



22 CONCLUSIONS

- 22.1.1 The Joint Applicant is seeking planning permission for a leisure led mixed used development at Atlantic Wharf, Cardiff.
- 22.1.2 An EIA has been carried out to assess the potential environmental impacts of the Proposed Development on the Site and its surroundings. The potential impacts have been considered as part of detailed technical assessments.
- 22.1.3 As far as possible, any potential significant adverse environmental effects have been designed out of the scheme through the iterative masterplanning and EIA process, and appropriate measures have been incorporated into the proposals to mitigate any impacts that cannot be adequately addressed through the design.
- 22.1.4 The summary of effects as determined by the EIA and presented in this ES are set out in Table 22.1.

Table 22.1: Summary of Potential Environmental Effects					
Environmental Topic	Phase of Development	Potential Effect / Receptor	Significance of Effect (prior to mitigation)	Proposed Mitigation Measures	Significance of Effect (following mitigation)
Traffic and Transport	Construction	Severance (Pedestrians)	Negligible Adverse	Alternative routes will be provided if required.	Negligible Adverse
		Driver Delay (Car Drivers)	Negligible Adverse	Implementation of Construction Environmental Management Plan and Construction Traffic Management Plan.	Negligible Adverse
		Delay and Amenity (Pedestrians and Cyclists)	Negligible Adverse	None	Negligible Adverse
		Fear and Intimidation (Pedestrians and Cyclists)	Negligible Adverse	None	Negligible Adverse
		Public Transport Delay (Bus and Rail Passengers)	Negligible Adverse	Implementation of Construction Environmental Management Plan and Construction Traffic Management Plan.	Negligible Adverse
		Accidents and Safety (All Users of the Highway Network)	Negligible Adverse	None	Negligible Adverse
	Operation	Severance (Pedestrians)	Negligible	None	Negligible

		Delay (Car Drivers)	Negligible (Phase 1) Minor Beneficial (Phase 2)	None	Negligible
		Delay (Pedestrians)	Minor Beneficial	None	Minor Beneficial
		Amenity (Pedestrians)	Minor Beneficial	None	Minor Beneficial
		Fear and Intimidation (Pedestrians and Cyclists)	Minor Beneficial (Phase 1) Moderate Beneficial (Phase 2)	None	Minor Beneficial (Phase 1) Moderate Beneficial (Phase 2)
		Delay and Amenity (Pedestrians and Cyclists)	Minor Beneficial	None	Minor Beneficial
		Accidents and Safety (All Users of the Highway Network)	Negligible Beneficial	None	Negligible Beneficial
		Hazardous Loads (All Users of the Highway Network)	Negligible	None	Negligible
Water Resources	Construction	Soil Compaction	Negligible	None	Negligible
		Soil Stripping and Vegetation Removal	Negligible	None	Negligible
		Use of Machinery on Site	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)

		Earthworks	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
		Demolition Works	Negligible	None	Negligible
		Use of Cement and Concrete	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
		Construction of Impermeable Surfaces	Negligible	None	Negligible
		Construction of Subsurface Infrastructure	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
	Operation	Impermeable surfaces	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
		Subsurface Infrastructure	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
		Alteration of the Existing Drainage Regime	Negligible	None	Negligible

		Vehicle Movement	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
		Wastewater Drainage	Negligible Minor (Bedrock Secondary B Aquifer)	None	Negligible Minor (Bedrock Secondary B Aquifer)
Ground Conditions	Construction	Direct Impact on Designated Geological Sites (Geology)	Neutral	None	Neutral
		Damage or Loss of Soil Resources (Soil Resources)	Neutral	Implementation of Construction Environmental Management Plan.	Neutral
		Impact on Groundwater Flows and Properties of the Aquifer (Hydrogeology)	Neutral	None	Neutral
		Exposure to Soil Contamination (On-site Users – Construction Workers)	Slight Beneficial	Health and Safety Management Systems. Implementation of Construction Environmental Management Plan.	Slight Beneficial
		Exposure to Soil Contamination (On-site Users – End Users of Completed Phases)	Slight Beneficial		Slight Beneficial
		Exposure to Soil Contamination (Off-site Users – Residents of Nearby Properties)	Slight Beneficial		Slight Beneficial
		Exposure to Soil Contamination (Off-site Users – Commercial Workers)	Slight Beneficial		Slight Beneficial

