

COMMITTEE DATE: 16/08/2017

APPLICATION No. **17/01453/MJR** APPLICATION DATE: 22/06/2017

ED: **CAERAU**

APP: TYPE: Full Planning Permission

APPLICANT: The City of Cardiff Council

LOCATION: LAND AT AND ADJACENT TO THE FORMER GLYN DERW HIGH SCHOOL, PENALLY ROAD, CAERAU, CARDIFF

PROPOSAL: CONSTRUCTION OF A NEW HIGH SCHOOL, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS

---

RECOMMENDATION: That planning permission be **GRANTED** subject to the following condition(s):

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans and documents:

1205\_PDA\_ZZ\_00\_DR\_A\_05\_0003 Rev P03 (Location Plan)  
1205\_PDA\_ZZ\_00\_DR\_A\_05\_0004 Rev P15 (Site Plan)  
1205\_PDA\_V4\_00\_DR\_A\_05\_0005 Rev P08 (Ground Floor Plan)  
1205\_PDA\_V4\_01\_DR\_A\_05\_0006 Rev P10 (First Floor Plan)  
1205\_PDA\_V4\_RF\_DR\_A\_05\_0007 Rev P04 (Roof Plan)  
1205\_PDA\_V1\_ZZ\_DR\_A\_05\_0008 Rev P05 (Main Building Elevations)  
1205\_PDA\_V2\_ZZ\_DR\_A\_05\_0012 Rev P05 (Sports Hall Elevations)  
1205\_PDA\_V3\_ZZ\_DR\_A\_05\_0016 Rev P04 (Post 16 Elevations)  
1205\_PDA\_ZZ\_ZZ\_DR\_A\_05\_0019 Rev P04 (Existing Site Sections)  
1205\_PDA\_ZZ\_ZZ\_DR\_A\_05\_0020 Rev P05 (Proposed Site Sections)  
1205\_PDA\_V4\_00\_DR\_A\_05\_0026 Rev P03 (Bin Store)  
1205\_PDA\_V4\_XX\_DR\_A\_90\_0976 Rev P01 (Proposed Cycle Shelters)  
1205-CAM V4 00 DR C 90-0127 Rev.P4 (Swept Path Analysis Sheet 1)  
1205-CAM V4 00 DR C 90-0128 Rev.P4 (Swept Path Analysis Sheet 2)  
1205-CAM V4 00 DR C 90-0129 Rev.P4 Swept Path Analysis Sheet 3)  
1205-COR-ZZ-XX-SP-L-XX-0001-P005 (Landscape Existing)  
1205-COR-ZZ-XX-SP-L-XX-0002-P005 (Landscape Clearance Tree Works)  
1205-COR-ZZ-XX-SP-L-XX-0003-P003 (Landscape Overall)  
1205-COR-ZZ-XX-SP-L-XX-0004-P002 (Landscape Planting Details)  
1205-COR-ZZ-XX-SP-L-XX-0005-P005 (Landscape Planting Schedule)  
1205-MCP-V5-XX-DR-E-32-3202 Rev P06 (Lighting Strategy)  
1205-MCP-V5-XX-DR-E-32-3203 Rev P04 (External Lighting and Power Layout)

Design and Access Statement by Powell Dobson; Outline Construction

Environmental Management Plan Rev P02 (Willmott Dixon); Surface and Foul Drainage Strategy (Cambria: April 2017); Flood Consequences Assessment (Atkins: January 2017); Acoustic Survey Report (Atkins: January 2017); Noise Impact Assessment of Sports Pitches (Mach Acoustics: June 2017); Acoustic Façade Assessment (Mach Acoustics: June 2017); Arboricultural Report (ArbTS: 20 December 2016), Arboricultural Impact Assessment and Method Statement (First Ecology: June 2017); Phase 1 Extended Habitat Survey (David Clements Ecology Ltd: January 2017); Ecological Appraisal (First Ecology: June 2017); Interim Ecological Update (First Ecology: June 2017); Ecological Appraisal (First Ecology: July 2017); Soil Resources Survey and Plan (Land Research Associates: July 2017); Site Investigation Report (Atkins: January 2014); Supplementary Site Investigation Report (Johnson, Poole and Bloomer Land Consultants: July 2017); Archaeological and Geophysical Survey (TerraDat: January 2017); Updated Geophysical Survey (Sumo Services Ltd: May 2017); Project Design for Archaeological Evaluation (Headland Archaeology: June 2017); Archaeological Evaluation Report (Headland Archaeology: July 2017); Archaeological Watching Brief (Headland Archaeology: July 2017); Heritage Assessment (EDP Ltd: June 2017); Transport Assessment (Cardiff Council: July 2016); Travel Plan (Atkins: June 2017); and, Low and Zero Carbon Technology Feasibility Study (McCann and Partners: March 2017).

Reason: To avoid doubt and confusion as to the approved plans and documents.

3. All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner.  
Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the Local Planning Authority gives written consent to any variation.  
Reason: To maintain and improve the amenity and environmental value of the area.
4. No development takes place that does not accord in full with the requirements and recommendations of the approved Soil Resources Report.  
Reason: To maintain and improve the amenity and environmental value of the area.
5. No development should take place that does not accord in full with the requirements and recommendations of the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: To maintain and improve the amenity and environmental value of the area.

6. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

7. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported aggregate is free from contamination and shall be undertaken in accordance with a scheme agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced.

8. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced

9. Prior to the commencement of any development and following completion of the monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing by the Local Planning Authority. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained

and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not prejudiced.

10. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (ii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets,
  - woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

11. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a

timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012).

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors.

12. The remediation scheme approved by condition 11 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012).

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved

remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors

14. If any of the trees to be removed have potential for use by bats, they shall be surveyed in accordance with national guidelines. Should any bats be confirmed, then a mitigation scheme shall be prepared and submitted to and approved in writing by the Local Planning Authority. The mitigation scheme shall be implemented as approved.  
Reason: In the interests of biodiversity.
15. Prior to the school being brought into beneficial use a scheme for the creation of a school safety zone shall be submitted to and approved by the Local Planning Authority and implemented as approved.  
Reason: In the interest of pedestrian and highway safety.
16. The car parking areas shall be constructed, surfaced and laid out in accordance with the approved details before the development is brought into beneficial use. Thereafter the car parking areas shall be maintained and shall not be used for any purpose other than the parking of vehicles.  
Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.
17. The cycle parking structures shall be constructed in accordance with the approved plans prior to first beneficial use of the development. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.  
Reason: To ensure that adequate provision is made for the secure parking of cycles and in the interests of visual amenities.
18. The School Travel Plan shall be implemented in accordance with the timetable set out in the plan. Annual reports demonstrating progress in promoting the sustainable transport measures detailed in the School Travel Plan shall be submitted to the Local Planning Authority.  
Reason: To encourage sustainable transport and effect modal shift to non-car modes.
19. Development shall be carried out in accordance with the Construction Environmental Management Plan approved by the Local Planning Authority.  
Reason: In the interests of highway safety and public amenity.

