routes along Bute Street and Lloyd George Avenue, and Cardiff Bay station lies to the south on the Butetown branch line. The walking distance to the nearer station should be measured and recorded against the 500 metre catchment agreed with the Council on 30 July 2026 rather than described in general terms, since accessibility is a criterion under Action Point HS2.2. The scheme is car free.
Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted January 2016.

	The site lies within the Central and Bay Business Area, so Policy KP10 applies and Policy EC6 is engaged in principle. It does not present an obstacle: the site is cleared vacant land with no office floorspace to lose, and the scheme in any event provides ancillary commercial and retail floorspace in Classes A1, A2, A3, B1, D1 and D2 at ground floor together with the reuse of five railway arches for commercial and retail use. That is a materially fuller commercial provision than the ground floor retention the Council has accepted elsewhere. No Policy EC3 designation applies, the site being within the Central and Bay Business Area to which Policy EC3 does not extend. Policy H9 applies to the redevelopment of redundant previously developed land and is addressed in the Policy H9 block below. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged, the scheme comprising towers of 28 and 18 storeys linked by a six storey block. Policy EN14 applies on flood risk. Policies EN9 and KP17 are engaged by the railway arches and by the proximity of the Mount Stuart Square Conservation Area and the listed dock buildings. Policy EN13 applies on air quality, noise and land contamination. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary European sites. Also relevant: KP5, KP7, KP8, KP15, KP16 and KP18; H3 on affordable housing; T1 and T5; C5; and W2. National policy: Planning Policy Wales Edition 12, February 2024; Future Wales, the National Plan 2040; and Technical Advice Note 15 as revised March 2025.
H9 Compliant, if not reason for inclusion	See the Policy H9 block below.

Policy H9 — need to retain the existing use

Existing use and whether active	None. The site is cleared, vacant brownfield land following the demolition of the former circus building in 2016. The five Victorian railway arches within the application site are disused and vacant. There is no existing use to retain, no occupier to relocate and no employment floorspace in operation.
Use protected by policy designation (Y/N — which)	No. The site is cleared vacant land within the Central and Bay Business Area. Policy EC6 protects office floorspace within that area and is engaged in principle, but there is no office floorspace on the site to lose, the land having been cleared in 2016. The scheme in any event provides ancillary commercial and retail floorspace at ground floor in Classes A1, A2, A3, B1, D1 and D2, together with the refurbishment of five railway arches for commercial and retail use, which addresses the policy fully. Policy EC3 designates protected employment areas outside the Central and Bay Business Areas and does not apply to this site. Policy EC7 would in any event be satisfied, the land being vacant.
Evidence of relocation, disposal or marketing	Not applicable in the conventional sense; the land is cleared and vacant and there is no occupier to relocate and nothing to market. The evidence which matters is stronger than any marketing particular. Grainger Residential Limited holds the freehold under title CYM888162 and is itself the applicant for application 25/02700/FUL, which was received and validated on 19 November 2025, went to

	consultation on 28 May 2026, and is registered and awaiting committee. Grainger plc acquired the site specifically to bring forward a Build to Rent scheme and has run a full pre-application consultation.
Age / condition / functional obsolescence of buildings	Not applicable to any building requiring retention. The site was cleared of the former circus building in 2016 and is hardstanding. The five Victorian railway arches along the Bute Street and railway frontage are disused. They are not obsolete in a way that requires their loss: the scheme refurbishes them and alters them externally to enable beneficial reuse for commercial and retail space, which retains the structures and returns them to use.
H9 conclusion	Satisfied. Policy H9 permits the redevelopment of redundant previously developed land for residential use. This is previously developed land in the historic Cardiff Docks which was cleared in 2016 and has stood vacant since, with five disused railway arches remaining. There is no existing use to retain, no occupier to relocate and no employment floorspace in operation. The redundancy limb is satisfied on the facts. The employment position presents no obstacle. The site is within the Central and Bay Business Area so Policy EC6 is engaged in principle, but the land is cleared and there is no office floorspace to lose. The scheme provides ancillary commercial and retail floorspace at ground floor together with the reuse of the five arches for commercial and retail use, which addresses the policy fully. Policy EC3 does not apply within the Central and Bay Business Area. Criterion (i) requires that there be no overriding alternative local land use requirement. None is asserted and none has been identified. The land has been vacant for the better part of a decade and the only proposal before the authority is the residential led scheme the subject of application 25/02700/FUL.

Capacity

Gross Developable Area (GDA)	0.45 hectares, being the application site area confirmed in the planning statement submitted with application 25/02700/FUL.
Net Developable Area (NDA)	0.45 hectares, being the application site area confirmed in the planning statement submitted with application 25/02700/FUL. The OS measured figure of 1,055 square metres previously recorded relates to part of the site only and is superseded.
Density	Approximately 927 units per hectare, being 417 apartments on the application site area of 0.45 hectares. The figure is not derived from a density band. It is taken from the scheme the subject of application 25/02700/FUL, which under paragraph 3.19 of the report is a stronger basis than any multiplier. It sits below the city centre band of 1,000 dwellings per hectare which this location would attract, so the counted capacity is conservative against the band as well as being scheme derived. The form is two towers of 28 and 18 storeys linked by a six storey block. Policy D1 and the Tall Buildings Supplementary Planning Guidance of January 2017 are engaged and the cumulative position across the Callaghan Square and Bute Street cluster should be considered rather than each site being maximised independently. It should not be assumed that this density is transferable to sites incapable of that height.
Recommended development form	Build to Rent (BtR) residential-led mixed-use development: two towers (reported as 28 and 18 storeys in the AECOM Energy Statement and Overheating Report prepared for Grainger Residential Limited; reported elsewhere as 'part 26/part 18 storeys' - Rund, 13/01/2025) linked by a six-storey block, comprising 417 apartments (Class C3), ground-floor commercial/retail units (Use Classes A1/A2/A3/B1/D1/D2), refurbishment of five existing railway arches for commercial/retail/amenity/cycle-parking use, internal and external communal amenity space, landscaping and public realm, on a car-free basis.
Yield	417 dwellings, the capacity signed off by Cardiff Council on 2 September 2026, being the 417 apartments in Class C3 proposed under application 25/02700/FUL. The figure is taken from a validated application rather than derived from area and density, which under paragraph 3.19 of the report is the stronger basis. The Council reserve list records 414 units for this site; the submitted scheme provides 417 and that is the figure carried, the difference of three units being immaterial. The units are conventional Class C3 apartments in a Build to Rent scheme.

The net developable area, Standard gross-to-net ratios will be 100% up to 1ha; 85% 1–2ha; 80% 2–4ha; 75% over 4ha

Deliverability

Ownership	Freehold, held by Grainger Residential Limited (Title CYM888162, per uploaded ownership/title plan).
Registered owner(s)	Grainger Residential Limited
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Freehold Title:- CYM888162
Ownership: single / multiple / fragmented	Single – the ownership plan records Grainger Residential Limited as the sole freeholder and only intersecting owner across the site boundary shown.
Land assembly required (Y/N)	N - site in single freehold ownership.
Evidence of owner intent	Strong. Grainger plc acquired the site specifically to bring forward a Build to Rent scheme, has run a full pre-application consultation.
Suitability	Suitable. The site is cleared, previously developed land in a highly accessible part of Butetown on the principal pedestrian route between the city centre and Cardiff Bay, approximately ten minutes walk from Cardiff Central station. It lies within the Central and Bay Business Area and the Cardiff Central Enterprise Zone, adjoining the completed No.1 John Street office building and the established Callaghan Square office core, in a location where residential development is established and where Policy D1 and the Tall Buildings Supplementary Planning Guidance contemplate tall buildings. Three matters are being resolved through application 25/02700/FUL rather than left outstanding: flood risk and the Technical Advice Note 15 justification test, the heritage context including the railway arches and the proximity of the Mount Stuart Square Conservation Area, and noise from the adjoining railway. None goes to the principle of residential development on cleared land in this location.
Availability	Available. The site is cleared and vacant, held in a single freehold title, CYM888162, by Grainger Residential Limited, which is itself the applicant for application 25/02700/FUL. There is no land assembly requirement, no occupier to relocate and no third party interest to acquire. Grainger plc acquired the site specifically to bring forward a Build to Rent scheme, ran a full pre-application consultation, and has submitted a validated application which is registered and awaiting committee. An owner which has bought land for a defined purpose and taken a scheme to application has demonstrated availability as directly as it can be demonstrated short of a consent.
Achievability	Achievable. The site is cleared and level, held in a single freehold title with no land assembly requirement and no demolition beyond the retention and refurbishment of the five railway arches, served by existing frontages to John Street and Bute Street. Grainger plc is an established United Kingdom Build to Rent operator with a completed Cardiff scheme at Copper Works, Capital Quarter, providing 307 homes, and a stated ambition to grow its Cardiff portfolio. It is developing on land it owns. A Ground Gas Risk Assessment prepared by Hydrock in December 2024 records ground conditions as predominantly granular with on-site ground gas generation potential assessed as low, four off-site former landfill sites being the principal driver for a ground gas monitoring and protection requirement; contamination is otherwise to be assumed given the former dockland context and addressed by condition.

