

### 3 DEVELOPMENT DESCRIPTION

#### 3.1 Introduction

3.1.1 This Chapter of the Environmental Statement (ES) sets out a description of the Proposed Development, a summary of the design process and indicative details of the development phasing and timescales.

3.1.2 This ES is based on the plans included at Appendices 3.1 – 3.4, and the following development description:

*Hybrid planning application for the proposed development of part of a mixed use masterplan within the Inner Harbour, Cardiff Bay. Including outline details for up to 1,050no. residential dwellings (Use Class C3), 1,320no. hotel bed spaces (Use Class C1), 19,500sqm of employment floorspace (Use Class B1), 27,500sqm of leisure floorspace (Use Classes D1 and D2) and 12,550sqm of retail floorspace (Use Classes A1 and A3). Plus associated public realm, open space, hard and soft landscaping, drainage, walking, cycling, car parking and other transport infrastructure.*

*Together with full details for a 15,000 space capacity arena (Use Class D2), a 182no. bed space hotel (Use Class C1) plus associated public realm, hard and soft landscaping, drainage, walking, cycling, car parking and other transport infrastructure.*

#### 3.2 Development Parameters

3.2.1 For the Atlantic Wharf, Butetown Masterplan outline element of the hybrid planning application, approval is only sought for the principle of development. As such, parameters have been identified to ensure a robust assessment across the EIA, including:

- Arena Quarter (A1 / A3 / C1 / D2 uses)
- Car Parking Quarter (Sui Generis / A1 uses with 11 storeys)
- Mixed Use Quarter (A1 / A3 / B1 / C3 / D1 / D2 uses with 5 – 7 storeys)
- Cultural Quarter (A1 / A3 / D1 uses with 4 – 6 storeys)
- Bute East Dock Quarter (A1 / A3 / C1 / C3 uses with 10 – 17 storeys)
- Waterfront Quarter (A3 / C1 / C3 uses with 19 – 26 storeys)

3.2.2 The assessments within this ES are based upon the above parameters for each Quarter (see the Atlantic Wharf, Butetown Masterplan Zoning Plan, Appendix 3.1) and the Atlantic Wharf, Butetown Masterplan Parameter Plans included at Appendix 3.2.

### **3.3 The Proposed Development**

#### ***Atlantic Wharf, Butetown Masterplan***

3.3.1 The overarching Atlantic Wharf, Butetown Masterplan aims to deliver a leisure led mixed use development to enhance Cardiff's credentials as a nationally significant visitor destination. The illustrative masterplan proposes a mix of uses including residential, offices, retail, leisure and transport and seeks to place key leisure infrastructure (including Cardiff Arena and Atlantic Square (an event square)) as the focus areas of the plan. The Illustrative Masterplan is provided in Appendix 3.3.

3.3.2 The majority of the masterplan proposals will form the subject of the hybrid planning application and comprise:

- **Arena Quarter:** that would be focused around the Arena and supporting development and infrastructure. The Arena would comprise a 15,000 capacity indoor arena with the ability to host approximately 140 events each year including a wide range of entertainment based content including music, comedy, family shows and occasional international sporting events. The zone would also include a 182 key 3\* Hotel to replace the existing Travelodge hotel on Hemingway Road to be demolished. In addition to the Arena Plaza, accesses and associated public realm and green and blue infrastructure.
- **Cultural Quarter:** that would contain a range of leisure and cultural uses, potentially including The Cardiff Story Museum, Wales Millennium Centre (WMC) Academy and Contemporary Art Museum of Wales. This zone would provide a key gateway into the Site from Roald Dahl Plass and would respond to and connect with the existing established cultural uses within Cardiff Bay.
- **Mixed Use Quarter:** that would contain a range of commercial, leisure and residential uses, including the new Red Dragon Centre 2 (RDC2), residential development, high quality office accommodation and the new Atlantic Square event square at the heart of the masterplan. This zone would allow for the re-provision of key facilities currently within Atlantic Wharf and provide a hub for day and night-time activities at the centre of the Site. The proposed

Atlantic Square would provide a large flexible space to facilitate city wide events and attractions for example seasonal markets and a range of entertainment events. The space would also allow for outdoor spill-out from surrounding food and beverage outlets and be a publicly accessible space for people to dwell on non-event days.

- Bute East Dock Quarter: would comprise a new residential and hotel district located to the south and west of Bute East Dock and provide a landscaped area for future residents. The zone would also potentially include new 4\* hotels located adjacent to the arena to provide an alternative to the proposed 3\* hotel and support the masterplan and Cardiff as an international visitor destination.
- Waterfront Quarter: that would contain a number of leisure, residential and hotel led uses. The zone would respond to its waterfront setting and include a landmark building for the masterplan and a new addition to the Cardiff city skyline.
- Car Parking Quarter: would provide a new multi storey car park (MSCP), replacing existing surface level car parking which dominates the current Site and providing car parking to support the proposed Arena and wider masterplan uses. The zone would be located away from the main event spaces of the masterplan but include a direct connection to the future Transport Hub at Pierhead Street.

