

## 1 INTRODUCTION

### 1.1 Overview

- 1.1.1 This Environmental Statement (ES) has been prepared on behalf of Robertson Property Ltd and Cardiff Council (hereafter referred to as the ‘Joint Applicant’). It supports a hybrid planning application for the proposed redevelopment of the Atlantic Wharf, Butetown Masterplan area, and the proposed development of Cardiff Arena and associated Hotel (on land within the Arena Quarter of the illustrative masterplan) (the ‘Proposed Development’) on land at Cardiff Bay (the ‘Site’).
- 1.1.2 The Site is located within the Inner Harbour area of Cardiff Bay, Cardiff, as illustrated on the Site Location Plan (Appendix 1.1), between Bute East Dock and the Future Inn to the east, Lloyd George Avenue to the west, the A4232 and the Wales Millennium Centre to the south and Schooner Way and Silurian Park to the north. The Site encompasses an area of approximately 13.5 hectares (ha).
- 1.1.3 The application Site comprises two main elements: a large part of the Atlantic Wharf, Butetown Masterplan and the Arena and Hotel development within this area. The Joint Applicant will submit one overarching hybrid planning application for the Proposed Development with the Atlantic Wharf, Butetown Masterplan element submitted in outline and the Arena and Hotel element submitted in detail.
- 1.1.4 The outline element of the hybrid application will promote the area of the Atlantic Wharf, Butetown Masterplan primarily under the control of Cardiff Council, and will deliver the key early elements of the illustrative masterplan such as the leisure offerings and associated car parking.
- 1.1.5 The Proposed Development falls under Schedule 2(10b) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (the ‘EIA Regulations’), “*urban development projects, including the construction of shopping centres and car parks, sports stadium, leisure centres and multiplex cinemas*” and meets the applicable thresholds and criteria for EIA given the size of the development. A Schedule 2 development constitutes EIA development if it is “*likely to have significant effects on the environment by virtue of factors such as its nature, size or location*”.
- 1.1.6 This ES reports the findings of an EIA that has been undertaken in accordance with the criteria set out in the EIA Regulations in respect of the Proposed Development.