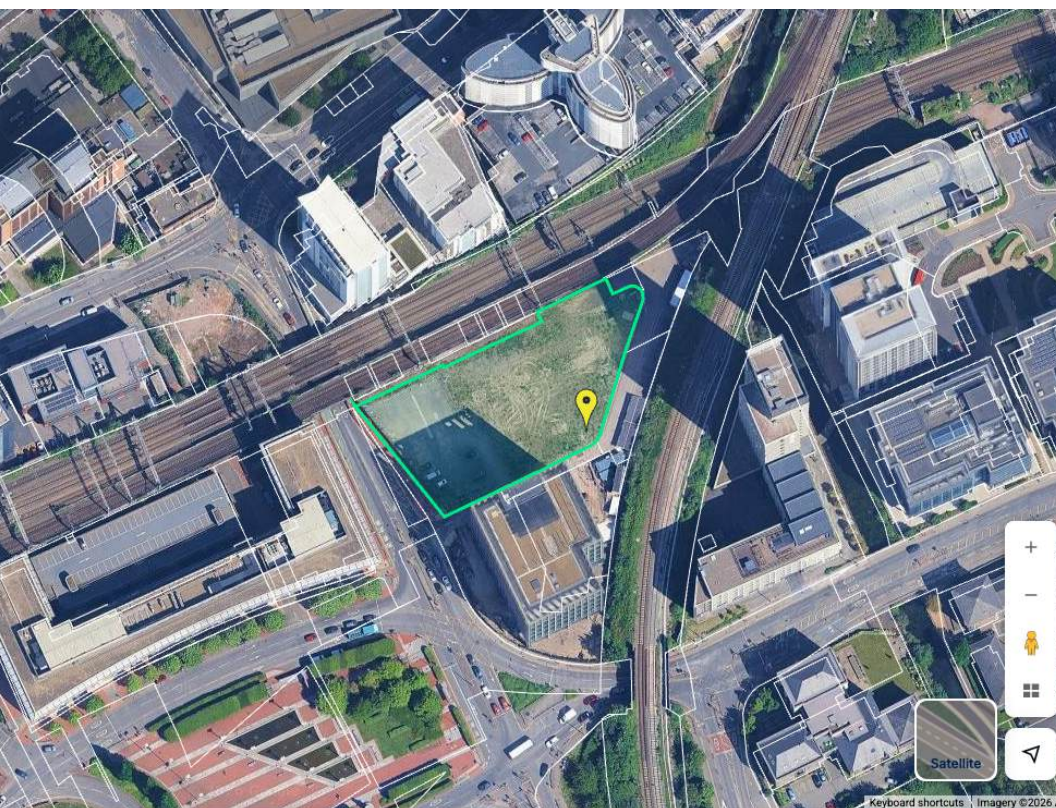
	The residual matters are the determination of application 25/02700/FUL, the flood resilience measures and the Technical Advice Note 15 justification test, and the discharge of pre-commencement conditions. All are ordinary.
Evidence of availability	Strong and documented. Application 25/02700/FUL was received and validated on 19 November 2025, went to consultation on 28 May 2026, and is registered and awaiting committee. The applicant is Grainger Residential Limited, which holds the freehold under title CYM888162, with Chapman Taylor as architect. Grainger plc acquired the site specifically to bring forward a Build to Rent scheme and has run a full pre-application consultation. A validated application for 417 Class C3 apartments, made by the freeholder on land it owns outright, is among the strongest availability evidence on the schedule.
Likely delivery timescale	Years 3 to 5. The site is cleared and vacant, held in a single freehold title with no land assembly requirement, and the subject of a validated application awaiting committee, made by the freeholder which is an established Build to Rent operator with a delivered Cardiff scheme. The steps remaining are determination of the application, completion of any Section 106 agreement, discharge of pre-commencement conditions and construction. It is not placed in years 1 to 2 because capacity in that band is excluded from the counted contribution in any event.
Confidence rating (High / Medium / Low)	High. Application 25/02700/FUL for 417 Class C3 apartments was validated on 19 November 2025 and is registered and awaiting committee. The applicant, Grainger Residential Limited, holds the freehold under a single title, CYM888162, so there is no land assembly requirement and the promoter is the owner. Grainger plc acquired the site specifically for a Build to Rent scheme, ran a full pre-application consultation, and has a delivered Cardiff scheme at Copper Works, Capital Quarter. The site is cleared, vacant, previously developed land, so Policy H9 is satisfied on the facts. It lies within the Central and Bay Business Area with no office floorspace to lose, and the scheme provides ancillary commercial and retail floorspace together with the reuse of five railway arches, which addresses Policy EC6 fully. The location is highly accessible, approximately ten minutes walk from Cardiff Central station. The application has not yet been determined, and flood risk, heritage and noise are being resolved through it.

Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	417 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being the 417 Class C3 apartments proposed under application 25/02700/FUL, in delivery years 3 to 5, at High confidence.
If not counted — reason	N/A site counted at 417 dwellings.
Summary	Land north of John Street is a cleared brownfield site of 0.45 hectares in Butetown, bounded by John Street to the south east, Bute Street to the south west and the mainline railway to the north and east, on the principal pedestrian route between Cardiff city centre and Cardiff Bay and approximately ten minutes walk from Cardiff Central station. The former circus building was demolished in 2016 and five disused Victorian railway arches remain along the Bute Street and railway frontage. The site adjoins the completed No.1 John Street office building and lies north east of the Callaghan Square office core. The freehold is held in a single title, CYM888162, by Grainger Residential Limited, which is the applicant for application 25/02700/FUL. That application was received and validated on 19 November 2025, went to consultation on 28 May 2026 and is registered and awaiting committee. It proposes 417 apartments in Class C3 in two towers of 28 and 18 storeys linked by a six storey block, with ancillary commercial and retail floorspace at ground floor, the refurbishment and reuse of the five railway arches, communal amenity space, landscaping and public realm works, on a car free basis. The architect is Chapman Taylor. The site is counted at 417 dwellings on the Cardiff Council sign off of September 2026, in delivery years 3 to 5, at High confidence. The figure is taken from the submitted application rather than derived from area and density. The Council reserve list records 414 units; the submitted scheme provides 417 and that is the figure carried. Policy H9 is satisfied. The land is previously developed, was cleared in 2016 and has stood vacant since, and there is no existing use to retain. The site lies within the Central and Bay Business Area so Policy EC6 is engaged in principle, but there is no office floorspace to lose and the scheme provides commercial and retail floorspace at ground floor together with the reuse of the arches. No Policy EC3 designation applies. No overriding alternative local land use requirement is asserted. No capacity is counted twice. No entry corresponding to this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025. The earlier hybrid permission on the wider site, 17/02615/MJR, was for commercial and leisure hotel use and contained no residential element; its ten storey office element has been built out as No.1 John Street and lies outside this red line. The current application postdates the base date by more than seven months. Three matters are being resolved through the application rather than left outstanding: flood risk and the Technical Advice Note 15 justification test, the heritage context including the railway arches and the proximity of the Mount Stuart Square Conservation Area, and noise from the adjoining railway. The Council accepted the equivalent flood risk position at CC.UCS.S55.
Assessed by / date	Ross Bowen MRTPI 9/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI 9/9/26