20. Prior to the beneficial use of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that
- Light into neighbouring residential windows generated from the floodlights shall not exceed 5Ev (lux) (vertical illuminance in lux).
  - Each floodlight must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical.
  - The floodlighting shall be designed and operated to have full horizontal cut-off
- The submitted scheme shall include an isolux diagram showing the predicted illuminance in the vertical plane (in lux) on the boundary of the site with Penally Road and at adjacent properties.  
The approved scheme shall be implemented prior to beneficial use and be permanently maintained.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
21. The floodlighting shall not be operated between 21.10 hours and 09.00 hours.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
22. No activities shall be carried out on the 3G pitch outside of the hours of 09.00 to 21.00 hours Monday to Fridays and 09.00 - 18.00 hours on Saturdays and Sundays. Grass pitches shall operate day light hours only and pre-existing (refurbished) MUGA pitches shall operate school hours only i.e 09.00 to 16.00  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.
23. Prior to the beneficial use of the development a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
24. The opening hours of the school building shall be limited to the following: Educational purposes Monday to Saturday 08:00 to 16:00 Community purposes Monday to Friday 16:00 to 22:00; and Saturday and Sunday 08:00 to 20:00.  
Reason: To ensure the amenity of occupiers of residential premises in the vicinity are protected.
25. Foul water from the development shall discharge to the public sewerage system between manhole reference ST14754802 and ST14753903.  
Reason: To prevent hydraulic overload of the public sewerage system,

to protect the health and safety of existing residents and ensure no pollution or detriment to the environment.

26. Surface water flows from the development shall only communicate with the 1275mm public combined sewer at manhole ST14766001 through an attenuation device that discharges at a rate not exceeding 24.5 l/s.  
Reason: To prevent hydraulic overload of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution or detriment to the environment.
27. Notwithstanding the submitted plans details of the means of enclosure between the fronts of the buildings shall be submitted to and approved by the Local Planning Authority and then implemented as approved prior to the development being brought into beneficial use.  
Reason: In the interests of visual amenities.
28. No development shall take place on the exterior of the school buildings and cycle storage until samples of the external finishing materials, including the colour of the weldmesh fencing, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area.
29. No development shall commence on the construction of the bin store, sprinkler tank and housing, grandstand, sports pitch storage or external dining canopy until details of these structures have been submitted to and approved by the Local Planning Authority.  
Reason: Insufficient details of these structures have been submitted.
30. Notwithstanding the submitted plans details of the surfacing materials for the plaza, including the bollards adjoining Penally Road, shall be submitted to and approved by the Local Planning Authority and then implemented as approved prior to the development being brought into beneficial use.  
Reason: In the interests of visual amenities and highway safety.
31. Details of the hoops along the frontage shall be submitted to and approved by the Local Planning Authority and then implemented as approved prior to the development being brought into beneficial use.  
Reason: In the interests of visual amenities.
32. Details of the positions and the arc of coverage of the CCTV units shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation.  
Reason: To safeguard the amenities of adjoining occupiers.

**RECOMMENDATION 2:** The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes



due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management licence. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed;and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 3:** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 4:** The developer shall have regard to the consultation responses received during the processing of this application.

**RECOMMENDATION 5 :** Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This proposal is for a new secondary school on the site of the former Glyn Derw High School. The school would provide accommodation for 1200 pupils; 320 post 16 students; facilities that would be accessible to the local community; external sports facilities, including grass pitches and a 3G pitch; and proposed traffic calming measures. The proposed school would provide a replacement high school for Caerau and Ely.
- 1.2 The proposal would comprise 3 buildings. The secondary school building (11-16) would be two storey, 10m high, 104m long and 49m wide. The building would accommodate 50 classrooms plus large flexible open teaching spaces, main hall, dining area, kitchens, cafe, toilets, staff rooms, meeting rooms, 2 lifts and stores. The sixth form (post 16) block would also be 10m high, and 63m long by 27m wide. This building would accommodate 18 class/seminar/laboratory rooms, hall, study room, social room, dining room, café, toilets, stores, plant, office and lift. The sports hall would also be 10m high and 62m long by 19m wide. This building would accommodate a hall, plant, stores and changing facilities on the ground floor with an activity studio, plant and changing facilities above the ground floor changing rooms and stores. The ground floor would be connected to the first floor by stairs and a lift. The main entrance to the secondary school building and sports hall would be at the front facing the highway, and on the northern elevation of the sixth form block. A canopy over an external dining area to the rear of the sixth form block is proposed.
- 1.3 The proposed buildings would be detached and laid out with the secondary school in the middle with the sports hall 11m to the north and the sixth form block 8.5m to the south. The secondary school and sports hall buildings are set back 30m from Penally Road. The sixth form block would be 6m from Penally Road at its nearest point before Penally Road bends to the west to become Heol Trelai.
- 1.4 The secondary school and sixth form block would in the main be finished in buff mixed stock facing brickwork. Part of the front elevation of both buildings would be finished in feature metal cladding, red in colour. The windows and doors would be finished in grey colour aluminium. The sports hall would be finished in buff mixed stock facing brickwork at ground floor with metal cladding above. The colour of the metal cladding to the front of all 3 buildings would match.
- 1.5 The roof of the secondary school building would be used to house plant, 2 flues, IT condenser and kitchen extractor to the rear section of the secondary school building and a flue at the rear of the sports hall would project above the parapet. However, this would not be visible from public viewpoints above the parapet level. Both the secondary school building and sixth form block would incorporate a number of fixed glazed rooflights.
- 1.6 92 car parking spaces in a dedicated car park and racks for 84 cycles to serve the secondary school and sixth form block are proposed. The service yard would be to the rear of the Sports Hall and would obtain vehicular access

between the Sports Hall to the south and car park to the north. Four accessible parking spaces would adjoin this access. Three mini bus parking spaces are proposed at the end of the service road. The car park would obtain separate vehicular access from and front Heol Penally towards the northern part of the site. Local traffic calming measures are proposed with two new pedestrian crossings on Penally Road. A pavement would be created along the frontage of the site. The pedestrian routes leading to the main secondary school entrance and between the sports hall and secondary school would be bollarded off along Penally Road.

