

## 2 SITE AND SURROUNDINGS

### 2.1 INTRODUCTION

2.1.1 This ES chapter provides a description of the site in terms of its extent, location, topography, current land use, and the surrounding area and land use.

### 2.2 SITE DESCRIPTION

#### Location

2.2.1 The site is located within Splott, Cardiff, to the south of the M4 Motorway. A location plan is provided in Appendix 1.1.

2.2.2 The site is located approximately 2.2 miles to the East of Cardiff City Centre.

#### Size & Extent

2.2.3 The site area extends to an area approximately 16.5 hectares (40.8 acres). The boundary of the development site is edged red on the location plan attached within Appendix 1.1.

2.2.4 The site is bound on the north-western extremities by Rover Way. On the south-eastern side, the site is bound by the Severn Estuary. At its longest point the site measures approx. 850m from the northern most to the southernmost boundaries.

2.2.5 The western boundary is enclosed by the Sims Metals Ltd site. The southern boundary is adjacent to the Dwr Cymru Welsh Water Sewage Treatment Works and an Anaerobic Digester Plant. At its widest point the site measures circa. 540m from the eastern most to the western most boundaries.

#### Current Use

2.2.6 The Application Site which was previously used as a non-domestic land fill site – known as the former 'frag tip' site – is currently used as an off-road motorcycle facility managed by Cardiff Council's Parks Service. The motorcycle facility utilises less than half of the site area.

#### Historic Use

2.2.7 As highlighted above, the site was previously used for non-domestic landfill and specifically as a frag tip, now commonly known as ASR (automotive shredded residue). It is understood that this area was reclaimed, partially remediated and landscaped during the construction of the adjacent STW site to provide a local amenity. These works included the provision of a capping and membrane system, leachate collection, and gas venting provisions.

2.2.8 Subsequent to the completion of these works a large amount of fill material was deposited on the site from various construction projects in the locality, notably St David's 2 retail scheme.

## 2.3 SURROUNDING AREA

- 2.3.1 The site is located within proximity to the Cardiff suburbs of Tremorfa and East Moors, in a south-easterly and easterly direction, respectively. The character of the site and its surrounds is a product of both its history – as a non-domestic landfill site and industrial workings including waste recycling – and its present function as a motocross track with further adjacent industrial facilities including a sewage treatment works and an anaerobic digester.
- 2.3.2 The site is located adjacent to a Site of Important Nature Conservation (SINC), Pengam Moors, to the north of the site and a Special Area of Conservation (SAC); Special Protection Area (SPA); Ramsar; and Site of Special Scientific Interest (SSSI), the Severn Estuary mudflats.

## 2.4 PLANNING HISTORY

- 2.4.1 A planning history search has been undertaken via the Council's on-line planning service. In summary, several applications, both on the site and in the surrounding area, are identified as relevant to the proposed development on this site. These are summarised in the table below.
- 2.4.2 However, there are several other relevant planning applications located in the surrounding area which have also been detailed in the table below. (N.B. this is not considered exhaustive and the on-line data will need to be corroborated by more intrusive investigation if deemed necessary).

**Table 2.1 Planning History**

Application ref.	Proposed Development	Decision	Decision date
<b><i>The Site</i></b>			
20/01279/MJR	Renewal of ref. 17/02130/MJR for the removal of fill material and the construction of a biomass power plant (up to 9.5MW) and a maximum of 130,000 sq.ft. of industrial accommodation (B8 Use Class), new access roads and associated landscaping works	Approved	29/01/21
17/02130/MJR	The removal of fill material and the construction of a biomass power plant (up to 9.5MW) and a maximum of 130,000 sq.ft. Of industrial accommodation (B8 Use Class), new access roads and associated landscaping works	Approved	14/06/18
14/01765/DCI	A single 500kw wind turbine with associated electrical infrastructure and crane hardstanding.	Approved	27/03/15
06/02438/E	To construct an off-road motorcycle track using recycled aggregate (electric arc slag), sub soil and top soil, provide containerised facilities for office, first aid, training and drying	Approved	14/12/06
97/02263/R	Creating a new landform to be used for informal public recreation and nature conservation	Approved	05/03/98
<b><i>Surrounding the site</i></b>			
15/00591/MJR	Construction of A 2 MW Anaerobic Digestion Facility, Landscaping and Associated Infrastructure	Approved	15/05/15
13/00686/DCO	Construction of A 1.5 MW Anaerobic Digestion Facility, Landscaping and Associated Infrastructure	Approved	18/07/13
06/00559/E	Proposed site preparation works to facilitate future built development to include importation of material to raise the levels of the site to create three development plateaux, diversion and	N/A	N/A

Application ref.	Proposed Development	Decision	Decision date
	removal of existing infrastructure and services, installation of new land drainage system, construction of temporary haul roads and temporary bridge structures, removal and storage of topsoil and associated engineering operations		
04/01598/E	Temporary construction compound for new melt shop	Approved	13/08/04

- 2.4.3 The most recently approved applications (ref. 20/01279/MJR and 17/02130/MJR) are of significant importance to this application. They sought planning permission for the overburden removal, a proposed biomass plant and a quantum of B8 development. This revised application continues to propose and include removal of the overburden and an increase in B8 development in lieu of the biomass element.
- 2.4.4 Full consideration has been given to the range of developments outlined within **Table 2.1** – however, it is considered that over and above the developments discussed in detail above (and considered further within relevant chapters of the ES accordingly), all additional development identified will not produce any significant cumulative impacts which should be assessed in further detail for the purposes of the EIA.