MAPPING:-

Ownership boundary record



OWNERSHIP
CYM888162

Save this site to unlock AI analysis Save site

Assessment
View all site considerations

Management
Manage your saved site

Details Planning History Policies Environmental

Ownership Selected

Title
CYM888162

Tenure
Freehold

Ownership
GRAINGER RESIDENTIAL LIMITED

Address
Land At John Street Cardiff CF10 5PE

All intersecting owners

Freeholder
GRAINGER RESIDENTIAL LIMITED

Insights 5

Details
Plot size 0.40 ha

Area 0.40 ha Perimeter 278 m

NRW – Flood risk mapping

Flood and Coastal Erosion Risk Maps

Disclaimer Privacy & Cookies Accessibility Cymraeg Cyfoeth Naturiol Cymru Natural Resources Wales

Flood Risk Flood Warning and Alert Areas Coastal Erosion

More about flood risk

Find an address

Layer List

- ☐ Rivers
- ☐ Sea
- ☐ Rivers and Sea
- ☒ Flood Risk from rivers
 - High
 - Medium
 - Low
- ☒ Flood Risk from the Sea
 - High
 - Medium
 - Low
- ☒ Flood Risk from Surface Water & Small Watercourses
 - High
 - Medium
 - Low
- ☒ Risk Level Under Review

318,199.176,145 Meters

Contains OS data © Crown Copyright and database right 2020

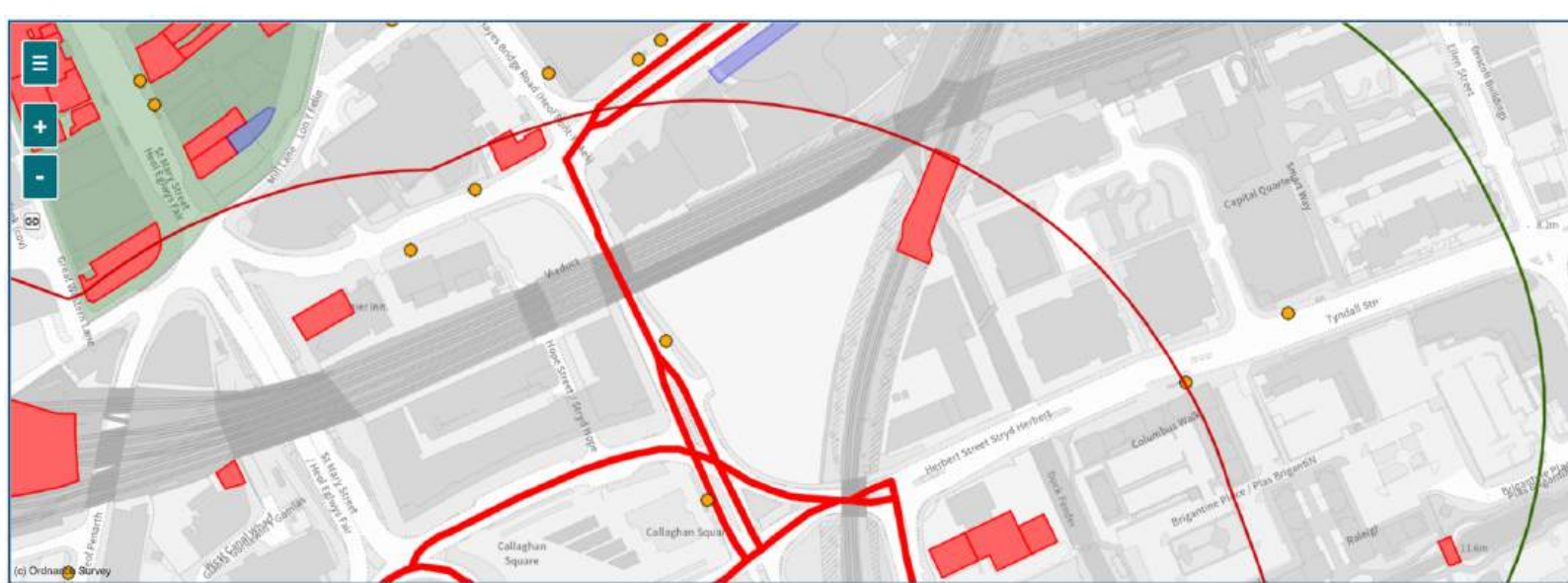
Feedback

Expedite Site Appraisal – Cardiff UCS

Company Registration Number: 08727172

Registered Office Address: 8 Village Way, Greenmeadow Springs Business Park, Cardiff CF15 7NE