- 1.7 To the north of the school buildings a 3G rugby/football pitch with floodlights and 100 person spectator stand all surrounded by a 4.5m enclosure; a multi use grassed area; and a long jump pit are proposed. The closest dwelling to the nearest sports facilities (multi use grassed area) would be separated by Penally Road and be 60m distant, and 125m from the nearest part of the 3G pitch. A football pitch will be provided within Trelai Park surrounded by a fence. An existing multi use games area on an existing elevated platform south of the school would be refurbished.
- 1.8 There would be areas to sit outside the school buildings, landscaping, allotments, wildflower meadow, orchard, and amphitheatre. These external areas would be enclosed by a 2.4 m high weld mesh fence or other to be agreed.
- 1.9 The indicative landscaping scheme indicates that substantial planting will be carried out.
- 1.10 It is intended that out of school hours the community would be able to access the sports building, sports pitches, changing facilities, activity studio, adult learning classrooms, hair and beauty classroom and social space adjacent to post 16 reception. Other facilities can be made available when needed including the main hall and associated performance spaces, LRC, teaching classes, one art room and one design technology building in the main building.
- 1.11 The application has been accompanied by a Planning Statement, PAC report, Design and Access Statement, outline Construction Environmental Management Plan, Surface and Foul Drainage Strategy, Flood Consequences assessment, Acoustic Survey Report, Noise Impact Assessment of Sports Pitches, Acoustic Façade Assessment, Arboricultural Report, Arboricultural Impact Assessment and Method Statement, Phase 1 Extended Habitat Survey, Ecological appraisal, Interim Ecological Update, Soil Resources Survey and Plan, Site Investigation Report, Supplementary Site Investigation Report, Archaeological and Geophysical Survey, Updated Geophysical Survey, Project Design for Archaeological Evaluation, Archaeological Evaluation Report, Heritage Assessment, Transport Assessment, Travel Plan, and Low and Zero Carbon Technology Feasibility Study.
- 1.12 The applicant indicates that there will be 100 equivalent number of full time members of staff at the school.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is some 8.84ha in area and the former school buildings and caretaker's house have been demolished. The site also includes part of Trelai Park. The site is located on the eastern side of Penally Road. To the west of the site are residential properties. To the north is Trelai Primary School. To the east is Trelai Park. To the south is the A4232.
- 2.2 The site is largely flat. Along the southern boundary is a dense tree line which acts as a natural buffer with the A4232. A line of trees separates the site from Trelai Park. There are 2 existing trees along the frontage with Heol Penally.
- 2.3 Part of the site is in flood zone B (which covers part of the car park and part of the school's recreational facilities). Ely Roman Villa, a scheduled ancient monument within Trelai Park, is located close to the proposed playing field to be located in Trelai Park.
- 2.4 A gas pipeline and sewer cross the site but outside that part of the site to be built on for the 3 buildings. Part of the car park would be built over the sewer.

## 3. **RELEVANT SITE HISTORY**

- 3.1 01/514 Proposed works and perimeter fence with refurbishment of existing pitch Approved 2/5/01
- 3.2 03/1342 Proposed Entrance Lobby Approved 3/7/03
- 3.3 04/1413 Single storey glazed extension to courtyard Approved 16/8/04
- 3.4 09/311 Flat to pitched roof conversion to reception Approved 21/4/09
- 3.5 11/344 Single storey extension and a covered walkway Approved 27/4/11
- 3.6 16/99 Demolition of school Approved 14/3/16 (There has been a school on this site since 1958).

## 4. **POLICY FRAMEWORK**

- 4.1 The following LDP policies are considered relevant.

KP3(B) Within Settlement Boundary  
KP5 Good Quality and Sustainable Design  
KP8 Sustainable Transport  
KP9 Responding to Evidenced Economic Needs  
KP12 Waste  
KP13 Responding to Evidenced Social Needs  
KP14 Healthy Living  
KP15 Climate Change  
KP16 Green Infrastructure  
KP17 Built Heritage

EN4 River Corridors  
EN5 Designated Sites  
EN6 Ecological Networks and features of Importance for Biodiversity  
EN7 Priority Habitats and Species  
EN8 Trees, Woodlands and Hedgerows  
EN9 Conservation of the Historic Environment  
EN12 Renewable Energy and Low Carbon Technologies  
EN13 Air, Noise, Light Pollution and Land Contamination  
EN14 Flood Risk  
C1 Community Facilities  
C2 Protection of Existing Community Facilities  
C3 Community Safety/ Creating Safe Environments  
C4 Protection of Open Space  
C5 Provision of Open Space, Outdoor Recreation, Childrens Play and Sport  
C6 Health  
C7 Planning for Schools  
T1 Walking and Cycling  
T5 Managing Traffic Impacts  
T6 Impact on Transport Networks and Services  
T8 Strategic Recreational Routes  
W2 Provision for Waste Management Facilities in Development

## 5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Tree Officer is happy with the amended landscaping plans subject to conditions.

5.2 (a) The Transportation Officer states:

I refer to the above application and would confirm that the submission has been assessed and is considered to be acceptable in principle subject to the following comments.

During the pre-application process a number of issues, outlined in the Pre-Application Consultation Report presented as part of the planning application. Queries related to:

1. On-site parking provision;
2. Cycle parking facilities
3. Proposed coach parking bay
4. Vehicle tracking within the site
5. Footways/paths within the site
6. School safety area & 20mph zone
7. School travel plan
8. Construction Management plan

I can confirm that items 1 to 5 above were primarily resolved/agreed during the pre-application process and have been incorporated in plan 1205-PDA-ZZ-00-DR-A-05-0004 Rev10.

Issue 6 is outside the school site and as such is being undertaken by the City Council. The extents of the additional works in relation to footway

improvements, cycle access, crossing facilities and extents of a 20 mph safety zone have been agreed separately.

Items 7 & 8 have been included as part of the planning application submission. The documents are approved.

Additional comments;

I still think it necessary for the introduction of cycle parking facilities to serve the Post 16 building directly. The provision of a well designed secure cycle shelter need not detract from the school vista.

Whilst it is accepted that a fire appliance will use any route available to access an incident the emergency route illustrated in plan CAM-V4-00-DR-C 90-0129 P3 should try and avoid using the designated zebra crossing as its access to the highway. Such an approach may result in damage being caused to the tactile paving on the footway adjacent to the zebra crossing point and may also impact on the belisha beacon posts. The pedestrian access paving would also need to be of an adequate construction to facilitate heavy vehicle movements.

The route across the plaza appears to be facilitate access by emergency vehicles and would presumably be protected by removable bollards. It is possible that the access route may be used by other vehicles to access the school or Post-16 block.

Existing and redundant dropped kerbs etc within the apron of the school site would need to be restored to full kerb height. It is assumed that this off-site work will be undertaken by the City Council as part of the off-site improvements / re-instatements which are not included within this

(b) The Transportation Officer further states inter alia that:

An existing zebra crossing (south of the Penally Road / Dew Crescent junction) may be relocated southwards to better serve the proposed school layout. A new zebra is to be located toward the junction of Penally Road /Heol Trelai to better serve the Post 16 block.

The submitted Transport Assessment indicates the extents of the catchment areas for the existing schools, which will be combined within the proposed school. A travel survey of existing pupils indicates that;

- 65% of pupils regularly walk to school
- 4% use a cycle /scooter
- 2% travel by bus / taxi
- 30% travel by car (3% car sharing).

The assessment therefore suggests that the school will be within a reasonable walking distance for pupils and parents within the catchment. Along with pupils/parents, staff will be encouraged to travel sustainably via the Travel Plan.

The main walking routes to the school would be via the local highway network

and make use of existing footways and crossings where they are available.

To assist the school in the promotion and maintenance of sustainable travel behaviour, and remove barriers to sustainable travel choices, a schedule of works/improvements to local pedestrian and cycle routes have been identified.

The improvements are include pedestrian crossing provision, improvement of existing walking infrastructure, improvements to the cycling infrastructure and extended 20 mph speed restricted area to improve the safety, attractiveness and commodiousness of walking / cycling as a primary means of access to the school.

Further, more localised to the site, improvements are also sought in the form of a school safety zone on Penally Road. Detailed scheme proposals for Penally Road and the surrounding streets will be discussed/evolved in consultation with local residents, with the aim of improving residential amenity, dissuading parents from dropping off/collecting children by car.

