



Llywodraeth Cymru
Welsh Government

From:

██████████
Planning Directorate

Cleared by:

Date:

██████████
30 May 2025

MINISTERIAL ADVICE

For decision by: Rebecca Evans MS, Cabinet Secretary for Economy, Energy and Planning

Subject	Decision on two linked called-in planning applications at Leckwith Quay, Leckwith Road, Cardiff.
100 word summary	The Cabinet Secretary is asked to make a decision on whether to grant planning permission for two applications: 1) A hybrid planning application for up to 228 dwellings with associated highway/bridge improvements, submitted to the Vale of Glamorgan Council. 2) A full planning application for highway and bridge works necessary to implement the hybrid application, submitted to Cardiff Council.
Timing	A decision is requested by 11 June 2025.
Recommendation	The Cabinet Secretary is asked to agree: • To grant planning permission for the planning applications, subject to conditions. • On the basis the recommendation is accepted, a draft letter for the Cabinet Secretary's approval and signature is provided at Doc 2. (Please return signed, not dated)
Decision report	This decision requires a Decision Report, which may be published no earlier than the date the decision is issued.

ADVICE

Background

1. This submission asks the Cabinet Secretary to make a decision on two linked planning applications on the Leckwith Quay site. Leckwith Quay is accessed off Leckwith Road, on the border of the administrative boundaries of Cardiff and the Vale of Glamorgan.
2. Application 2020/0218/HYB is a hybrid application that was submitted to the Vale of Glamorgan Council. The hybrid application seeks full planning permission for works to provide a replacement bridge and associated highway realignment of Leckwith Road (B4267). It also seeks outline planning permission for a residential development comprising up to 228 dwellings on land at Leckwith Quays. In relation to the outline application all matters are reserved for future approval apart from access.
3. Application 20/02081/MJR is an application for full planning permission, submitted to Cardiff Council. The application relates to highway and bridge works necessary to implement application 2020/0218/HYB.
4. Both planning applications were called in for decision by the Welsh Ministers.
5. Site layout and location plans are provided at **Doc 3**. All the application documents are available if the Cabinet Secretary requires further information.
6. **Doc 4** contains a reminder of propriety issues in relation to Ministerial decision making on planning cases. **Doc 5** contains a note about how DNS and other planning cases are determined following the receipt of a Planning Inspector's report, including issues for the Cabinet Secretary to consider.

Inspector's report

7. A Planning Inspector has provided a report, which addresses both planning applications, for consideration by the Welsh Ministers (**Doc 1**).
8. The Inspector recommends planning permission is granted for both applications. The draft decision letter at **Doc 2** provides an analysis of the Inspector's report. A summary of the Inspector's overall conclusions is provided below.
9. The Inspector gives significant weight to the contribution the scheme would make to housing supply, including the provision of 10% affordable units. The Inspector considers the proposal is located in a sustainable location.
10. The Inspector's report notes the Vale of Glamorgan Council has stated that in the absence of a replacement bridge and link road, the road would need to be closed with likely significant detrimental impacts to residents in both the Vale of

Glamorgan and Cardiff. The closure of the bridge is not seen as an option due to its strategic highway importance.

11. The scheme would result in the loss of a small area of ancient woodland. Planning Policy Wales (PPW) considers ancient woodland to comprise an irreplaceable habitat. In terms of the step-wise approach set out in PPW only in wholly exceptional circumstances would development of sites containing irreplaceable habitats be justifiable. However, the Inspector is satisfied when the loss of ancient woodland is balanced against the potential loss and closure of a strategic highway connection with its associated social and economic impacts, wholly exceptional circumstances are demonstrated.
12. Regarding other matters the Inspector has addressed the policy tests in TAN 15 and NRW is satisfied with applicant's Flood Consequences Assessment, which finds the development would not have an adverse impact on flood risk or elsewhere. The Inspector notes there would be a considerable impact on the setting of Old Leckwith Bridge (a Grade II* listed building and designated as a Scheduled Ancient Monument) but the impact would be less than the current bridge and viaduct.

Recommendation

13. Officials recommend you agree to issue the decision letter at **Doc 2**, which will result in the grant of planning permission for applications 2020/0218/HYB and 20/02081/MJR, subject to planning conditions.

Legal Advice

14. No legal advice was sought for this submission.

Financial Issues

15. There will be no additional financial implications for the Welsh Government with the administrative costs related to this Ministerial Advice being met from within the existing Planning Directorate budget.

Programme for Government

16. The subject of this advice is not a specific Programme for Government requirement. However, the recommended decision aligns with the commitments in the Programme for Government by contributing to the objective to "Make our cities, towns and villages even better places in which to live and work".

Well-being of future generations

17. In determining this planning application officials note the duty to carry out sustainable development under the Well-being of Future Generations (Wales) Act 2015. A full assessment is provided in paragraphs 38 - 46 of the draft decision letter, which concludes the decision is a reasonable step towards meeting the Welsh Government's well-being objectives.

Communication and media handling

18. There may be press interest in this submission and we will work with the press office to provide appropriate lines if required.

Annex 1: ASSURANCE AND COPY RECIPIENTS

CLEARANCE TRACKING

Aspect	Tracking	Yes	No	N/A	Clearance no.
Finance	Financial implications over £50,000?	☐	☒	☐	
	Cleared by Group Finance?	☐	☐	☒	
	Cleared by Budget & Government Business Division?	☐	☐	☒	
	Cleared by Local Government Finance?	☐	☐	☒	
Legal	Legal issues?	☐	☒	☐	
	Cleared by relevant lawyers?	☐	☐	☒	
Governance	Novel and contentious issues?	☐	☒	☐	
	Cleared by Corporate Governance Centre of Excellence?	☐	☐	☒	

DEPUTY DIRECTOR, STATEMENT OF ASSURANCE

In clearing this MA, I confirm that I, [REDACTED], have quality assured this advice, ensuring it is provided on the basis of evidence, accurately presents the options and facts and I am accountable for the recommendations made.

I am satisfied that the recommended decision or action, if agreed, would be lawful, affordable and comply with all relevant statutory obligations. Welsh Government policy priorities and cross portfolio implications have been fully considered in line with delivery of the government objectives.

I have fully considered the statement of assurance contained in the MA guidance to ensure all relevant considerations have been taken into account, appropriate impact assessments have been undertaken and that the actions and decisions take account of regularity, propriety and value for money.

COPY LIST

This submission relates to a planning decision; all copies of it are for information only and not for comment.

All mandatory copy recipients (as indicated in the guidance). Additional copy recipients specifically interested in this advice:

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