		Contaminated Soil, Leachate / Groundwater / Direct Discharge and Pollution of Groundwater Vertical and Lateral Migration of Leachate / Groundwater Contamination and / or Direct Contact with Soil Contamination Pollution Migration along Piles / Underground Structures	Slight Beneficial	Implementation of Construction Environmental Management Plan. Foundation Works Risk Assessment, where applicable and subject to detailed design.	Slight Beneficial
	Operation	Direct Impact on Designated Geological Sites (Geology)	Neutral	None	Neutral
		Damage or Loss of Soil Resources (Soil Resources)	Neutral	None	Neutral
		Impact on Groundwater Flows and Properties of the Aquifer (Hydrogeology)	Neutral	None	Neutral
		Exposure to Soil Contamination (On-site Users – Maintenance Workers)	Slight Beneficial	Remediation measures followed by verification.	Slight Beneficial
		Exposure to Soil Contamination (On-site Users – End Users)	Slight Beneficial		Slight Beneficial
		Exposure to Soil Contamination (Off-site Users – Residents of Nearby Properties)	Slight Beneficial		Slight Beneficial

		Exposure to Soil Contamination (Off-site Users – Commercial Workers)	Slight Beneficial		Slight Beneficial
		Contaminated Soil, Leachate / Groundwater / Direct Discharge and Pollution of Groundwater	Slight Beneficial	Mitigation measures implemented during construction with respect to materials reuse.	Slight Beneficial
Biodiversity	Construction	Loss of Habitats (Baseline Habitats)	Significant	Fencing to protect retained trees and habitat. Removal of invasive species where possible.	Not Significant (Positive)
		Water Pollution (Severn Estuary)	Significant	Implementation of Construction Environmental Management Plan.	Not Significant (No Likely Change)
		Loss of Habitat, Noise and Light Disturbance (Bats)	Significant	Bat surveys, mitigation strategy prior to demolition where applicable and lighting strategy. Likely to require licence (outline element of planning).	Not Significant (No Likely Change) (Arena and Hotel) Significant (Positive) (outline element of planning)
		Loss of Habitat, Noise and Lighting Disturbance (Birds)	Significant	Vegetation clearance outside breeding season or with ecological watching brief (Arena and Hotel).	Not Significant (Positive)
		Loss of Habitat, Noise and Lighting Disturbance (Hedgehogs)	Not Significant	Precautionary approach to vegetation clearance.	Not Significant (Negative)

		Loss of Habitat, Noise and Lighting Disturbance (Otters)	Not Significant	Toolbox talks, covering trenches, placement of ramps and secure containers.	Not Significant (No Likely Change)
	Operation	Change of Baseline Habitat and Increased Human Activity (Baseline Habitats)	Not Significant	Introduction of native planting and appropriate maintenance via a management plan.	Not Significant (Positive)
		Water Pollution through Increased Human Activity (Severn Estuary)	Not Significant	Controlled direction of surface water runoff, SuDS and licence for foul discharge.	Not Significant (No Likely Change)
		Lighting and Noise from Increase of Human Activity (Bats)	Not Significant	Lighting scheme and habitat enhancement. Installation of bat boxes (outline element of planning).	Not Significant (No Likely Change) (Arena and Hotel) Significant (Positive) (outline element of planning)
		Noise and Lighting Disturbance (Birds)	Not Significant	Vegetation maintenance outside breeding season and increased native planting for foraging and breeding habitats. Habitat enhancement and installation of bird boxes ((outline element of planning).	Not Significant (Positive)