The aim of the identified route and crossing improvements is to remove obstacles to walking and cycling becoming the primary, default, means of access to the school for pupils and parents, by providing safe, walkable routes from the identified catchment area.

The attached schedule/plan of network improvements and Travel Plan requirements have been discussed in very positive terms with Schools Services. Agreement has been reached that Schools Services will meet the costs of the physical works up to the identified contribution of £154,000.

A (CEMP) Construction & Environment Management Plan (1205-WDC-ZZ-XX-RP-W-XX-0050 Rev P02) was provided as part of the application, which included details of methodology, site logistics, site/compound, hoardings and site access/egress. Construction of the development shall be managed strictly in accordance with the approved CEMP.

It is considered that the proposed school will provide a much needed local facility and will, as a consequence of the commitment to the provision of funding, result in overall benefits to residents in terms of speed limit reduction in the area; along with wider community improvements to walking and cycling, in support of the aims of Council policy and sustainability.

It is concluded that the proposed development is acceptable in transport terms, subject to the listed conditions and financial contribution, and that any objection on traffic or parking grounds would therefore be unsustainable.

Conditions:

Cycle Parking condition –The approved details (88 spaces comprising 68 north of the main block and 20 behind the Post 16 block) shall be implemented prior to the development being put into beneficial use and thereafter maintained.

Reason: To ensure that adequate provision is made for the secure parking of cycles and scooters.

Construction Management Plan – Development may only be commenced in accordance with the construction management plan approved by the Local Planning Authority. Reason: In the interests of highway safety and public amenity.

School Travel Plan - The School Travel Plan shall be implemented in accordance with the timetable set out in the plan or in accordance with a revised timetable which shall be agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting the sustainable transport measures detailed in the School Travel Plan shall be submitted to the Local Planning Authority. Reason: To encourage sustainable transport and effect modal shift to non-car modes.

Financial Contribution:

As identified on the attached schedule a financial contribution of £154,000 is sought/agreed in respect of works to provide improvements required as a consequence of the proposed development.

The schedule lists the following:

School Safety Zone and improvements for pedestrian access on Heol Trelai / Penally Road. This will include

- Zebra crossing opposite the main school block
- Zebra crossing to the south of the school site (Post 16 block) close to junction with Heol Trelai
- new footway on the eastern side of Penally Road i.e. on the adopted highway. The boundary between the adopted highway (currently a grass verge) and the school grounds is currently a h
- Crossing point and new footway on Heol Trelai
- TRO for parking restrictions (to retain residential parking bays)

COST £102k

20mph AREA

20mph zone to cover the wider area on the approaches to the school, with 5 gateways, repeater roundels and repeater signage.

COST £52k

TOTAL COST £154k

### 5.3 Waste Strategy and Minimisation Officer states:

The proposed bin store has been noted and is acceptable.

For a development of this size and nature, an in depth waste strategy should be produced detailing anticipated volumes of waste and the segregation of materials for recycling (suggested recycling includes cardboard, paper, glass,



food, plastics as a minimum). It should also predict the number of collections required so that we can ensure the refuse storage space is large enough to accommodate all waste between collections, it may be necessary to implement a compactor to minimise the number of collections of materials such as cardboard. The strategy should also outline how the school will meet national reuse and recycling statutory targets of 64% by 2019/20 and 70% by 2025.

Consideration should be given of how waste is moved around the site from the classrooms to the bin store.

#### General comments

Communal bin store surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed.

The developer is advised; as bulk containers are required for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle.

Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open.

Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717504.

Please remind the agent/applicant that a commercial contract is required for the collection and disposal of all commercial waste (see extract from the Waste Collection and Storage Facilities SPG below):

By law (Environmental Protection Act, 1990, section 34) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste can contact the commercial services department on 029 20717500.

Litter bins will need to be provided throughout the site.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information. This memo should be read in conjunction with the WRAP Waste in Schools report.

#### 5.4 Shared Regulatory Services: Environment Team (Contamination) state:

The supplementary (JP&B) site investigation has confirmed that in general there are no significant contaminative issues at the site.

An exception to this is the identification of asbestos at a location within made ground formed of crushed demolition rubble. The recommendation for a further targeted investigation to determine extent of asbestos occurrence within the crushed demolition rubble and its significance in terms of risk to human health is supported. The standard contamination conditions are therefore included in amended form to reflect the need for further assessment.

With regards to the risk from ground gases, further results are awaited from the gas monitoring to confirm the findings to date (which indicate the need for ground gas protection measures) and to fully assess the risk.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of ... conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

#### 5.5 The Parks Officer states:

Parks have been involved in a number of discussions regarding the new school, as this involves appropriation of existing Parks land in Trelai Park for use of pitches. Overall the proposals are welcome as they provide significant recreational benefit for the community as well as the school.

1. The principle of extending the school grounds into Trelai Park has been agreed, subject to final agreement of design details during the planning process. Provided these are acceptable the land can be declared surplus to requirement and appropriated to schools.
2. The pitch incorporated into the school from Trelai Park is a grass football pitch as agreed. The proposed location of the grass pitch on Trelai Park is acceptable as it occupies a space currently marked out as a rugby pitch which is largely unused at present. Loss of open space is compensated by the two grass and 1 3G rugby pitch and changing rooms being open for public access outside school hours, with public access available independent of the school. This would need to be reflected in a written agreement to ensure it is available to the public in the long term and not subject to change once the school is built, and should form part of a condition for approval. The design looks to have achieved this dual use.

3. The proposals should enable other pitches within Trelai Park to remain unaffected, although liaison should take place with Parks during the construction period to ensure that the existing pitches are not affected by changes in levels or drainage. Discharge of surface drainage water from the school site into Trelai Park (and in particular the area of pitches) would not be seen as acceptable by Parks.
4. Trees along park boundary. A significant line of trees and under-planting is located along the boundary of the existing school and Trelai Park, and adjoining the A4232. This forms a significant buffer and screening of the school from Trelai Park, as well as providing likely ecological benefit, which Parks wished to be retained and enhanced subject to suitable management. This includes the tree line between the current school site and the new proposed grass pitch. This has been achieved in the planning proposals. I welcome retention of the woodland area along the southern edge of the site as this provides numerous benefits.

Protection of these areas should be in line with the arboricultural method statement and tree protection plan, and I agree with Ed Baker that a consultant arboriculturist should be employed during the contract to ensure that tree protection is as agreed and operations do not significantly impact on the retained trees.

In terms of planting within the site I am happy for Ed Baker to liaise with the landscape architect for the scheme.

5. Footpath along northern boundary between the proposed school and Trelai Primary School. This path provides an important link into Trelai Park from Penally Road and the areas west of the new school. Therefore its retention is welcome. A palisade fence was installed by Parks along the school boundary, along with motorcycle barriers. Adjacent to the path is a grass strip which was previously maintained by schools but following closure of the existing school maintenance has not taken place. There has recently been an issue with lack of maintenance and street lighting in this section. Therefore a plan for long term maintenance is required, particularly given the new planting proposed within the school along this boundary, with the preference that schools maintain it as part of regular schools grounds maintenance. Alternatively the path could be widened to take the increased level of pedestrian traffic.

