

Appendix 19.1 – Policy and Guidance

Planning Policy

The applicable planning policy is summarised as follows:

- Planning Policy Wales (Edition 11, February 2021)
- Welsh Government Technical Advice Note 12: Design (2016)

Technical Advice Note 12 sets out the Welsh Government’s aspiration for sustainable development, including creating a high-quality public realm.

“4.12 Appraisal of the public realm should focus on condition, fitness for purpose in changing climates, ease of use for everyone, safety, convenience, enjoyment, contribution to local identity and potential for reducing street clutter. An audit of hard and soft landscaping, street and recreational furniture, signage, highways, lighting, ease of access, nature of use and management can assist in pinpointing priorities.”

Guidance

The applicable guidance is summarised as follows:

- City of Cardiff Council ‘Tall Buildings Supplementary Planning Guidance (SPG) (2017)

Section 2.2.3 of the document (‘Impact and interface at street level’) states:

“Microclimate – The development must demonstrate evidence of an acceptable impact in terms of microclimatic effects including wind tunnel effects, shadowing, solar glare and the effect of night-time illumination. Sun path studies and wind tunnel analysis will be required to demonstrate this. Evidence of the assessment of wind speeds at key locations such as entrances, key pedestrian routes and public spaces will need to be provided. An explanation as to how this research has influenced design should be given in the design statement.”

From the above, wind microclimate is an important factor in achieving the desired planning policy objective and a qualitative desk-study assessment has therefore been undertaken for the purposes of this submission based on Arup’s previous experience of wind tunnel testing of buildings in Cardiff and elsewhere.

- Design Commission for Wales (DCfW), Designing for Tall Buildings (2015)

The DCfW's document, states that:

“Tall buildings can have a particular impact on the microclimate through over shadowing and channelling of winds to ground level. An assessment of the impact of the proposed tall building on the microclimate of the surrounding area should be undertaken including wind and shadow studies.”