

NTS

#### Strengths

- The site is available and deliverable,
- The site is next to a residential location in an area with an identified need for affordable housing,
- The location is highly sustainable in transport terms and located close to Cardiff City Centre, a District Centre and a range of local amenities.
- The site is not overshadowed and allows windows to be located on most elevations,
- There are sufficient statutory service connections readily available in close proximity to the site.

#### Weaknesses

- No discernable weaknesses.

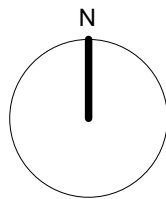
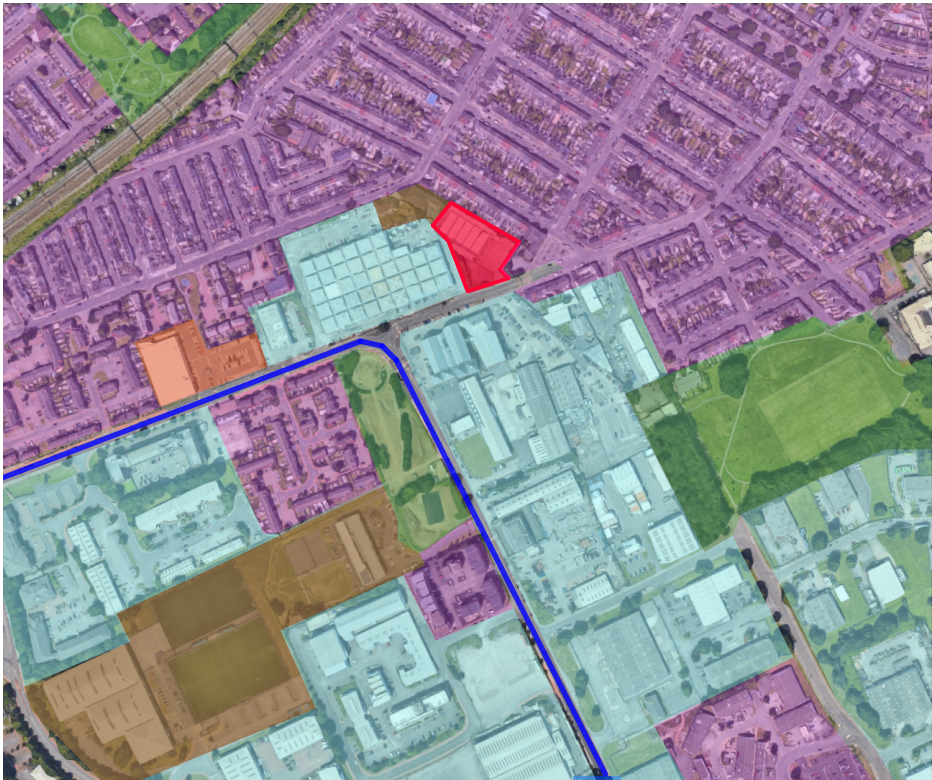
#### Opportunities





The site/existing building provides an opportunity to:

- address an identified need for affordable housing,
- provide high quality accommodation in a sustainable location with easy access to the wider region and employment opportunities.
- provide a development that is sustainable in its construction and ongoing use.
- provide a development that is sensitive to its wider environment and does not adversely affect neighbouring occupiers.
- To significantly increase the Biodiversity on the site by inclusion of landscaping features.

#### Threats

- Planning classification as Employment Use



Rev : Date	Description
 	
	
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<div>Proposed Apartments East Tyndall St Cardiff</div>	
Title	Date
Site Analysis Plan	15 05 2025
Status	Scale @ A3
Pre Application Consultation	1:1250
Job Number	Revision
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	CKG
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