Overall I'm unclear from the application whether this footpath has been incorporated into plans for the school scheme, or the wider cycling strategy, maximising opportunity for cycling/pedestrians, dealing with problems of anti-social behaviour such as motor bike use, which creates problems within the park, and in terms of security for the school.

Discussions are ongoing between Parks and Cycling as it is recognised that the planned new bridge into the Ely Mill site will form a very important connection between destinations on the east and the Caerau area. Forging a high quality link through the Trelai Park to the new school and residential areas surrounding will be crucially important, with lighting where practicable to maximise

accessibility and security. Therefore a meeting of transport, parks and schools (and potentially Planning) colleagues to discuss how these connections can be integrated with the new school development needs to be held.

#### CEMP

It appears from the CEMP that the main site parking and storage of materials will be in the area designated for the schools car park. This is welcomed as storage of materials and vehicle movements over areas set aside for pitches can lead to significant damage of underlying soil structure, which causes long term problems. Employment of a consultant soil scientist to aid with implementation of the soil resource plan would be of significant benefit when constructing the new pitches and landscape areas.

- 5.6 The Drainage Officer says that he is content with drainage details.
- 5.7 Pollution Control (Noise and Air) has suggested four conditions, including Sunday use of pitches between 09.00 – 18.00 hours.

Initially concern was expressed about Sunday usage of pitches. There was significant public objection and a subsequent Ombudsman review concerning issues that arose with a Power League application.

#### 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 (a) The Sports Council for Wales originally raised a number of issues but following clarifications from the applicant state:

Sport Wales agrees that the sports facilities will overall be enhanced and is pleased to see there will be community access. Sport Wales therefore supports the proposal. We would however be interested to know how the school will continue to cater for hockey, athletics and cricket?

- 6.2 NRW has no objection in respect of flood risk and foul water. The woodland on the southern boundary should be retained and if it or any trees were to be removed then a protected species for bats should be undertaken.

- 6.3 Wales and West Utilities has submitted a plan showing a gas pipeline on the northern side of the MUGA running between Heol Trelai and the Park. Wales and West Utilities has no objection to the proposal, however, their apparatus may be at risk during construction.  
(The applicant has subsequently re-sited the proposed buildings a further 3m away from this pipeline).

- 6.4 Cadw state:

Having carefully considered the information provided with this planning application, we consider that the proposed development will cause very slight damage to the setting of the scheduled monument but this will not be significant.

We therefore have no objections to the impact of the proposed development on Ely Roman Villa (GM205).

The application is accompanied by a Heritage Assessment produced by EDP which considered the impact of the proposed development on the setting of scheduled monument Ely Roman Villa (GM205). This work concludes that one aspect of the proposed development, fencing around a football pitch inside 2.5m of the boundary of the scheduled monument will change the setting of the scheduled monument. We concur with this conclusion but whilst the author of the report considers that the change will not alter the way the site is experienced and therefore it has a neutral impact of the setting of the scheduled monument; we consider that the introduction of a fence 2.4m high inside 2.5m of the boundary of the scheduled monument, even though it is partly permeable, will represent a change to the current openness of the recreational parkland and this will alter the way the monument is experienced. As such the proposed development will cause very slight damage to the setting of the scheduled monument but this will not be significant.

#### 6.5 Welsh Water state:

We have reviewed the information submitted as part of this application with particular focus on the Surface and Foul Drainage Strategy reference 1205-CAM-V4-00-RP-C-52-1099-P3 and drawing reference CAM V4 00 DR C 52-1100.

Our records indicate that the proposed development site is crossed by a 1000mm public combined sewer and also a 225mm public surface water sewer with the approximate positions being marked on the Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Before works commence the position of all public sewers within the boundary shall be accurately located and marked out on site and a full CTV condition survey undertaken with a copy shared with us.

The Drainage Strategy Report recommends that further site investigations will take place before finalising the design and we welcome the outcome of these further investigations to be shared with us when possible. However, we acknowledge that the soakaway testing undertaken to date has concluded that soakaways are unlikely to be a viable option on this site. The applicant advises that surface water from the current school site drains to the public surface water sewer in Penally Road. In the event that the public sewer connection is the only viable option, we welcome the introduction of attenuation to control the overall discharge before conveying flows to the public sewerage system. The point of connection illustrated in the proposal is acceptable in principle, however construction of the new connection will need to be undertaken by Welsh Water.

Therefore, if you are minded to grant planning permission we request that the Conditions and Advisory Notes are included within any subsequent consent.

A water supply can be made available to serve this proposed development.

The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

(A copy of Welsh Water's letter including advisory notes has been forwarded to the applicant and their proposed conditions are incorporated into Recommendation 1).

#### 6.6 Glamorgan Gwent Archaeological Trust state :

The evaluation trenches identified the remnants of a Roman field system, as well as several currently undated linear features. None of the encountered remains were of such importance that would require preservation in-situ. Indeed they are located in areas where it is proposed to construct a grass pitch and 3G pitch respectively.

As such, I would imagine that the requisite ground-intrusion works in both areas would be relatively minor and so unlikely to have a significant effect on such buried remains. If so then it would be our recommendation that no further pre-determination works are required and furthermore there would be no archaeological restraint to the proposal, and so no archaeological condition should be attached.

#### 6.7 South Wales Police state:

I can however confirm that there has been some discussion with developers concerning viability of using some existing fencing at the site. However ,on behalf of South Wales Police I can confirm we have no objection but would make the following recommendations,

1. The proposed open frontage of the site should include some form of designed in vehicle mitigation to prevent vehicle encroachment on main entrance as at the start and end school this area will be very crowded with pupils reason is to enhance safety of pupils and other users as they enter or leave school.
2. The school site is protected by an acceptable secure perimeter fence and gating reason to prevent unauthorised entry on site.
3. The main car park should have a lockable gate to prevent access when site not in use, have adequate lighting and be monitored by CCTV reason to prevent crime and anti –social behaviour problems and enhance personal safety as site maybe in use during darkness hours.
- 4 . There should be a scheme of work submitted to the authority for approval in terms of lighting for the site reason to prevent crime and enhance safety.

5. There should be a scheme of work submitted to the authority for approval in respect of CCTV for the site reason to prevent crime and enhance safety.
6. All ground floor windows should comply with PAS24 standards reason to prevent burglary.
7. All main entrance/ exit doors should comply with PAS24 standards reason to prevent burglary.
8. There should be internal access control features which restrict access to areas depending on authorisation levels and also allow parts of school to be locked reason to protect high value equipment or sensitive information.
9. The school should be fitted with monitored police alarms policy compliant alarm system reason to prevent burglary.
10. All bin storage on site should be secure and sufficient distance away building elevations reason to prevent arson.
11. There should be signs directing all visitors to the reception area where there should be sufficient access controls for visitors entering leaving the building reason to ensure pupil and staff safety.
12. The school should be built to Secured by Design (SBD) standards this is considered national best practice and has been proven to reduce crime risks by up to 75%. Schools built in Cardiff too such standards have suffered very few problems. More information can be found in the New Schools Guide on [www.securedbydesign.com](http://www.securedbydesign.com)

South Wales Police are happy to work with developers to achieve SBD but would ask for consideration of items 1-11 by way of condition.