		Noise, Lighting and Increase of Human Activity (Hedgehogs)	Not Significant	Habitat enhancement.	Not Significant (Negative) (Arena and Hotel) Not Significant (Positive) (outline element of planning)
		Noise, Lighting and Increase of Human Activity (Otters)	Not Significant	Lighting scheme.	Not Significant (No Likely Change)
Air Quality	Construction	Dust and Fine Particulate Matter Emissions - Dust Risk: Dust Soiling – Demolition	High	Implementation of Dust Management Plan.	Not Significant
		Dust and Fine Particulate Matter Emissions - Dust Risk: Dust Soiling – Earthworks	High Risk	Implementation of Dust Management Plan.	Not Significant
		Dust and Fine Particulate Matter Emissions - Dust Risk: Dust Soiling – Construction	High Risk	Implementation of Dust Management Plan.	Not Significant
		Dust and Fine Particulate Matter Emissions - Dust Risk: Dust Soiling – Trackout	High Risk	Implementation of Dust Management Plan.	Not Significant
		Dust and Fine Particulate Matter Emissions - Dust Risk: Human Health – Demolition	Medium Risk	Implementation of Dust Management Plan.	Not Significant

		Dust and Fine Particulate Matter Emissions - Dust Risk: Human Health – Earthworks	Low Risk	Implementation of Dust Management Plan.	Not Significant
		Dust and Fine Particulate Matter Emissions - Dust Risk: Human Health – Construction	Low Risk	Implementation of Dust Management Plan.	Not Significant
		Dust and Fine Particulate Matter Emissions - Dust Risk: Human Health – Trackout	Low Risk	Implementation of Dust Management Plan.	Not Significant
	Operation	<i>As traffic data for the Opening and Future Years, and for the 'With Development' scenarios is still under preparation, the full impact assessment will therefore be completed as data is made available.</i>			
Noise	Construction	Noise from, Demolition, Earthworks and Construction Phase Activities	Moderate to Substantial Adverse (short-term)	Implementation of Best Working Practice to minimise noise emissions.	None to Moderate Adverse (short-term)
		Vibration from Demolition, Earthworks and Construction	Moderate Adverse (short-term)	Implementation of BS5228-2 measures to keep ground borne vibration to a minimum.	None to Moderate Adverse (short-term)
	Operation	Future Industrial/Commercial Noise from the Proposed Arena and Hotel Plant	Low Impact (Not Significant)	None	Not Significant
		Future Plant Noise from deliveries associated with the Service Yard	Low Impact (Not Significant)	Implementation of Noise Management Plan.	Not Significant
		Future Plant Noise from the Proposed Red Dragon Centre	Low Impact (Not Significant)	Locating of Plant away from receptors.	Not Significant

		Future Plant Noise from the Proposed Hotels, Residential Buildings and Office Space	Low Impact (Not Significant)	Locating of Plant away from receptors.	Not Significant
		Future Noise from the Proposed Arena Events	Not Significant	None	Not Significant
		Future Noise from the Proposed Crowds Associated with Arena Events	Substantial	Implementation of Operational Management Plan.	Not Significant
		Future Noise from Events at the Public Square during Events	Substantial	Measures include implementation of Noise Risk Assessments, Liaison with Police and Environmental Health prior to events, and use of appropriate level of sound equipment.	Not Significant
		Future Traffic Noise at Existing Sensitive Properties	Negligible (Not Significant)	None	Not Significant
Cultural Heritage	Construction and Operation	Historic Landscape (Conservation Areas)	Negligible	None	Negligible
		Listed Buildings	Negligible to Minor	None	Negligible to Minor
		Non-Designated Archaeological Sites	Major	Avoidance of groundworks in the location of known surviving assets or programme of Strip, Map, Excavate (SME).	No notable residual effects following mitigation
Socio-economics	Construction	Employment - People seeking Employment	Moderate Beneficial	None	Moderate Beneficial

		Employment - Existing Businesses / Public Sector / Third Sector Organisations on-site and in surrounding area	Negligible Adverse	Construction Management Measures.	Negligible Adverse
		Community Cohesion - Existing Residents and Businesses / Public Sector / Third Sector Organisations on-site and in surrounding area	Minor Adverse	Construction Management Measures.	Minor Adverse
		Community Cohesion – Visitors	Negligible Adverse	Construction Management Measures.	Negligible Adverse
	Operation	Employment - People seeking Employment	Moderate Beneficial	None	Moderate Beneficial
	Employment - Existing Residents and Businesses / Public Sector / Third Sector Organisations on-site and in surrounding area	Minor Beneficial	None	Minor Beneficial	
	Housing - People seeking Residential Accommodation in Cardiff	Minor Beneficial	None	Minor Beneficial	
	Social Infrastructure (Healthcare) – Existing and Future Residents and Visitors seeking Social Infrastructure	Negligible Adverse	None	Negligible Adverse	
	Social Infrastructure (Education)– Existing and Future Residents and Visitors seeking Social Infrastructure	Negligible Adverse	None	Negligible Adverse	

