

**LAND AT CHANNEL VIEW, GRANGETOWN
CARDIFF**

ENVIRONMENTAL STATEMENT

**VOLUME 2
CHAPTER 1: INTRODUCTION**

INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared on behalf of Cardiff Council in support of a hybrid planning application for the redevelopment of Land at Channel View, Grangetown, Cardiff. The description of development is as follows:

“Hybrid planning application for mixed-use development. Outline planning permission is sought for: The redevelopment and extension of part of the existing Channel View Estate to provide up to 321 residential apartments and houses (Use Class C3), up to 285 sq.m of retail floorspace (Use Class A1), communal gardens incorporating allotments and picnic areas, formal and informal children’s play space, landscaping, cyclepaths/footpaths, drainage infrastructure, roads and parking; The regeneration of the Marl public open space to include new/improved sports pitches, children’s play space, a new ‘beach’, water features, landscaping, and cyclepaths/footpaths; The provision of a new bus/cycle/pedestrian link between Channel View Road and South Clive Street and a new cycle/pedestrian link between South Clive Street and Ferry Road; The provision of a new parking area; Together with associated works (all matters reserved for future consideration). Full planning permission is sought for a first phase of development comprising of new tower blocks (8-12 storeys) providing 79 elderly-persons (over 55s) accommodation units, a 115sq.m community cafe, communal gardens incorporating allotments and picnic areas, landscaping, drainage infrastructure, footpaths, roads, parking and associated works.”

- 1.2 This Environmental Statement has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

THE PURPOSE OF THE ENVIRONMENTAL IMPACT ASSESSMENT

- 1.3 In broad terms, Environmental Impact Assessment (EIA) is the process of establishing the existing environmental (baseline) conditions and compiling, evaluating and presenting the significant environmental effects of the proposed development. The assessment is designed to assist in producing an environmentally sympathetic development. Recognising the potentially significant adverse environmental effects will lead to the early identification and incorporation of appropriate mitigation measures into the design of the development. These effects are considered during the construction and operation stages of the proposed development. The main steps in the assessment procedure can be summarised as follows: Examination of the environmental character of the area and whether it is likely to be affected by the proposed development through baseline studies and surveys;
- Consider the possible interactions between the proposed development and the existing and future site conditions;
 - Predict the possible effects, both beneficial and adverse, of the development on the environment;
 - Propose design and operation modifications or other measures to avoid, minimise, mitigate or compensate effects or to enhance positive effects
- 1.4 This ES sets out the findings of the EIA. It includes:
- A non-technical summary;
 - The results of the assessment for the development considered including the baseline environment, likely significant effects, mitigation measures and residual impacts;
 - A summary of the beneficial and adverse effects of the proposed development.
- 1.5 Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 sets out the information to be included in an Environmental Impact Assessment. The Directive and Regulations require that an Environmental Statement should include at least the following:
- Description of the development, comprising information about the site and the design and size of the project;
 - Outline of the main alternatives considered and an indication of the main reasons for the chosen scheme;
 - Data necessary to identify and assess the main effects which the project is likely to have on the environment;
 - Description of the likely significant effects of the project on the environment;
 - Description of the measures envisaged in order to avoid, reduce or remedy any significant adverse effects;
 - Indication of any difficulties encountered in compiling the required information; and

- Non-technical summary of the above information.

1.6 The Regulations state that a description of the likely significant effects of the development on the environment must include ‘direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative’ effects of the proposed development on the environment. This requirement will be incorporated into the Environmental Statement.

1.7 The assessment described in this Environmental Statement (ES) relates to the design of the scheme as it stands in April 2021. The ES is published in three volumes with the following structure:

Volume 1	Non-Technical Summary
Volume 2	Written Statement
Chapter 1	Introduction and Approach to EIA
Chapter 2	EIA Scope and Methodology
Chapter 3	Site and Scheme Description
Chapter 4	Townscape and Visual Impact
Chapter 5	Traffic and Transport
Chapter 6	Air Quality
Chapter 7	Ecology
Chapter 8	Landscape and Arboriculture
Chapter 9	Contamination
Chapter 10	Flooding and Drainage
Chapter 11	Utilities and Energy
Chapter 12	Socio-Economic
Chapter 13	Residual and Cumulative
Volume 3	Appendices

THE TEAM

- 1.8 A summary of the professional credentials and competencies in respect of the coordination of the EIA can be found in the individual chapters. The authors of the individual chapters are as follows:

Chapter	Author
Chapter 1: Introduction and Approach to EIA	Amity Planning
Chapter 2: EIA Scope and Methodology	Amity Planning
Chapter 3: Site and Scheme Description	Amity Planning
Chapter 4: Townscape and Visual Impact	Tetrattech
Chapter 5: Traffic and Transport	Cambria
Chapter 6: Air Quality	Tetrattech
Chapter 7: Ecology	Tetrattech
Chapter 8: Landscape and Arboriculture	Tetrattech
Chapter 9: Contamination	Cambria
Chapter 10: Flooding and Drainage	Cambria
Chapter 11: Utilities and Energy	McCanns/Amity Planning
Chapter 12: Socio-Economic	Amity Planning
Chapter 13: Residual and Cumulative	Amity Planning