Introduction

An Environmental Statement (ES) has been prepared on behalf of Greenbank Partnerships to accompany a hybrid planning application to Cardiff Council (CC) for the proposed Cardiff International Sports Village Waterfront Development (CISV). The hybrid application seeks outline planning permission for a mixed use development at CISV Waterfront, including full planning permission for a two rink Ice Arena (hereafter referred to as the “proposed development”).

The site is currently undeveloped except for a temporary ice rink and Cardiff International Swimming Pool.

The site covers an area of 5.14 ha and is located at the heart of the Cardiff International Sports Village site, within the Cardiff Bay peninsular and situated between the River Ely and the waters of Cardiff Bay, separated from the Severn Estuary by Cardiff Bay Barrage to the east. Figure 1 below shows the site location.

The proposed development will comprise the following two elements:

- Outline planning for a mixed use development, consisting of leisure facilities including a 250m ski slope, snow play area, ice arena, and gallery; office space; residential accommodation including houses and apartments; retail and restaurant space; and car parking.

- Full planning for an ice arena containing two ice rinks, one with 3130 seats for public viewing of events, and one for public use and professional practice. The rinks are served by changing facilities, skate hire and equipment maintenance, hospitality suites, a cafe/bar and viewing areas.

The site has historically been identified as suitable for mix use leisure development by the Council and this principle was further established through a resolution to grant outline planning consent for a mixed leisure use led development in 2005. The proposed development will take the Masterplan a step further by providing more detail about the various elements being proposed and assess in detail any likely environmental effects.

The proposal will deliver high quality leisure facilities on an unprecedented scale in Wales helping to connect people to sports facilities in a sustainable way.

The proposed development will enhance the existing urban and contemporary landscape by connecting people to sports and leisure in a sustainable way through pleasant waterside boardwalks, provision of public spaces and plazas.
Proposed Development

Sports and leisure use will be a prominent feature in the development proposal which is in keeping with the planning objectives of the original Masterplan. The hotel and apartment blocks will overlook the bay, fronted by a combined boardwalk and cycle path, while various retail units will be incorporated within and adjacent to the snow dome.

The proposed development will offer visitors a varied range of uses on the site. As outlined in the Design and Access Statement the proposal will enable the site to be used by different people over different timescales. It also aids in the use of the whole site, rather than one specific element, as visitors who initially enjoy one aspect of the development will inevitably find another reason to return, and connect with other uses beyond the development site. By encouraging people to keep the site in use throughout the day, and at different times of year, it will become a more socially varied and sustainable development.

The Ice Arena has an approximate area of 8,265 sqm, while the overall CISV Waterfront development has a total area of approximately 153,800 sqm. The overall concept of the proposed development which incorporates the range of uses is shown in the table opposite.
### Environmental Statement - Non Technical Summary

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Approximate Area (m²)</th>
<th>General Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ice Arena</td>
<td>8,381</td>
<td>up to 3,000 seat capacity with various ice based functions</td>
</tr>
<tr>
<td>Snow Box</td>
<td>2,000</td>
<td>Offering snow leisure facilities catering for all the family</td>
</tr>
<tr>
<td>Leisure Box</td>
<td>1,800</td>
<td>Spectator leisure ice pad</td>
</tr>
<tr>
<td>Ski Slope</td>
<td>14,000</td>
<td>Providing state of the art in-door skiing facilities</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>3,572</td>
<td>Data Centre</td>
</tr>
<tr>
<td>Retail, cafe and restaurants</td>
<td>17,253</td>
<td>Typical retail and cafe space to serve the development and wider area</td>
</tr>
<tr>
<td>Office Space</td>
<td>18,537</td>
<td>High quality, serviced office space</td>
</tr>
<tr>
<td>Residential Units</td>
<td>213 units</td>
<td>including apartments and housing mix</td>
</tr>
<tr>
<td>Gallery</td>
<td>5,792</td>
<td>Space for high end cultural experience</td>
</tr>
<tr>
<td>Hotel</td>
<td>175 room</td>
<td>budget hotel and tower</td>
</tr>
<tr>
<td>Parking</td>
<td>51,775</td>
<td>Providing parking spaces for visitors and residential parking</td>
</tr>
</tbody>
</table>

Proposed Masterplan
The Environmental Impact Assessment

The Environmental Statement (ES) documents the results of the Environmental Impact Assessment (EIA) and assesses the likely impacts (both positive and negative) on the environment arising from the proposed development which were agreed through formal consultation with key stakeholders, including Cardiff Council.

A wide range of environmental topics have been assessed in consultation with statutory consultees, which looked at potential effects that may arise during the construction period and once the development is built.

The conclusions of the assessment for each topic are summarised below.

Planning Context

The proposed development has been set against the local, regional and national planning policy context.

The assessment has identified that the proposal conforms to planning policy in the following ways:
- Use of a previously developed brownfield land;
- Assists in the regeneration of Cardiff Bay;
- Provides tourism and sporting opportunities;
- Assists in achieving local housing targets;
- Assists to achieve targets for the development of housing on previously developed land;
- Provides a mixed use development which provides a range of leisure, retail, housing and employment opportunities for the local population, thus reducing the need to travel;
- The development site is well served by existing infrastructure including road network; and
- Assists in the economic regeneration of the area, providing more job opportunities and diversifying the employment base.

Ecology and Nature Conservation

An extended Phase 1 Habitat Survey of the site and surrounding area was carried out. This comprised a walkover of the site to record notable habitat types and legally protected animal species.

The survey identified the presence of semi-improved grassland and scrub of limited value for protected or otherwise notable species.

