

**Michaelston-le-Pit and Leckwith
Community Council**

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**Cyngor Cymunedol Llanfihangel-Y-Pwll
a Lecwydd**

25 January 2023

Mr Robert Lankshear
Planning Officer
Vale of Glamorgan Council
Dock Office
Barry Docks CF63 4RT

Dear Mr Lankshear

Planning Application No. 2020/01218/HYB (RL)

Location : Leckwith Quay, Leckwith Road, Leckwith

Proposal : Hybrid planning application for residential development for up to 250 dwellings (submitted in OUTLINE), associated highway and bridge improvement / realignment works (submitted in FULL). Development involves the demolition of all buildings on site and of the existing B4267 Leckwith Road Bridge

The following comments were sent to Vale of Glamorgan Planning Department on receiving an application for an Environmental Statement Scoping Opinion relating to the above, and planning application No. **2020/01218/HYB** – Hybrid planning application for residential development for up to 250 dwellings:-

Michaelston-le-Pit and Leckwith Community Council are still of the same opinion and **would strongly oppose** this development of “up to 250 “dwellings.

Not only is it very large and extends into woodland and previously undeveloped land but it straddles one of the main access routes into Cardiff centre. The strain on the area’s infrastructure on Cardiff’s western fringes is already intense and the erosion of the “green belt” around Cardiff is a concern. The proposed site for the development is isolated with no social facilities.

Council foresee complete chaos if over a hundred households are attempting to join all the traffic coming from Pen-y-turnpike Road from Dinas Powys and Barry, including traffic from Llandough and Penarth, and again traffic from the roundabout coming off the Ely Link Road. The site is also situated in an industrial and retail area with no access to public transport routes.

There are 3 SINC’s on site, (Special Importance for Nature Conservation). Council note that that the developers state that,” SINC’s on site will be impacted by the removal of small areas and/or trees from Leckwith Woods and Factory Woods.” This is not acceptable.

This may be an oversight, as there appear to be no plans for the listed house that is situated on the site.

Council also have concerns that the offer of a new bridge may strongly influence VOG Council and Cardiff City Council’s decision.

ADDITIONAL COMMENTS

If not already considered in the transport assessment, the additional impact of the exceptionally high volumes of traffic and parking in the area during football matches should be considered (often leads to gridlock at the roundabout). This will exacerbate the problem. The prospective developers also assert that noise levels and air quality are problematic.

Ecology

Undertake arboricultural impact assessment including details of extent and impact on ancient woodland.

Landscape and visual character

The submitted scoping request states that 'Views into the site are extremely limited and only really available from close to the eastern boundary.' MLP & Leckwith CC strongly disagree to this statement! In addition, the tallest proposed building is considerably higher than any of the existing buildings on the site or buildings in the vicinity.

Archaeology

The scoping mentions a Desk Based Study. Due to the number of designated heritage assets and history of the site, wouldn't it be appropriate to also undertake field surveys and investigations.

It is also noted that the topics on Climate Change and Population and Health have been scoped out. As the development is in such a critical location next to the river, would it not be appropriate to consider the impacts of future climate change induced flooding on the development?

Population and Health

With regards to population and health - how has the development considered the impact of the increased number of households on local catchment schools, healthcare, public transport, air pollution, noise levels, lack of social amenities etc?

The Community Council have requested this application is called in.

Clerk, on behalf Michaelston-le-Pit & Leckwith Community Council