Cardiff LDP mapping context layers

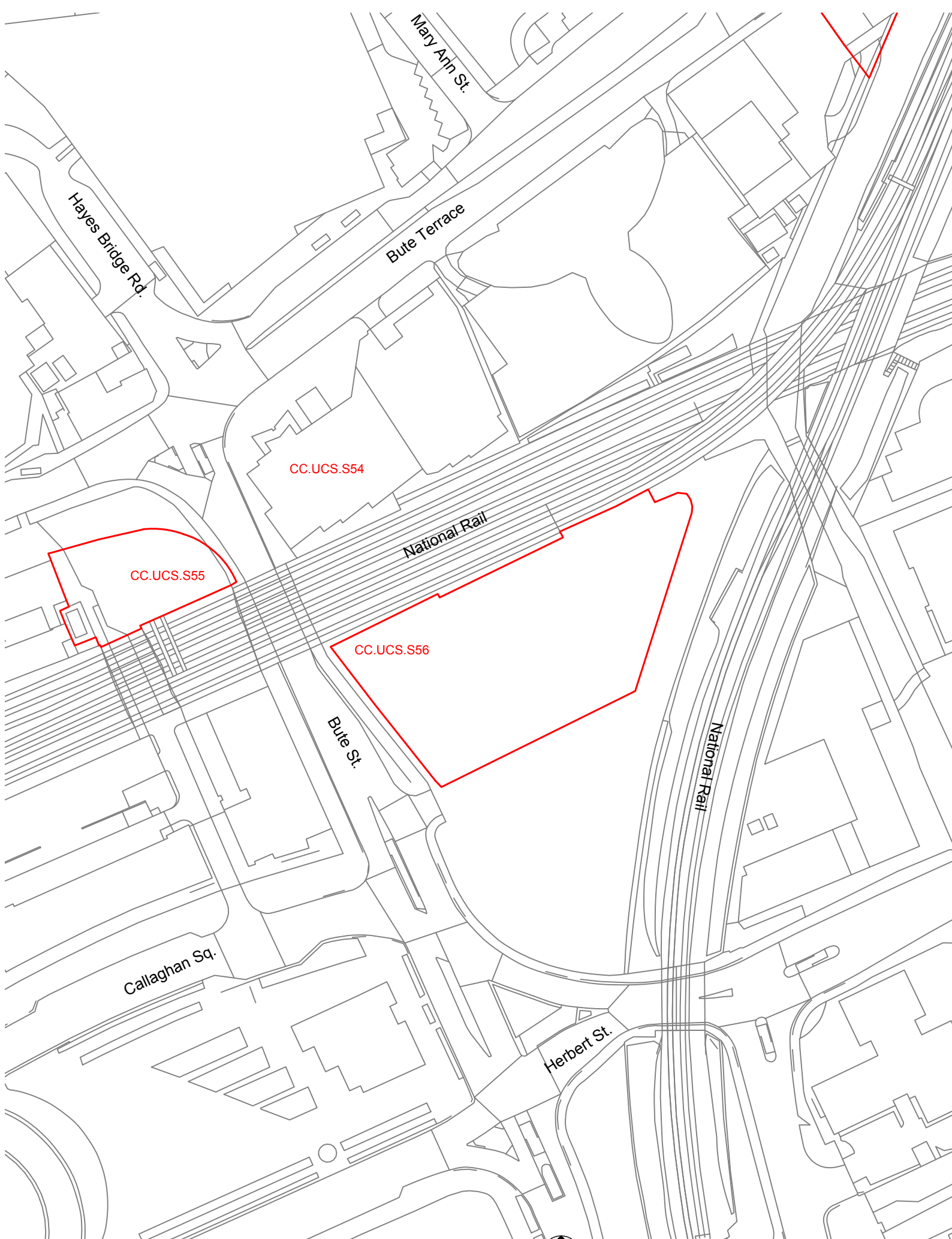


Cardiff LDP mapping RLDP layers

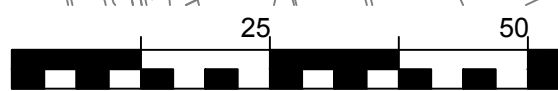


Photos – existing





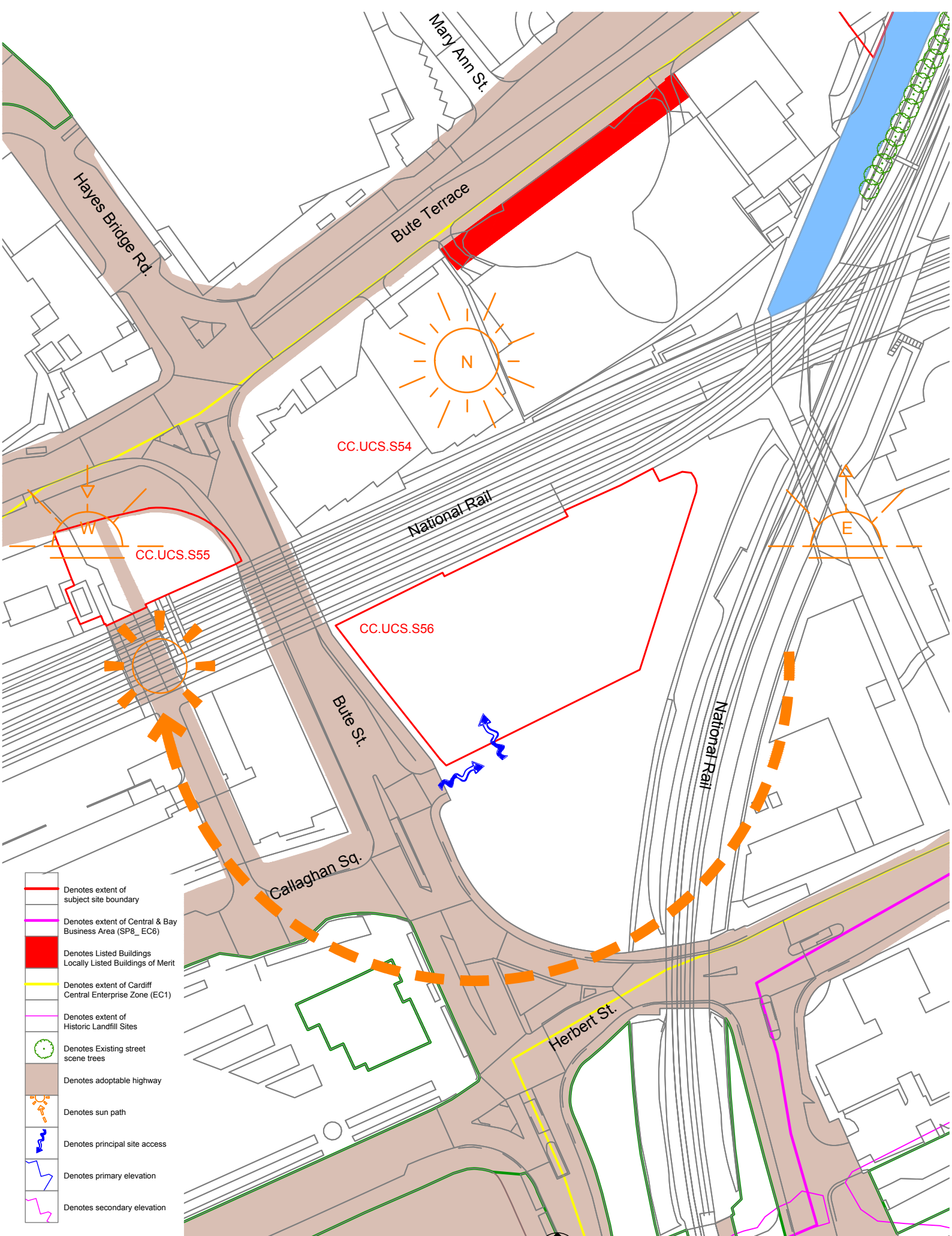
— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S56 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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scale 1:1250@A4



Denotes development boundary opportunity

EDS26.42 - CC.UCS.S56 - CONSTRAINTS PLAN

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scale 1:1250@A4

Expedite Site Appraisal Template – Former Star Centre, Cardiff

To be completed individually for each site identified

Site name	Former Star Centre, Cardiff
Site UID (CC.UCS.S__)	CC.UCS.S62

Site Location and Description

Easting (X)	320030
Northing (Y)	176699
Latitude	51.483571 (51°29'01"N)
Longitude	-3.1530493 (003°09'11"W)
Postal address/location	Former Star Centre, 2 Splott Road, Cardiff, CF24 2BZ
Area (ha)	0.41 hectares, being 4,161 square metres from OS digital mapping.
Existing use(s)	Vacant former public leisure centre and library building, the STAR Recreation and Community Centre. Most recently used on an interim and meanwhile basis: a Cardiff and Vale University Health Board Covid-19 mass vaccination centre in 2020 and 2021, and subsequent informal community lettings including a Splott Community Volunteers breakfast club, Into Work Cardiff jobs and training sessions, and Adult Learning Cardiff digital skills workshops.
Occupancy status	Substantially vacant, meanwhile use only. The building is not occupied by a continuing principal operator; recent use has been by voluntary and community groups on an ad hoc basis.
Previous uses	The STAR Centre, serving Splott, Tremorfa, Adamsdown and Roath, first opened as a leisure centre in 1981 and was taken over and refurbished by Cardiff Council in 2001, adding a fitness suite and a disabled access lift and incorporating Splott Library into the building. The Centre closed as a leisure facility in September 2016 when the replacement STAR Hub opened on Muirton Road, Tremorfa. From late 2020 and through 2021 the building was used by Cardiff and Vale University Health Board as a Covid-19 mass vaccination centre alongside Pentwyn Leisure Centre.
Planning status/history	No live or historic planning application specific to 2 Splott Road or to the Former Star Centre has been identified, and no permission is extant. The check repeated against the Housing Monitoring Schedule 2025-26, base date 1 April 2026, identified no overlap at this site (paragraph 3.29 of the report). One nearby application was identified and does not relate to this site: 23/00788/PRAP, erection of a 20 metre telecommunications monopole adjacent to Cardiff and Vale Therapy Centre, Splott Road, prior approval refused. It confirms the general postcode area only.
In Housing Monitoring Schedule / landbank? (Y/N — ref)	No. No entry corresponding to this site appears in the Housing Monitoring Schedule 2024-25 at the base date of 1 April 2025, and no capacity here is counted in the residential landbank or the housing trajectory. The position is straightforward: no residential permission has been granted on the site and no planning application specific to 2 Splott Road has been identified, so there is no consent capable of being carried in a landbank of committed units.
On Candidate Sites Register? (Y/N — ref)	No. No entry for this site appears on the Replacement LDP Candidate Sites Register and the site does not appear in Background Technical Paper Number 10. The site comes forward through the Council inception schedule for this study, which is a category expressly recognised in Action Point HS2.2.
Notable structures/features	Large single and two storey former leisure centre building of institutional form, comprising a multi-use sports hall which formerly housed six badminton courts, a fitness suite, a gymnastics area, a soft play area, meeting and function rooms and the library. Substantial surface car park to part of the site frontage. No trees or significant

	landscaping within the site.
Site boundaries and surrounding land uses	The site fronts Splott Road at its junction with Carlisle Street, within a dense grid of late Victorian and Edwardian terraced residential streets characteristic of Splott: Marion Street, Railway Street, Adeline Street, Janet Street, Burnaby Street and Eyre Street all adjoin or lie immediately around the site. The Grade II listed Church of St Saviour stands on the corner of Splott Road and Carlisle Street, directly adjoining the site; Cadw listing source ID 13808, listed 12 February 1952. The Cardiff to Cardiff Bay and Rhymney national rail corridor runs to the rear of the site. Surrounding land use is predominantly residential terraced housing with small scale ground floor retail and commercial units along Splott Road itself.