Please could our comments be forwarded to the developers.

6.8 The Transport Director from Welsh Government has no comments to make.

## 7. **REPRESENTATIONS**

7.1 Local Members have been notified. Councillors Bradbury and Simmons state:

We are writing to give support to the new Cardiff West High School with a few reservations and conditions.

We have consistently supported the need for a new school and we are delighted that this is finally being done. The design looks fantastic and we are particularly delighted to see a brilliant and futuristic design that will transform the local area. We are delighted to see top quality facilities being provided to teach in. This is a vast difference to the appalling conditions of the old Federated School.

We would remind the committee that we feel that this should be a building not just for education but for the whole community.

With that in mind we are delighted to see the sporting facilities that are included in the application and would stress that these need to be made available to the community also. The sporting community in Ely and Caerau are keen to play

their part in making this Community School a success.

We are saddened that some of the development of those sporting facilities will trespass onto one pitch on Trelai Park. However these concerns will be alleviated with a condition that the 4G pitch going in there will be made available to the Community and can be accessed from Trelai Park. Could the Planning Committee make this a condition of approval.

We are concerned about the effect this will have on our residents on Penally Road. We would like to see a drop off zone within the school to stop parents parking here and on Heol Eglwys . We note the travel report and there are great potential Cycle Routes in Caerau. However we would like to see a scheme put in place to ease the burden on the people who live in close proximity to the site.

In conclusion we are delighted with the plans that are exciting and will hopefully be the start of a massive culture change and a rise in Educational attainment in the area and we look forward to this going to planning and gaining approval.

7.2 Mark Drakeford AM and Kevin Brennan state:

We have had an opportunity to see the observations made by Councillors Bradbury and Simmons in relation to this application. We write to add our support to two matters raised by the local members:

1. That the planning committee should make community access to the planned 4G pitch identified in the application a condition of the approval, together with a condition that access should be available from Trelai Park.
2. That the application should be required to include measures to mitigate the traffic and parking impact of the proposed development on residents on Penally Road and Heol Eglwys in particular.

With those caveats aside, we remain strong supporters of the developments outlined in the application.

7.3 Adjacent occupiers have been notified and the application has been advertised on site and in the press. No representations have been received. No representations were submitted by local residents at the pre-application consultation stage undertaken by the applicant.

8. **ANALYSIS**

8.1 The application site falls within the settlement boundary as defined by the LDP Proposals Map and part of the site is identified as open space in the most recent open space survey. In view of this Policy C4 of the adopted Local Development Plan (LDP) and approved Supplementary Planning Guidance (SPG) on Open Space (March 2008) are relevant. Although it is noted that the Open Space SPG was approved in connection with the now superseded City of Cardiff Local Plan, pending approval of new SPG it is considered material to the



development management process as it is consistent with the new policy framework set out in the adopted LDP.

- 8.2 Policy C4 seeks to protect open space that has significant functional (including land that can accommodate formal/or informal recreational uses), conservation, environmental or amenity value through only allowing proposals where:
- They would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
  - The open space has no significant functional or amenity value; and
  - The open space is of no significant quality; or
  - The developers make satisfactory compensatory provision; and in all cases
  - The open space has no significant nature or historic conservation importance.
- 8.3 This policy reflects national planning policy relating to open space set out in Planning Policy Wales and Technical Advice Note 16 relating to Sport, Recreation and Open Space (January 2009).
- 8.4 The most recent survey of open space classifies part of the site as a mixture of educational (6.69 ha) and formal recreational open space (1.15 ha) which includes a small area of amenity open space comprising a tree belt between the former school and the public playing fields. Therefore, in order to accord fully with Policy C4 the application needs to be assessed against the following issues:
- The level of existing provision of recreational open space assessed against the standard and the acceptability of compensatory facilities.
  - The quality of the open space
  - The functional and amenity value of the open space
  - The nature or historic conservation value of the open space.
- 8.5 In terms of existing provision of recreational open space the Open Space SPG (Page 25) sets out the amount of recreational open space relative to the standard for each ward within the city. This shows that the Caerau ward overall has a surplus of 26.96 hectares of recreational open space (based on the 2.43 ha per 1,000 population standard) and therefore the loss of 1.15 hectares of recreational open space would not exacerbate a local and city wide deficiency of recreational open space.
- 8.6 Notwithstanding this, it is noted that the applicant states that although this area of formal open space will be incorporated into the new school it will remain available for the local community to use. There will also be substantial qualitative gains in the quality of the open space as a new playing pitch will be provided on this area and dedicated changing facilities will be provided for the use of the community and school pupils. In addition additional playing fields comprising a multi-purpose playing area and 3G pitch will be available for community use within the existing school grounds which weren't previously accessible to the community. These qualitative gains will provide a better quality facility of more value to the local community. Securing ongoing

community use is a matter for Parks and Education to resolve.

- 8.7 In relation to the impact on visual amenity it is noted much of the existing educational open space will be retained in such use as part of the new school proposals and that a landscaping strategy submitted with the application proposes additional tree planting and retention of existing woodland areas. In addition it is noted that the amenity tree belt between the former school and the playing fields will remain substantially in its present form.
- 8.8 Assessed against this policy framework the proposal does not raise any land use planning policy concerns.
- 8.9 In broad terms the design of this school impresses. Of note is the very positive relationship between the school and its neighbouring community, with a vivid built form and public space. The public space has been a little moderated since the pre-app to create a softer interface (hedge/grass) with the street, and new paths explicitly aligned to desire lines. Following discussions with the applicant four benches along this desire line are to be provided close to the school entrance. This area is a useful waiting space.
- 8.10 The main building has a strong entrance and well animated ground floor, and the configuration of buildings allows the site to be secure behind the building line. The detail of the boundary fence between the buildings at the 8.5 and 11 metre gaps needs to be clarified. It is considered that an alternative to the mesh to maintain the quality of the frontage is desirable. This will be prominent on the frontage and needs careful consideration so a condition is recommended.
- 8.11 The positioning of the sixth form building does form a closed vista along Heol Trelai which helps to establish a bit of drama in the streetscape and integrate the scheme into the area in a strong and positive way. The architectural expression is consistent with the main building, whilst, as the DAS suggests, allowing main school students to aspire to the separate status of being in the sixth form. This is done very well. The sixth form building is considered to be an appropriate scale in relation to the nearby houses.
- 8.12 The Sports Hall manages to place its interesting end towards the street, and integrates into the group of buildings. Its overall height is consistent with the other buildings, with a frontage that uses equivalent materials.
- 8.13 The flues and equipment that would project above the parapet would not be readily visible from public positions and would not prejudice the appearance of this development.
- 8.14 The material proposed for the footways across the plaza are identified as modular, sandstone and silver. It is not considered that this is sufficiently detailed and a condition requiring the paving material be submitted for approval is suggested. A condition to see samples of the facing brickwork and cladding (colours red and grey) is also required.
- 8.15 It is considered that a condition requiring details of the bollards and “vehicle

barrier hoops” proposed to form the interface with the pavement should be detailed, and how the hoops are integrated into the proposed hedges along the frontage.