		Social Infrastructure (Community Facilities) – Existing and Future Residents and Visitors seeking Social Infrastructure	Negligible Adverse	None	Negligible Adverse
		Social Infrastructure (Open Space) – Existing and Future Residents and Visitors seeking Social Infrastructure	Minor Beneficial	None	Minor Beneficial
		Community Cohesion - Existing Residents and Businesses / Public Sector / Third Sector Organisations on-site and in surrounding area and Visitors	Major Beneficial (Existing and Future Residents and Visitors) Minor Adverse (Existing and Future Residents bordering Arena and Hotel)	None	Major Beneficial (Existing and Future Residents and Visitors) Minor Adverse (Existing and Future Residents bordering Arena and Hotel)
Health	Construction	Deterioration of Neighbourhood Amenity due to the Presence of a Construction Site	Moderate Adverse	Hoarding and general good practice measures.	Minor Adverse
		Loss of Access to Open Space and Nature	Moderate Adverse	None	Moderate Adverse
		Increased Access to Employment Opportunities during Construction	n/a	n/a	Moderate Beneficial

	Operation	Loss of neighbourhood amenity due to greater density and larger heights of the Proposed Development buildings	Minor Adverse	n/a	Minor Adverse
		Improved housing quality and design due to provision of affordable and market rate housing	n/a	n/a	Moderate Beneficial
		Improved access to social infrastructure due to the provision of leisure, retail, food and beverage areas	n/a	n/a	Moderate Beneficial
		Improved access to open space and nature	n/a	n/a	Major Beneficial
		Improved accessibility and active travel due to the provision of public realm conducive to pedestrians and cyclists and indirect provision of public transport services	n/a	n/a	Moderate Beneficial
		Improved social cohesion due to generation of opportunities for socialisation and community events	Minor Beneficial	n/a	Minor Beneficial
		Increased access to employment opportunities	Major Beneficial	n/a	Major Beneficial

Townscape and Visual Amenity	Construction and Operation	Townscape Character – National Character	Negligible Adverse (Construction – detailed element) Negligible Neutral (Completion of Arena Quarter) Negligible Adverse (Construction – outline element)	<ul style="list-style-type: none"> The following would be utilised throughout the construction of each phase of the development: hoarding will be erected around the active work area to restrict views into the construction works. Temporary hoarding, barriers, traffic management and signage will be removed when no longer required; materials and machinery will be stored tidily during the works in order to minimise impacts on views; roads providing access will be maintained free of dust and 	Negligible Neutral
		Townscape Character – Local Character (Aspect Area – Cardiff East)	Negligible Adverse (Construction – detailed element) Negligible Beneficial (Completion of Arena Quarter) Slight Adverse (Construction – outline element) Slight to Moderate Adverse (Construction – outline element Phase 5)		Negligible Beneficial

	Townscape Character – Local Character (Aspect Area – Cardiff Bay)	Slight to Moderate Adverse (Construction)	<p>mud as far as reasonably practicable;</p> <ul style="list-style-type: none"> lighting of the works will be restricted to agreed working hours and that which is necessary for security; storage of materials and / or waste on-site will be within designated areas, which are well screened as far as is appropriate and practicably possible. Any waste disposal off-site is to be in accordance with a waste management strategy, so as not to cause potential off-site landscape or visual effects; and all construction works would be carried out in full accordance with best practice procedures to minimise any adverse effects on landscape character. Existing tree belts 	Slight Adverse
	Townscape Character – Local Character (Aspect Area – Cardiff Bay Barrage)	Slight Adverse		Slight Adverse
	Townscape Character – The Site and Its Immediate Setting	Slight to Moderate Adverse (Construction – detailed element) Slight Adverse (Completion of Arena Quarter) Moderate to Substantial Adverse (Construction – outline element)		Moderate Beneficial
	Visual Receptors – PRoW users along the Wales Coast Path	Substantial Adverse		Moderate Beneficial
	Visual Receptors – Residents to the north off Lloyd George Avenue and around Bute East Dock	Substantial to Very Substantial Adverse		Substantial Adverse
	Visual Receptors – Receptors around Bute East Dock	Substantial to Very Substantial Adverse		Substantial Adverse
	Visual Receptors – Residents to the west of Bute Street	Slight to Moderate Adverse		Slight to Moderate Adverse