Constraints

Flood risk	Very low. Natural Resources Wales data records very low risk of flooding from rivers and the sea and very low risk from surface water. Flood risk is not a constraint on this site, which distinguishes it from most of the counted sites in this study. Policy EN14 is engaged but not offended.
Ecology	Low on site. The site is predominantly hardstanding, comprising the former leisure centre building footprint and a surface car park, with no trees or significant landscaping within the boundary. A precautionary bat and nesting bird survey of the building will be required before demolition, which is routine for a vacant institutional building of this age and scale rather than a constraint; a building empty since 2016 is more likely to have been colonised than an occupied one. Policy BG7 applies as it does across the study area, the site lying within the 12.6 kilometre catchment of the Severn Estuary Special Area of Conservation, Special Protection Area and Ramsar site, so contributions towards Strategic Access Management and Monitoring and towards Suitable Alternative Natural Greenspace will be required. The railway corridor to the rear functions as a linear corridor and a landscaped buffer to that boundary is recommended.
Trees	No trees within the site, which is predominantly hardstanding comprising the building footprint and car park.
Heritage/archaeology	The existing building is not listed and the site is not within a conservation area; Splott contains none of Cardiff's designated conservation areas. The Grade II listed Church of St Saviour, Cadw source ID 13808, listed 12 February 1952, stands immediately adjoining the site at the corner of Splott Road and Carlisle Street. Other Grade II assets in the wider Splott area, being St Saviour's Vicarage, the War Memorial Cross at St

	Saviour's Church, The Maltings at Lewis Road and East Tyndall Street, and the Church of St Alban's on the Moors, lie further away. The setting of the Church of St Saviour is the principal heritage consideration and will govern scale, massing and materials on the Carlisle Street frontage under Policies EN9 and KP17. Splott and Tremorfa is historically industrial reclaimed land within the former East Moors steelworks hinterland. An archaeological watching brief secured by condition would be a proportionate response if sought.
Air quality	Not assessed, and not expected to be material. Splott Road is a local distributor carrying Cardiff Bus services rather than an arterial route, and the site does not lie within a declared Air Quality Management Area. The existing use generated leisure centre traffic to a substantial surface car park, so residential redevelopment would not increase movements. Construction phase dust should be controlled through a Construction Environmental Management Plan secured by condition, with particular regard to the surrounding terraced streets. Policy EN13 applies.
Noise	The Cardiff to Cardiff Bay and Rhymney railway corridor runs to the rear of the site and is the principal foreseeable source, with local traffic on Splott Road to the front. A noise and vibration assessment will be required. Attenuation to the railway boundary will govern layout and orientation, and a landscaped buffer is recommended in any event. Residential amenity is demonstrably achievable here: the surrounding streets at Railway Street, Marion Street, Adeline Street and Janet Street are established terraced housing backing onto the same corridor. Standard glazing and ventilation measures will apply. Policy EN13 applies.
Contaminated land	To be investigated. The long standing use of the site as a leisure centre presents limited risk in itself, but the wider Splott and Tremorfa industrial legacy and the proximity of the former East Moors steelworks hinterland warrant a Phase 1 desk study with intrusive investigation if indicated. An asbestos refurbishment and demolition survey will be required for a building of 1981 construction. Remediation, if required, is a cost and programme item rather than a constraint of principle. Policy EN13 applies.
Vehicular access	Direct frontage access from Splott Road, with an existing on-site surface car park. The access already serves a building which operated as a public leisure centre, so it is capable of accommodating construction traffic and the residential use proposed would generate fewer movements than the former use.
Utilities	Not assessed. The site is a fully serviced former leisure centre and library with existing water, foul drainage, electricity and telecommunications connections sized for a building containing a sports hall, fitness suite and public library, so incoming capacity is likely to exceed what a residential scheme of this scale would require. Network capacity and any sustainable drainage requirement would fall to be confirmed with the statutory undertakers at application stage.
Pedestrian, cycle & public transport	Splott Road carries local Cardiff Bus services and the site qualifies on the arterial route and bus corridor limb of the accessibility criterion agreed with the Council on 30 July 2026. The distance to the nearest Splott Road bus stop should be measured and recorded. The nearest railway station is Cardiff Queen Street, approximately 1.9 kilometres away, which is well outside the 500 metre station catchment. Accessibility is the weakest limb of this site and the bus corridor position should accordingly be evidenced precisely.

Planning policy	The assessment is made against the Replacement Local Development Plan Deposit Plan, that being the plan at examination and the plan to which Action Point HS2.2 relates, and against the adopted Cardiff Local Development Plan 2006-2026, adopted 28 January 2016. The site lies within the general urban area of Splott, well outside the Central Business Area and the Bay Business Area, so Policy EC6 does not apply. A former leisure centre is not within a Policy EC3 protected employment area. Neither designation applies. The operative policies are C1 and C2 on community facilities, addressed in the Policy H9 block below, and Policy H9 itself. Policies EN9 and KP17 are engaged by the setting of the Grade II listed Church of St Saviour immediately adjoining. Policy EN13 applies on noise from the railway corridor and on land contamination. Policy BG7 applies as it does across the study area. Also relevant: KP1, KP5, KP6, KP8, KP13, KP14, EN14, T1 and T5, together with Policy H6 on change of use or redevelopment to residential use. National policy: Planning Policy Wales Edition 12, February 2024, and Future Wales, the National Plan 2040.
H9 Compliant, if not reason for inclusion	Compliant. See the Policy H9 block below. The building has been vacant since September 2016 and the leisure use it housed was re-provided at the STAR Hub, Muirton Road, on that date.

Policy H9 — need to retain the existing use

Existing use and whether active	Not active. The building closed as a leisure facility in September 2016 when the replacement STAR Hub opened on Muirton Road, Tremorfa, and has had no continuing principal operator since. Subsequent occupation has been interim and meanwhile only: a Cardiff and Vale University Health Board Covid-19 mass vaccination centre in 2020 and 2021, and informal community lettings including a Splott Community Volunteers breakfast club, Into Work Cardiff jobs and training sessions and Adult Learning Cardiff digital skills workshops. Meanwhile use of a vacant building by voluntary groups on an ad hoc basis is not a continuing operational use and does not displace the redundancy of the premises. The building has accordingly stood substantially vacant for approximately nine years.
Use protected by policy designation (Y/N — which)	Policies C1 and C2 are engaged and the requirement is met. Policy C2 protects existing community facilities and resists their loss unless replacement provision is made or the facility is shown to be surplus. The former use was a public leisure centre, and it has been re-provided: the STAR Centre closed in September 2016 precisely because Cardiff Council opened the replacement STAR Hub on Muirton Road, Tremorfa. The community facility was not lost, it was relocated by the Council itself to a modern purpose built building serving the same Splott, Tremorfa, Adamsdown and Roath catchment. That is the clearest possible answer to Policy C2 in respect of the leisure use. The same is true of the library. Splott Library was incorporated into this building during the 2001 refurbishment, and the library service has since been re-provided at the STAR Library and Hub on Muirton Road, so no community facility is lost without replacement. No employment designation applies. The site is in Splott, well outside the Central Business Area and the Bay Business Area, so Policy EC6 does not apply, and a former leisure centre is not within a Policy EC3 protected employment area.
Evidence of relocation, disposal or marketing	Relocation of the principal use is complete and is documented. Cardiff Council closed the STAR Centre in September 2016 on the opening of

