



## **Radyr & Morganstown Community Council Cyngor Cymuned Radur a Threforgan**

The Old Church Rooms  
Park Road  
Radyr  
Cardiff CF15 8DF

8 July 2019

Mr James Clemence  
Head of Planning  
Cardiff Council

Dear Mr Clemence

### **Planning Application: 19/01023/MNR, 30 SPRINGFIELD GARDENS AND LAND TO THE REAR OF 38 SPRINGFIELD GARDENS, MORGANSTOWN, CARDIFF**

Radyr & Morganstown Community Council supports the objection to this planning application made by County Councillor Rod McKerlich and supports the residents of the Morganstown community in their objections to this application (in their letter dated 31 May 2019).

In particular, the Community Council supports the following points:

1. The development would have an unacceptably harmful impact on the amenities of the surrounding residential area. This is contrary to LDP policy KP5, EN13, and guidance within the relevant SPG.
2. The development would take place on a peat bog at the spring of a watercourse which already causes some flooding within the gardens of near neighbours annually. It would increase the risk of flooding downstream. This is contrary to EN10, EN14(ii) and KP15.
3. The site makes a positive contribution to the character of the area as a piece of green infrastructure, part of the natural heritage network of Cardiff, the loss of which would have adverse effects on the character of the area. This is contrary to KP5, KP16, EN6, EN7 and EN8 and basic principles of good design.
4. The site is of value in biodiversity terms and the development fails to maintain or enhance its role or to respond to its constraints as required by EN6.
5. There is insufficient information to be satisfied that safe and convenient access is available to the emergency services, or that adequate parking provision is made. This is contrary to T5.

6. The development would not be sustainable for the above reasons and it fails to meet the aims and objectives of the Council's policy response to climate change contrary to EN12, and KP15.

The Community Council also believes that the development would have an adverse impact on existing homes in the area.

Yours sincerely

A handwritten signature in black ink that reads "L Thomas". The signature is written in a cursive style and is contained within a light grey rectangular box.

Lynne Thomas  
Clerk to the Council  
Radyr & Morganstown Community Council