- 8.16 The car park will be enclosed by a hedge to the front, north and east. In addition there will be 5 trees along the frontage (4 Norway Maples and a Flowering Pear) and 3 trees along the boundary with the footpath to the north (2 Flowering Pears and an Oak). A single tree is to be planted in the car park otherwise it will be a large area of asphalt. It has been suggested that one or two spaces could be lost to introduce 2 additional trees into the area and make the parking area less bleak. The applicant has been unable to agree to this. The hedgerow planting will either fully screen or partially screen most of the car park from public views depending on the height at which the hedge is maintained. The boundary trees will also help reduce the visual impact of the car park.
- 8.17 The proposed secondary school building is 40m from the nearest dwelling and the sixth form block is 22m distant. The movement of children and staff to and from the school at the end and start of the school day is likely to generate a degree of noise and disturbance at these times. The introduction of a pavement on the school side of Penally Road will improve the position from that that occurred whilst the former school was in operation. Any noise and disturbance would be for relatively limited time periods, principally during school terms. The community use would be less intensive a use compared to the numbers involved during a normal school day. The Noise and Air Team has not objected to this aspect of the development.
- 8.18 The Flood Consequences Assessment concludes that the site is considered to be at low risk of flooding, with the majority of the site outside the area identified at risk of fluvial flooding.
- 8.19 An independent energy assessment recommends the installation of 170 no south east facing, roof mounted, 250W photovoltaic modules. The submitted plans show the photovoltaics to be mounted on the roof of the sixth form building.
- 8.20 The applicant in response to the Sports Council for Wales comments states:

#### Sports Provision

- 7.17 The proposed school development will retain the existing multi-use games area to the south of the site and will undergo a refurbishment alongside the addition of the following: “the locations of the above pitches are identified on the site layout.”
- There will be a multi-purpose space;
  - Pitch 1B will be a 3G rugby pitch; and
  - Pitch 1C will be a football pitch on grass.
- 7.18 Alongside the above identified pitches and games areas there is space to the south east of the site which is undeveloped and is identified for potential sports pitch expansion. The pitch 1B will be built to meet the

Welsh League ground criteria and will therefore include dugouts and covered stand facilities. This pitch will also be available to the surrounding community for use outside of school hours. It is considered the development will enhance the sports provision for the existing schools alongside the surrounding area. Furthermore the school will be able to access Trelai Park for any additional sporting needs.

8.21 The Education Department advised the Sports Council for Wales that with regards to an athletics track and possibly other sports such as cricket and rounders the school will utilise the multi-purpose pitch at the front for summer sports. Arrangements will be made for tracks etc to be burnt into the grass, as agreed by the new ALN for Sports. The school also has full permission from Parks to utilise Trelai for additional athletics, running, cross country etc.

8.22 The Education Officer has provided the following comments to point 5 of the Parks Officer's comments regarding the footpath along the northern boundary of the site.

The pathway was looked after by Education when Glyn Derw was operational at Parks request. When Glyn Derw closed it was envisaged maintenance would continue and we understand there have been some issues in this area. Our Project Officer has been on site and is aware of the issues. The lighting was installed but was damaged by members of the community on more than one occasion and it was agreed it would not be reinstalled. Education do not have the funds to continuously replace this.

Cardiff West will not be operational until Feb 2019 at the earliest. Whilst this path will be added to ongoing ground maintenance for the new school from that time, we need to look at how the LEA manage this between now and then.

This will be possibly under an SLA with Parks.

8.23 The additional pitch within the former park will be contained by an "anti-climb boundary fence". This fence will form an incursion into the previous continuous park edge, bounded by mature landscaping. Neither Cadw nor the Parks Officer has an objection to this arrangement.

8.24 The developer has shown an easement on either side of the gas pipeline crossing the site. The nearest part of the school was originally proposed to be some 7m away from the edge of the easement. This is similar to the relationship with the former school. However, the scheme has been amended and the separation will now be 10m.

8.25 The Waste Officer's comments have been forwarded to the applicant.

8.26 The Tree Officer has no objection and the issue he has identified can be addressed by a condition.

8.27 The Transportation Officer has no highway objections and his comments have

been forwarded to the applicant. The Transportation officer's concern has been addressed by the applicant revising his scheme and siting cycle storage next to the sixth form block.

- 8.28 The original school had no pavement along its frontage but one is included with the current application. There is no pavement in front of Trelai Primary school to the north. The applicant has advised that "I have spoken with Highways regarding this and at present this additional pavement is not planned to be added to the development. With budgets constraints it would be hard to justify additional paving, when there is an agreed safe route to the school using the new pedestrian crossings that are being developed." The pedestrian crossings will provide crossing points to the pavement running along the western side of Penally Road.
- 8.29 The 17/18 bus service is a frequent service to this part of Cardiff. The nearest bus stop served by the Cardiff Bus service is approximately 500m to the west.
- 8.30 In respect of the issues raised by the Local Members regarding pupil drop off the applicant states:

#### Parking Provision at schools.

Cardiff Council's policy is to encourage and promote the increased use of sustainable travel modes. Emphasis is placed on travel by active modes where this is possible and on providing the facilities and opportunities at the school for students to travel by walking, cycling and public transport. Encouraging active travel to school is a very important means of increasing levels of physical activity in children, and tackling growing problem of childhood obesity.

Reducing congestion at the school gate is key to ensuring the safety of pupils and to mitigating impacts on the local neighbourhood. Provision of parent parking places is generally not supported. This is because such provision would promote travel to school by car, generate local traffic, contribute to congestion and reduce pupil safety. Parking facilities provided at schools is generally only for staff and to meet operational needs.

#### On-site drop-off and pick-up area

Providing an area within the school grounds for parents to drop-off and pick-up their children would create a road safety hazard. Pupils would be in conflict with cars manoeuvring into and out of parking spaces. Historically, there have been incidents of school pupils sustaining injuries within school grounds due to collisions with vehicles. (Maesteg Comprehensive in 2014, Ysgol Eifion Wyn, Porthmadoc in 2003, Ysgol Cymerau, Pwllheli in 2003). Consequently, it is recommended that pupils have separate and segregated access within school grounds, and parents should also be prohibited from driving into the school grounds.

The Schools Traffic Management Safety Group (STMSG) is a group of officers from Transport Projects in SPHTT, Schools (Planning and Development) and

Health and Safety. The STMSG investigate road safety issues in and around schools. This group has discussed the provision of parental parking within schools and would object to the provision of parental parking within the school grounds.

If a parking area was provided within the school grounds, this would set a precedent and may encourage other schools to provide on-site parking.

We would not recommend that an area is created within the school grounds to allow parents to drop-off or pick-up their children.

8.31 Having regard to Council policy, that the Transportation Officer does not require it and the safety issues identified above a pupil drop off point cannot be recommended. In four recent planning applications for primary schools at Hamadryad, Howardian, Lewis Road and Gabalfa this issue was also raised and the Planning Committee determined those applications in line with Council policy and the advice of the Schools Traffic Management Safety Group.