	the replacement STAR Hub at Muirton Road, Tremorfa. The relocation was carried out by the Council itself, which is both the freeholder of this site and the plan making authority. No marketing particular, disposal decision, pre-application enquiry or planning application specific to 2 Splott Road has been identified. That is unsurprising on a Council owned building held pending a decision on its future, and it does not detract from the fact that the use has gone. The Council has not yet recorded a disposal or development decision for the building.
Age / condition / functional obsolescence of buildings	Functionally obsolete for its original purpose. The building is a large single and two storey former leisure centre of institutional form, opened in 1981 and refurbished in 2001, containing a multi-use sports hall which formerly housed six badminton courts, a fitness suite, a gymnastics area, a soft play area, meeting and function rooms and the library. Obsolescence is established not by survey but by the Council own decision. The authority replaced the facility with a modern purpose built building at Muirton Road in 2016 and closed this one, which is a landowner authority concluding that the accommodation had reached the end of its useful life for the service it provided. A building of 1981 leisure centre construction, vacant for approximately nine years and used only on a meanwhile basis, has no realistic prospect of returning to its former use. The building is not listed and lies outside any conservation area, so there is no constraint on its demolition.
H9 conclusion	Discharged. Policy H9 applies to the redevelopment of redundant previously developed land for residential use. The site is previously developed land occupied by a vacant former leisure centre and library. The redundancy limb is satisfied on the facts and without qualification: the building closed in September 2016, has had no continuing principal operator since, and has been used only on an interim and meanwhile basis. Approximately nine years of substantial vacancy is about as complete a demonstration of redundancy as the evidence base is likely to produce. The community facility question is answered on the Council own actions. The STAR Centre closed because the Council opened the replacement STAR Hub at Muirton Road, Tremorfa, serving the same catchment. The facility was relocated, not lost, which is what Policy C2 requires. The position of Splott Library, which was incorporated into this building in 2001, must be confirmed with the Council; if the library service has been re-provided elsewhere the Policy C2 position is complete, and if it has not then re-provision would need to be secured, which a mixed scheme on a site of this size could readily accommodate. No employment designation applies. Policy EC6 does not apply, the site being well outside the Central and Bay Business Areas, and a former leisure centre is not within a Policy EC3 protected employment area. Criterion (i) requires that there be no overriding alternative local land use requirement. Subject to the library point, none is asserted and none has been identified. The position is stronger here than on most sites because Cardiff Council holds the freehold under title CYM496622 and is also the plan making authority: it closed the facility, provided its replacement, and has placed the site on the inception schedule for this study. Policy H9 is accordingly discharged.

Capacity

Gross Developable Area (GDA)	OS digital mapping records:- 4,161sqm (0.41ha) – 1.02ac
Net Developable Area (NDA)	0.41 hectares, being equal to the gross developable area recorded above. The site is below one hectare and the benchmark gross to net ratio of 100 per cent applies under the methodology agreed with the Council on 30 July 2026, the ratios encompassing the land take arising from policy requirements as recorded at paragraph 3.17 of the report.
Density	The counted figure of 62 dwellings on 0.41 hectares equates to approximately 151 dwellings per hectare. Splott is an inner city area of dense late Victorian and Edwardian terraced housing, to which the inner city band of 250 dwellings per hectare applies; on that band the site would yield approximately 103 dwellings. The counted figure of 62 is approximately 60 per cent of that and is accordingly conservative against the applicable band. It is above the outer city band of 50 to 120 dwellings per hectare, which would give between 21 and 49 dwellings on this area. The figure of 62 is the capacity agreed in the Cardiff Council sign off of September 2026. A scheme of 62 dwellings on this site would be a mix of terraced housing addressing Splott Road and the surrounding streets with low rise flatted accommodation, which is consistent with the prevailing form.
Recommended development form	Demolition of the former leisure centre and comprehensive redevelopment for residential use, in a mix of terraced housing and low rise flatted accommodation reflecting the prevailing grid of late Victorian and Edwardian terraces at Marion Street, Railway Street, Adeline Street, Janet Street, Burnaby Street and Eyre Street. Two matters shape the design. The Grade II listed Church of St Saviour adjoins at the corner of Splott Road and Carlisle Street, so scale, massing and materials on that frontage must respect its setting under Policies EN9 and KP17; a heritage led approach to the Carlisle Street elevation should be taken from the outset. And a landscaped buffer and noise attenuation will be required to the railway corridor at the rear. If the Council confirms that Splott Library has not been re-provided elsewhere, community floorspace should be incorporated at ground floor, which a site of this size can readily accommodate alongside the residential capacity counted and which would answer Policy C2 in full. Retention and conversion of the existing building is not a realistic alternative: a 1981 sports hall structure does not convert economically or well to residential accommodation.
Yield	62 dwellings, the capacity signed off by Cardiff Council on 2 September 2026, being 0.41 hectares at approximately 151 dwellings per hectare. The figure is conservative against the inner city band of 250 dwellings per hectare which this location would attract, that band giving approximately 103 dwellings on the same area. The large site threshold is satisfied. This study evidences the large site component of the windfall allowance, being 3,929 of the 5,537 total, and large site windfalls are those of ten or more dwellings. At 62 units the site falls within that component and there is no risk of the capacity being counted against the small sites component of 581 units or the change of use component of 1,027.

Deliverability

Ownership	Freehold, held by The County Council of the City and County of Cardiff
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	under title CYM496622. Single title with no identified third party leasehold interest.
Registered owner(s)	The County Council of the City and County of Cardiff
Source of ownership information	Land Tech 'Landsight' data mapping (snapshot image attached)
Title number(s) where known	Title CYM496622
Ownership: single / multiple / fragmented	Single. One freehold title held by Cardiff Council, with no identified third party leasehold interest.
Land assembly required (Y/N)	No. The site is held in a single freehold title.
Evidence of owner intent	Not directly evidenced, but the ownership is the material point. Cardiff Council holds the freehold under title CYM496622 and is also the plan making authority. It closed the facility in September 2016, provided its replacement at Muirton Road, and has placed this site on the inception schedule for this study with an indicative capacity. No marketing, disposal decision, pre-application enquiry or planning application has been identified. A building held vacant by its local authority owner for approximately nine years, after the service it housed was relocated, is not being retained for operational reasons. No disposal or development decision has yet been recorded by the Council as landowner, which is why the site is rated Medium.

Suitability	Suitable. The site is 0.41 hectares of previously developed land in an established residential area of Splott, held in single Council freehold ownership, level and regular, with an existing vehicular access from Splott Road. Flood risk is very low from all sources. The building is not listed and the site is not within a conservation area, so there is no constraint on demolition. Residential development is the prevailing use of the surrounding grid of terraced streets, so the proposed use continues rather than introduces the established character. Two matters shape the form rather than the principle. The Grade II listed Church of St Saviour adjoins at the corner of Splott Road and Carlisle Street and its setting must be respected. And the railway corridor at the rear requires noise attenuation and a landscaped buffer. Accessibility is the weakest limb: Cardiff Queen Street station is approximately 1.9 kilometres away, well beyond the 500 metre catchment agreed with the Council. The site qualifies on the arterial route and bus corridor limb, Splott Road carrying local Cardiff Bus services.
Availability	Available. The site is in single Council freehold ownership under title CYM496622 with no identified third party leasehold interest blocking availability. The building has been substantially vacant since September 2016, the Council having closed it on the opening of the replacement STAR Hub at Muirton Road, and there is no occupier to relocate and no lease to determine. The recent informal community lettings are meanwhile use of a vacant building rather than a continuing operational use, and do not constitute a protected use requiring re-provision. Splott Library has been re-provided at the STAR Library and Hub.
Achievability	Achievable. The site is level, regular, held in a single Council freehold title with no land assembly requirement, and served by an existing vehicular access and surface car park from Splott Road. Flood risk is recorded as very low from rivers, the sea and surface water, so no flood constraint arises. There is no listing or conservation area designation on the site itself. Three costs apply. Demolition of a substantial 1981 leisure centre building including a sports hall is an abnormal, and an asbestos refurbishment and demolition survey will be required. Contamination should be investigated by way of a Phase 1 desk study given the wider Splott and Tremorfa industrial legacy and the proximity of the former East Moors steelworks hinterland, with intrusive investigation if indicated. And noise attenuation to the railway corridor at the rear will be required. Delivery on Council owned land, potentially with a registered social landlord, is a reliable route and is the model the authority has used elsewhere in this study at CC.UCS.S36 and CC.UCS.S39.
Evidence of availability	Good, and better than the absence of a marketing particular suggests. The land is held in a single freehold title, CYM496622, by Cardiff Council, with no identified third party leasehold interest. The building has been substantially vacant since September 2016, the Council having closed it on the opening of the replacement STAR Hub at Muirton Road. There is no occupier to relocate, no lease to determine and no land assembly requirement. The site is on the Council inception schedule for this study, which is officer identification of the land as a capacity opportunity, and the Council is both the owner and the authority. What is not evidenced is a disposal or development decision. The recent informal community lettings do not constitute a protected use requiring re-provision, and Splott Library has been re-provided at the STAR Library and Hub. Both are matters the Council can answer from