	Visual Receptors – Recreational users of Silurian Park	Substantial to Very Substantial Adverse (Construction – detailed element) Substantial Adverse (Completion of Arena Quarter and Construction – outline element)	<p>and hedgerows retained along the Site boundaries will be suitably protected during the construction phases, following accepted best practice methods.</p> <ul style="list-style-type: none"> For the operational phase, the design has responded by incorporating the following details and measures: A new urban grain that responds to the existing development pattern in the vicinity whilst not directly emulating it and creating its own distinctive character; positioning of a focal area of public realm at the heart of the Site, with a permeable built layout to provide pedestrian and visual connections to and with key 	Moderate Adverse
	Visual Receptors – Visitors to the Harbour and surrounding development	Moderate to Substantial Adverse (Construction – detailed element) Substantial Adverse (Construction – outline element Phase 3)		Slight Beneficial
	Visual Receptors – Road users travelling along the wider local highway network	Negligible (effects where the construction is identifiable may be up to Moderate Adverse)		Slight to Moderate Adverse

	Visual Receptors – People at places of work in the vicinity	Negligible Adverse to Slight Adverse (Construction – detailed element) Negligible to Slight Adverse (Completion of Arena Quarter) Slight to Moderate Adverse (Construction – outline element)	townscape features, vistas and areas in the immediate vicinity, most notably a key route to Roald Dahl Plass, the Millennium Centre and Bay area; <ul style="list-style-type: none"> proposed soft landscaping utilised to help define or distinguish quarters from one another, and to soften frontages and large areas of hard landscaping; reinstatement of some open space linking the Site fringes to Silurian Park, and integration of structural planting and green space to 	Negligible to Slight Adverse and Negligible Beneficial
	Visual Receptors – Visitors to Cardiff Bay Barrage	Moderate Adverse		Moderate Adverse
	Visual Receptors – Receptors in the north of Penarth	Moderate Adverse		Slight Adverse
	Visual Receptors – Receptors on rising ground toward the Caerphilly Ridge	Negligible		Negligible

		Visual Receptors – From Rumney to the northeast	Negligible Adverse	<p>connect the park with the overall landscape scheme;</p> <ul style="list-style-type: none"> tree planting and structural landscaping of varying character and distributions to sections of the northern, southern and western boundaries to replace existing tree and vegetation clearance and define or soften the built form and facades along the boundaries; and all lighting will be designed in accordance with guidance issued by the Institute of Lighting Engineers (ILE) in order to prevent light pollution. The minimum number of lighting units necessary to illuminate the area will be used. Appropriate location will reduce light spill and glare. There are published standards for 	Negligible Adverse
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				lighting tasks which the Development will adhere to.	
Climate Change	Construction	Emissions from Decommissioning and Construction Phase	Moderate Adverse (Significant)	Reusing or recycling materials. Common Minimum Standards, Construction (Design and Management) Regulations, or the Considerate Constructors Scheme. Implementation of Construction Environmental Management Plan and Site Waste Management Plan.	Moderate Adverse (Significant)
	Operation	Emissions from Operational Phase – Arena Quarter	Beneficial (Significant)	Embedded mitigation.	Beneficial (Significant)
		Emissions from Operational Phase – Masterplan	Beneficial (Heat Network) to Major Beneficial (All Electric) (Significant)	Measures implemented during the design development of buildings e.g. incorporating improvements in fabric efficiency above Building Regulations; utilising wastewater heat recovery technology and use of energy efficient materials for construction, lighting, appliances, and production equipment.	Beneficial (Heat Network) to Major Beneficial (All Electric) (Significant)
	Construction and Operation	Climate Change: Soil Drying	Minor Adverse	Measures to build resilience to future changes in climate.	Not Significant
		Climate Change: Temperature	Moderate Adverse	Measures to build resilience to future changes in climate.	Not Significant