There are no nature conservation designations covering the site or within the immediate vicinity. The closest habitat features which will not be affected by the proposed development include the River Ely Site of Importance for Nature Conservation (SINC), the River Taff SINC, and the Cardiff Bay Wetlands SINC and Local Nature Reserve.

The loss of habitats and any potential disturbance arising from construction of the development would be a minor adverse impact that is not significant. Once built, it is considered that the development will not have any significant impacts on the ecological receptors identified within or in the vicinity of the proposed development site. No designated sites will be affected by the proposed development.

During the construction of the development all standard good practice guidelines for the control of dust and surface water runoff (which may affect ecological receptors) will be included within the construction method statements.
Geology, Soils and Water

Historically the site was predominantly mudflats which were reclaimed in the late 1800s. Since that time the site has been occupied by storage yards, warehouses and small industrial units. The meandering channel of the River Ely was present within the western part of the site but was abandoned when the River was straightened and later progressively filled with domestic refuse as part of a wider area landfill in the 1970s and 1980s.

The site was remediated as part of the wider area between 2003 and 2005 by removing and treating contaminated soils. This work mitigated the risks from contamination to a level that was acceptable for the use of the site at that point; however, further mitigation measures were set out as being required should construction of new development go ahead on the site. Providing that these mitigation measures are implemented together with a number of others during the construction phase of this proposed development, the residual risks have been assessed as being negligible and not significant.

The site is not considered to be at risk from flooding.

Transportation

The transport assessment considered the effects arising from changes in traffic flows associated with the proposed development as well as looking at the effects on walking, cycling and public transport networks. A development of this scale will generate more traffic flows although mitigation measures are proposed which would reduce the effect of the proposed development on pedestrian, cycle, public transport and highway networks. A construction management plan will be implemented to reduce the effects of transport throughout the construction phase. During construction, the effects would be minor adverse and occur over a short duration.

During operation, and where mitigation measures are implemented, it is considered that there will be a moderate adverse effect on highway networks. This would be countered by a minor beneficial impact on public transport provision (i.e. dedicated bus routes), a neutral effect on increased activity on public transport networks, and a positive effect on pedestrians access.

None of these effects are considered to be significant.
Noise and Vibration
Baseline noise levels were established by the noise survey carried out in June 2012. Noise levels were measured at a number of locations during the day time and night time.

This assessment considered the changes in noise arising from the proposed development on the surrounding area and included consideration of construction noise, building services noise, traffic noise and amplified music and entertainment noise.

The assessment concluded that with the inclusion of environmental design / design mitigation combined with appropriate planning conditions, noise effects would be negligible.

Air Quality
The assessment considered the air quality in the vicinity of the site and an assessment of the likely construction and operational effects.

The proposed development will not have a significant effect on air quality within any of Cardiff’s Air Quality Management Areas (AQMA) during construction or operation. Mitigation measures have been proposed to reduce potential effects from construction and therefore it is considered that the construction impacts will not be significant. Once built, the development will not have any significant air quality effects.

Landscape and Visual Impact Assessment
A comprehensive landscape and visual impact assessment has been prepared. The existing landscape character of the site is generally poor, and is considered to be visually unattractive, detracting from the visual amenity of the area.

The development will introduce taller buildings within the urban landscape and significantly change existing views. The tall buildings strategy for Cardiff supports the principle of tall buildings.

Viewpoints agreed with Cardiff Council have been assessed. The visual impact of the development is considered to be significant and adverse however this could be mitigated by good quality design, architecture and landscape treatment. The cumulative impact of CISV, Cardiff Pointe and Bayscape will result in a clustering of taller buildings.

The effects of the proposed development on the landscape character ranges between small adverse and negligible. Although the scale of the development is large, its relationship with these affected areas is visual and for many areas the impact on the wider setting is limited.

Prior to mitigation the landscape and visual impact of the development is considered to be significant and adverse. However, impact could be mitigated by good quality design, architecture and landscape treatment, helping to create an iconic development and focal point for Cardiff Bay. On this basis, the residual impacts of the CISV development could be anticipated to be significant and beneficial.
Socio-economic assessment
The socio-economic assessment looked at the possible effects of the proposed CISV development on landuse, employment, affordable housing provision and the provision of recreation and tourism within the area.

All socio-economic effects have been assessed as being beneficial including the creation of jobs, ongoing support of employment through the provision of goods and services and increased sporting and leisure opportunities for Cardiff which will seek to attract visitors from a wide area. The most significant social benefit of the scheme will be through the inclusion of affordable housing which will represent 41% of the residential units being built.

There is potential for securing local employment benefits, both during construction and once the development is built. There would be a long term employment potential for occupying office space, and long term management of hotels and retail facilities, in addition to possible employment opportunities generated from the gallery and Ice Arena. This employment potential would create additional jobs.

Cultural Heritage
The assessment looked at whether the proposed development would result in a loss or damage to cultural heritage assets.

A total of 94 sites of archaeological interest were identified within the wider study area, including the Scheduled Ancient Monument of the Ely Tidal Harbour Coal Staithe, the Listed Buildings of Baron’s Court and the footbridge at Cogan Rail Station. None of these will be affected by the proposal.

Within the site itself there are 17 sites of archaeological interest, all are of relatively recent date and in a severely damaged or destroyed condition and therefore of minor or local value.

It is considered that the development is unlikely to result in a significant reduction of heritage value on the site.

Environmental Winds
An assessment of the wind effects artificially created around the proposed development was carried out to identify any significant adverse effects.

The overall conclusion from the assessment was that wind conditions are expected to remain exposed but acceptable for walking, whilst the tall buildings have potential for causing very strong winds at ground level affecting the immediate surroundings.

Further wind tunnel testing would be required to determine appropriate mitigation measures for reducing wind effects at detailed design.
For further information on this submission please contact:

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