	its own records.
Likely delivery timescale	Years 6 to 10. The site is vacant, in single Council ownership with no land assembly requirement, and free of flood constraint, which would ordinarily support an earlier band. It is not placed earlier because there is no application, no pre-application enquiry and no confirmed disposal or development decision. Confirmation of a Council decision to bring the site forward would justify years 3 to 5.
Confidence rating (High / Medium / Low)	Medium. The rating reflects single unencumbered Council freehold ownership under title CYM496622 with no land assembly required; a building substantially vacant since September 2016 whose use was relocated by the Council itself to the replacement STAR Hub at Muirton Road, so that Policy H9 redundancy is satisfied on the facts; no listing or conservation area designation on the site; flood risk recorded as very low from all sources; and identification of the site by the Council on its own inception schedule. The landowner is the authority, so owner intent is not in serious doubt even though it is not documented. It is not rated High because there is no marketing, no pre-application enquiry, no application and no confirmed disposal decision. A Council decision to bring the site forward would move the rating to High.

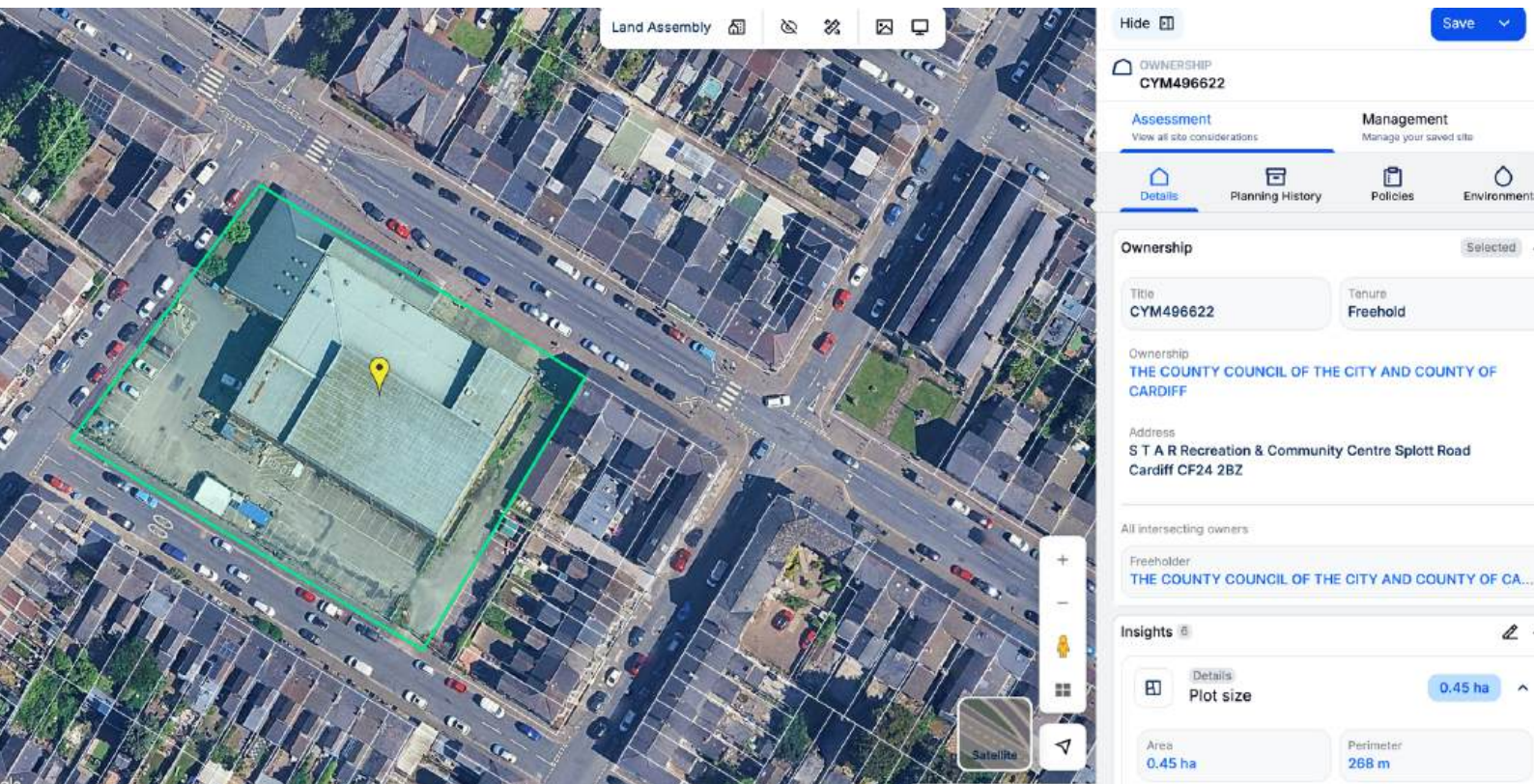
Conclusion

Counted towards windfall contribution? (Y/N)	Y
Yield counted (dwellings)	62 dwellings, the figure signed off by Cardiff Council on 2 September 2026, being 0.41 hectares at approximately 151 dwellings per hectare, in delivery years 6 to 10, at Medium confidence.
If not counted — reason	Not applicable. The site is counted at 62 dwellings.
Summary	The Former Star Centre is a vacant former public leisure centre and library on a site of 0.41 hectares at 2 Splott Road, Cardiff, in single Cardiff Council freehold ownership under title CYM496622. The STAR Centre opened in 1981, was refurbished by the Council in 2001 with the incorporation of Splott Library, and closed as a leisure facility in September 2016 when the replacement STAR Hub opened on Muirton Road, Tremorfa. It has since been used only on an interim and meanwhile basis, as a Cardiff and Vale University Health Board Covid-19 mass vaccination centre in 2020 and 2021 and for informal community lettings. The site fronts Splott Road at its junction with Carlisle Street within a dense grid of late Victorian and Edwardian terraced streets. The Grade II listed Church of St Saviour, Cadw source ID 13808, listed 12 February 1952, adjoins the site at that corner. The Cardiff to Cardiff Bay and Rhymney railway corridor runs to the rear. The building is not listed and the site is not within a conservation area. The site is counted at 62 dwellings on the Cardiff Council sign off of September 2026, in delivery years 6 to 10, at Medium confidence. That equates to approximately 151 dwellings per hectare, which is conservative against the inner city band of 250 that this location would attract. Policy H9 is discharged. The building has been substantially vacant for approximately nine years and the leisure use it housed was relocated by the Council itself to a modern purpose built replacement serving the same catchment, which is what Policy C2 requires of a community facility. No employment designation applies. Cardiff Council holds the freehold and is also the plan making