		Climate Change: Relative Humidity	Moderate Adverse	Measures to build resilience to future changes in climate.	Not Significant
		Climate Change: Precipitation	Moderate Adverse	Measures to build resilience to future changes in climate.	Not Significant
		Climate Change: Snow and Ice	Minor Adverse	Measures to build resilience to future changes in climate.	Not Significant
		Climate Change: Gales, Storms and Extreme Weather	Moderate Adverse	Measures to build resilience to future changes in climate.	Not Significant
		Climate Change: Solar Radiation	Moderate Adverse	Measures to build resilience to future changes in climate.	Not Significant
		Climate Change: Cloud Cover	Minor Adverse	Measures to build resilience to future changes in climate.	Not Significant
Materials and Waste	Demolition	Generation of waste for treatment or disposal using local infrastructure	Minor Adverse	Implementation of Site Waste Management Plan and Construction Environmental Management Plan.	Minor Adverse
	Construction	Generation of waste for treatment or disposal using local infrastructure	Negligible	Implementation of Site Waste Management Plan and Construction Environmental Management Plan.	Negligible
	Operation	Generation of waste for treatment or disposal using local infrastructure	Minor Adverse	Good design features for encouraging recycling. Contracts between end users and Waste Management contractors to ensure proper waste management is addressed. Provision of waste storage facilities.	Not Significant

Wind Microclimate	Operation	Conditions around the Arena	Minor Adverse (Passage between Arena and Plot M) Marginally Adverse (Box Office on eastern façade of Arena)	Temporary pedestrian level mitigation (porous screens or art), temporary wind screens and permanent side screens or equivalent recessing.	Negligible
		Conditions around the Hotel	Minor Adverse (eastern façade of Hotel)	None.	Negligible
		Conditions around Bute East Dock Quarter	No Significant Effects	Wind mitigation measures such as landscaping, canopies or other external measures to be confirmed once design of illustrative masterplan is developed.	Negligible
		Conditions around Waterfront Quarter	Major Adverse	Wind mitigation measures such as landscaping, canopies or other external measures to be confirmed once design of illustrative masterplan is developed.	Negligible

		Conditions around Mixed Use Quarter	No Significant Effects	Wind mitigation measures such as landscaping, canopies or other external measures to be confirmed once design of illustrative masterplan is developed.	Negligible
		Conditions around Cultural Quarter	No Significant Effects	Wind mitigation measures such as landscaping, canopies or other external measures to be confirmed once design of illustrative masterplan is developed.	Negligible
		Conditions around Car Parking Quarter	No Significant Effects	Wind mitigation measures such as landscaping, canopies or other external measures to be confirmed once design of illustrative masterplan is developed.	Negligible
Daylight, Sunlight and Overshadowing	Operation	Daylight: Existing Residential Properties – E1 (Bute Street)	Negligible	n/a	Negligible

	Daylight: Existing Residential Properties – E2 (Lloyd George Avenue)	Minor to Moderate (Schooner Way façade) Minor / Moderate to Major (Hemingway Road façade)	n/a	Minor to Moderate (Schooner Way façade) Minor / Moderate to Major (Hemingway Road façade)
	Daylight: Existing Residential Properties – E3 (Lloyd George Avenue, North)	Negligible	n/a	Negligible
	Daylight: Existing Residential Properties – E4 (Halliard Court)	Negligible	n/a	Negligible
	Daylight: Existing Residential Properties – E5 (Schooner Way)	Negligible	n/a	Negligible
	Daylight: Existing Residential Properties – E6 (Galleon Way)	Moderate to Major (northwest and south facing façades) Minor (north and west facing façades)	Further assessment and design of illustrative masterplan elements at Reserved Matters stage.	Moderate to Major (northwest and south facing façades) Minor (north and west facing façades)
	External Overshading: Existing Outdoor Space – O1 (Silurian Park South)	Negligible	n/a	Negligible

		External Overshading: Existing Outdoor Space – O2 (Halliard Court)	Negligible	n/a	Negligible
		External Overshading: Existing Outdoor Space – O3 (Schooner Drive South)	Negligible	n/a	Negligible