### ***Cardiff Arena and Hotel***

#### *Enabling Works*

3.3.3 Due to the location and constrained nature of the application Site for the Arena and Hotel, enabling works to clear and prepare the Site would be required prior to the construction of the Arena and Hotel. These enabling works would comprise:

- highway works, including the stopping up and realignment of Schooner Way and the provision of new access arrangements to Cardiff County Hall;

utility diversions, including the diversion of a large Welsh Water surface water sewer underneath Schooner Way, a high voltage 11 kilovolt (kV) electricity line,

low pressure gas main, telecommunications, potable water supply, and traffic signal cables;

- site clearance including tree / vegetation removal and removal of current car parking;
- initial landscaping works focussed on the new highway and any alterations to Schooner Way; and
- site compound and hoarding.

#### *Arena Quarter*

#### 3.3.4 The Arena Quarter would comprise:

- a 15,000 seat capacity indoor Arena and associated service yard;
- a 182 key Hotel and associated car park;
- an Arena Plaza;
- pedestrian, cycle and vehicular accesses;
- vehicular drop off points;
- hard and soft landscaping including biodiversity and landscape mitigation and enhancement and security features;
- drainage;
- enabling works; and
- associated infrastructure.

#### *Arena*

#### 3.3.5 The Arena would comprise a 15,000 capacity indoor arena with the ability to host approximately 140 events each year, including a wide range of entertainment based content including music, comedy, family shows and occasional international sporting events.

### 3.3.6 The Arena would contain the following basic facilities:

- GA entrance (portal);
- Main foyer;
- Café;
- Box office / brand centre;
- Club lounge;
- Premium lounge;
- Sponsors lounge;
- Suites / boxes;
- Premium seating;
- Premium arrival;
- Staff arrival;
- Event floor;
- Stage;
- Service yard;
- Event storage;
- Concessions;
- Catering;
- Staff area;
- Venue security;
- WC;
- Plant / event floor rigging;
- Artist / production; and
- Recycling.

3.3.7 The Arena building is proposed to be located on the existing Cardiff County Hall car park between the ABP culvert easement and a proposed green buffer fronting onto the residential properties located on Lloyd George Avenue to the west. In order to accommodate the Arena, the southern extent of Schooner Way is proposed to be stopped up. The Arena Site would also include a Plaza to the south of the building and at the entrance which would be created through the relocation of the existing Travelodge on Hemingway Road and the partial stopping up of Hemingway Road from the roundabout at the entrance to Cardiff County Hall.

3.3.8 The Arena would have a gross internal area (GIA) of 39,471 square metres (m<sup>2</sup>) and a maximum height of 34.15 metres (m).

#### *Hotel*

3.3.9 The Hotel will provide 182 beds to replace the existing Travelodge on Hemingway Road that sits within the area proposed as the Arena Plaza.

3.3.10 The Hotel would comprise the following basic facilities:

- 182 bedrooms with a mix of double, family, super double, super family accessible and super accessible rooms;
- 51 car parking spaces including 5 Electric Vehicle (EV) spaces;
- Restaurant;
- Bar;
- Kitchen;
- Reception;
- Lobby;
- Public WC;
- Staff facilities;
- Linen Rooms;
- Plant; and
- Bin storage.

3.3.11 The Hotel would be located to the north of the Arena fronting onto Schooner Way. In order to accommodate the Hotel, Schooner Way would be stopped up to through traffic and the southern extent of Silurian Park would be required for its surface level car park.

3.3.12 The Hotel building would be six storeys in height and provide the following facilities on each floor:

- Basement: surface level car park, undercroft car park and back of house operations;
- Ground floor: hotel entrance, lobby, reception, restaurant, bar, kitchen, guest bedrooms and back of house operations;
- First – Fourth floors: guest bedrooms and back of house operations; and
- Roof level: plant and green roof.

3.3.13 The main entrance to the Hotel would be located at the building's eastern elevation to link with the proposed pedestrian walkway off Schooner Way.

### **3.4 Phasing and Indicative Development Timescales**

3.4.1 The Proposed Development would be brought forward in phases as outlined on the Masterplan Phasing Plan at Appendix 3.4, and anticipated to be as follows:

- Phase 01: Enabling works to facilitate delivery of the Arena and Hotel (Phase 00), construction of Arena and Plaza, 182 room Hotel, 1,300 space MSCP, and associated infrastructure and landscaping. Demolition of existing Travelodge hotel and A3 Unit (Spring 2022 – Spring 2025).
- Phase 02: Construction of new Red Dragon Centre (RDC2) with residential dwellings (150 units), This is Wales visitor attraction, new footbridge over the A4232, and associated infrastructure and landscaping (Footbridge Walk) (Autumn 2024 – Spring 2027).
- Phase 03: Demolition of existing Red Dragon Centre (RDC), construction of new WMC Academy, Cardiff Story Museum, mixed-use development, Atlantic Square, and associated infrastructure and landscaping (2027 – 2029).
- Phase 04: Demolition of Cardiff County Hall, construction of commercial office

building adjacent to Lloyd George Avenue, new Contemporary Art Museum, and associated infrastructure and landscaping. Completion of Atlantic Square (2029 – 2031).

- Phase 05: Construction of new residential dwellings (900 units), three hotels, and associated infrastructure and landscaping (2029 – 2032).

### **3.5 Mitigation and Design**

3.5.1 The EIA process has served to shape and refine the design proposals by identifying any potential adverse effects, issues or constraints that could be effectively ‘designed out’ of the proposals at an early stage. The design parameters have evolved in response to external engagement and public consultation feedback and the results of technical assessments. The design proposals have undergone various iterations to either avoid or incorporate measures to mitigate for adverse environmental impacts, or (where possible) to enhance the environmental benefits of the Proposed Development.