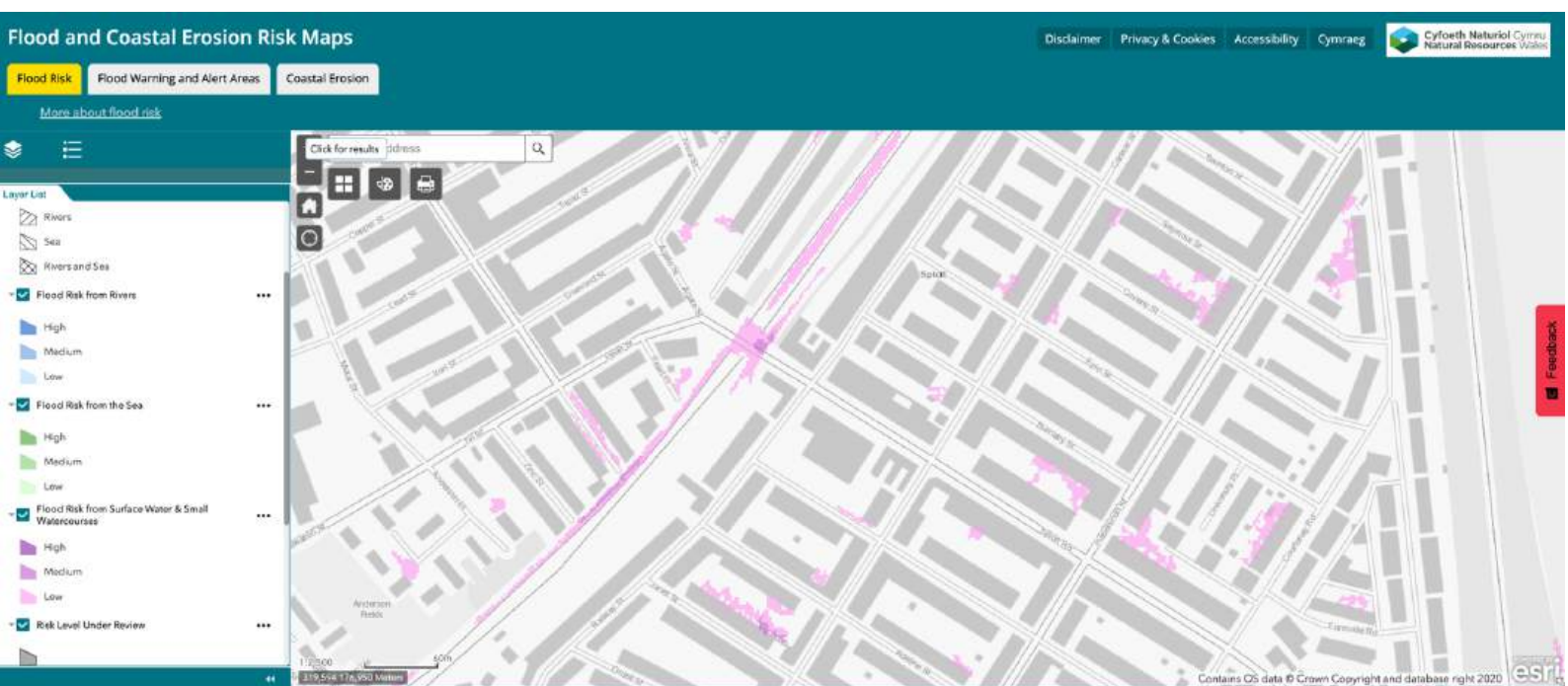
	authority: it closed the facility, provided its replacement, and placed this site on the inception schedule for this study. Splott Library, incorporated into the building in 2001, has likewise been re-provided at the STAR Library and Hub on Muirton Road, so Policy C2 is satisfied for both the leisure and library uses. Flood risk is very low from all sources, which distinguishes this site from most of the counted schedule. Contamination should be investigated given the wider Splott and Tremorfa industrial legacy, demolition of the 1981 building is an abnormal cost, and noise attenuation to the railway corridor will be required. None goes to the principle.
Assessed by / date	Ross Bowen MRTPI, 6/9/26
Reviewed and certified by planning lead / date	Ross Bowen MRTPI, 9/9/26

MAPPING:-

Ownership boundary record



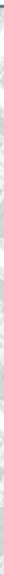
NRW – Flood risk mapping



Cardiff LDP mapping context layers



Cardiff LDP mapping RLDP layers

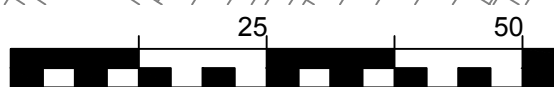


Photos – existing





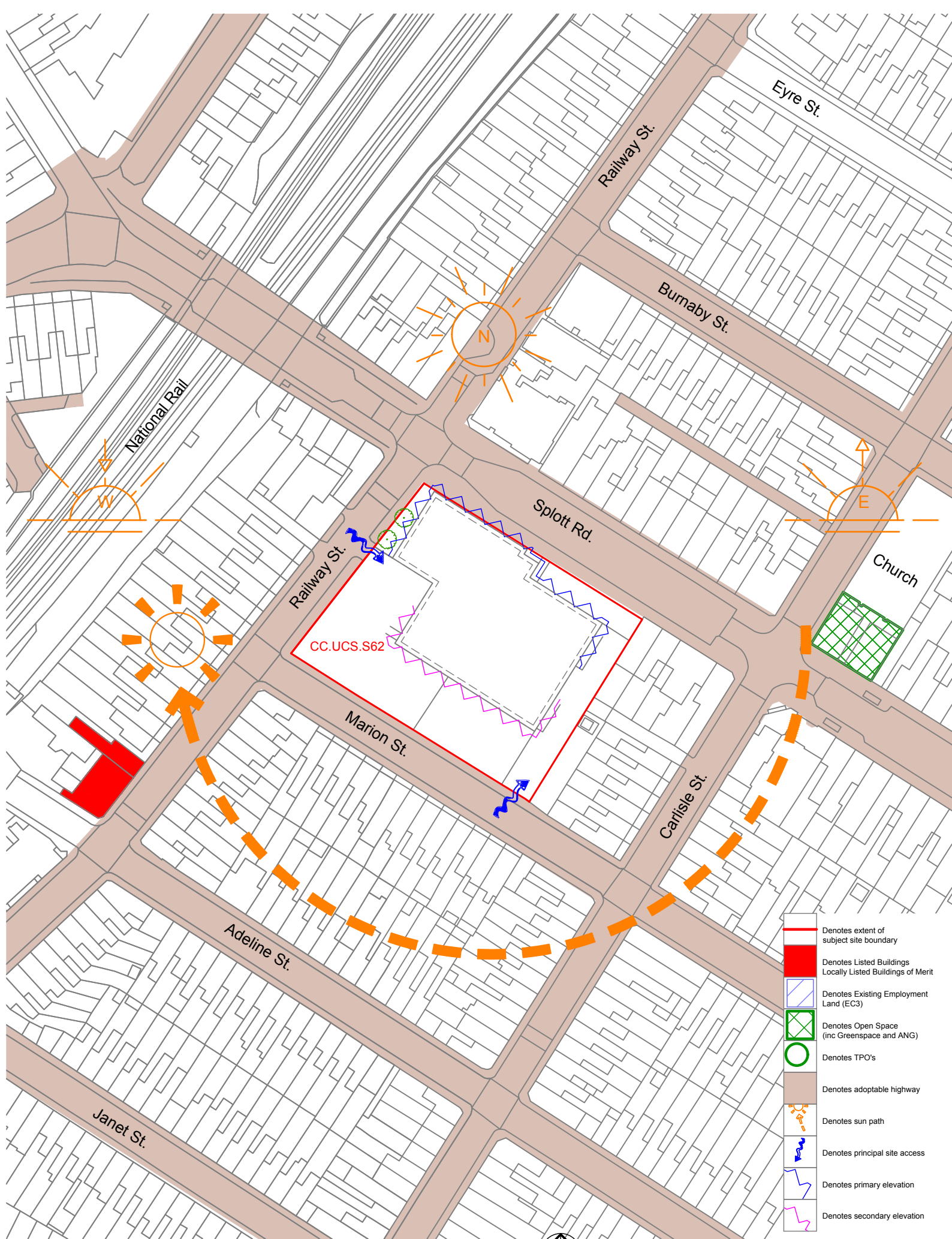
— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S62 - EXISTING SITE PLAN

OS MAPPING REFER TO CARDIFF CITY COUNCIL LICENSING
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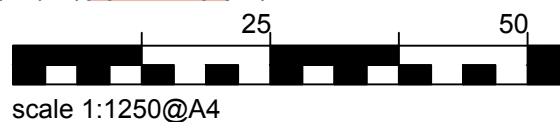


— Denotes development boundary opportunity



EDS26.42 - CC.UCS.S62 - CONSTRAINTS PLAN

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- Denotes extent of subject site boundary
- Denotes Listed Buildings Locally Listed Buildings of Merit
- Denotes Existing Employment Land (EC3)
- Denotes Open Space (inc Greenspace and ANG)
- Denotes TPO's
- Denotes adoptable highway
- Denotes sun path
- Denotes principal site access
- Denotes primary elevation
- Denotes secondary elevation