8.32 In respect of the access to the 3G pitch raised by the local MP and AM the Education Officer advises that:

The 3g plus pitch specifically mentioned will allow out of hours use to significantly enhance the current recreational provision locally. Delivery of added value through the 21<sup>st</sup> Century Community Benefits policy is an integral consideration to building and procurement of new schools across Wales. These benefits are a critical part of the 21st Century Schools and Education Capital programme so that all funded projects are 'fit for purpose'. They also ensure wider social, environmental and economic issues are also taken into account during the project life cycle.

Specifically all facilities being provided are in addition to the current changing rooms and sports fields, playground and skate park at Trelai. This will be of real benefit for many local sporting teams. Facilities will also be shared with Trelai Primary School. Also the proposed pitch using park land will include enhanced drainage. The all weather surface will enable teams to play all year round. In this instance Education will be enhancing the sporting provisions already accessible. Within the school it will complement the current hard surface MUGA, and other pitches as part of the proposed development. The new school build will include a large sports hall with activity studio, with changing rooms to serve the pitches within the school site. We will also enable access for community teams and have provided separate referee changing facilities with external access, not linked to the main school.

A key Schools Organisation Programme aim is to include and promote the community focus of a school including the following key areas of accommodation and the area it is located in.

- Making best use of social / cultural spaces both within the buildings and externally
- ICT facilities
- Optimising teaching and learning spaces

- Joining up with wider community needs and initiatives through satellite provision

The key benefits of the community focus intended includes the following,

- Improvements in standards & performance
- Opportunity to extend and reinforce the school day
- Strengthening the asset stock and financial management
- Targeting of community & family needs
- Promotion of community cohesion
- Partner working opportunities
- Supporting of the clusters
- Promotion of learning networks

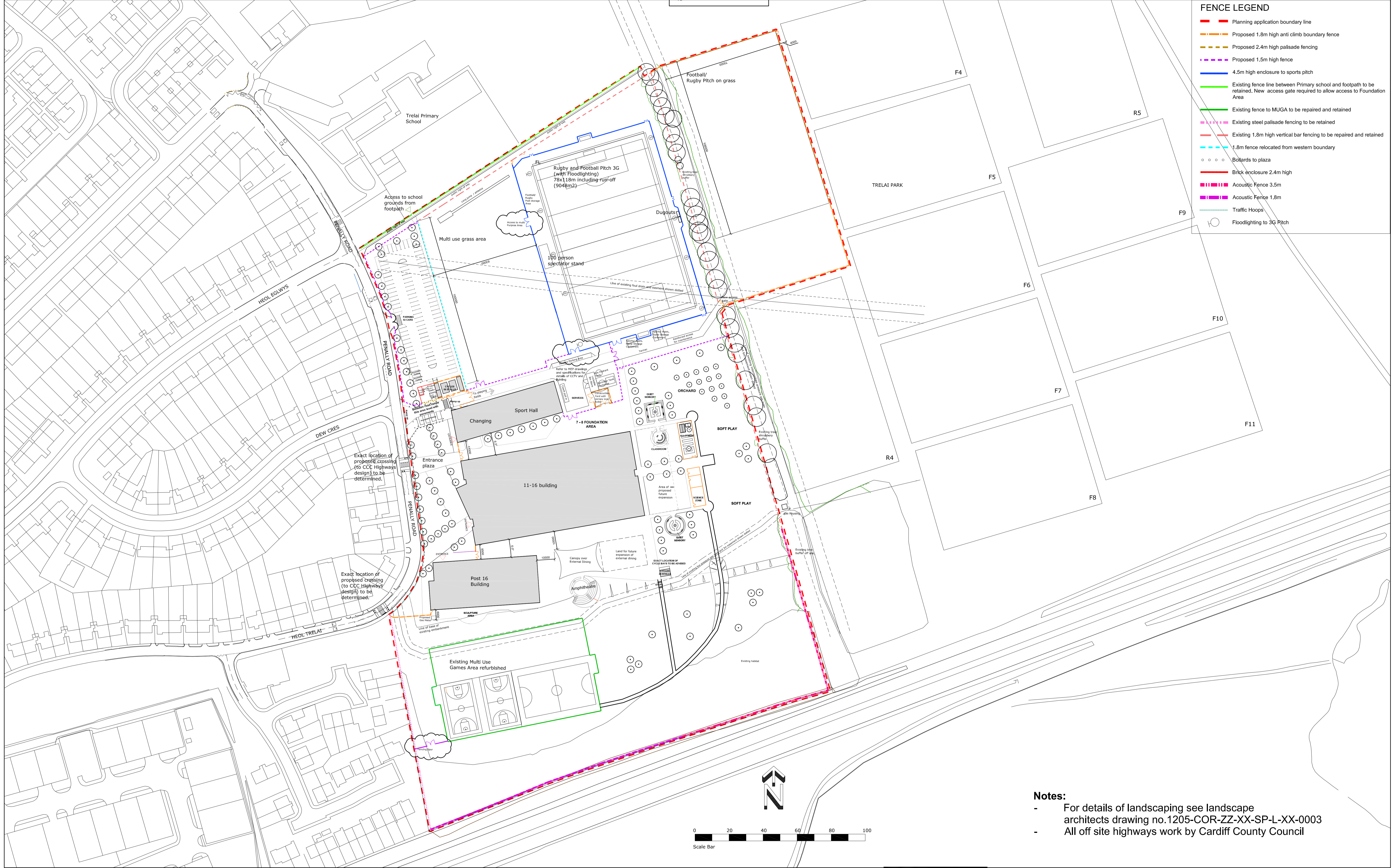
During the scheme development through to realisation, the Council and School will work together including the development of further opportunities in relation to community focused schools, which could encompass specific needs.

- 8.33 The head of Parks and Education should enter a Service Level Agreement for the community use of the sporting facilities.
- 8.34 The applicant also advises that there have been serious vandalism issues costing thousands of pounds with surface materials stolen from Grange Gardens whilst damage to the locks and fencing around a 3G pitch were on the other side of Trelai Park. The anti-climb fence is therefore an essential security measure to protect this asset. The applicant has considered the use of landscaping around the fence to soften it, however, the design team consider that the use of landscaping would have the effect of reducing the openness of Trelai Park, it would close down the existing space and it could potentially have an adverse impact on the setting of the Roman Villa Scheduled Ancient Monument. Without landscaping, and when viewed from across the park at greater distances the applicant considers that, the fence will become increasingly transparent and will be lost against the backdrop. As such powder coated weld mesh has been chosen to provide security whilst minimising the visual impact on the area.
- 8.35 In respect of the issues raised by the AM and MP the 3G Rugby and Football pitch will be available for community use. There will be a pedestrian link between the school and the school football pitch to be located in Trelai Park. The Transportation Officer has detailed in paragraph 5.2 above the measures to mitigate any parking and travel impacts on local residents.
- 8.36 It should also be noted that there is an existing footpath from Trelai Park that will then join a new pavement in front of the school car park before connecting to the school changing rooms. The school playing field in Trelai Park and the eastern school boundary with Trelai Park will be enclosed by a fence for security purposes. The creation of a new access from Trelai Park could prejudice security when there is an existing link from the Park running along the northern boundary of the proposed school.
- 8.37 It is normal practice for sports pitches to be used on weekends and the nearest

part of the 3G pitch is 125m from the nearest dwelling and the other pitch is in Trelai Park. Whilst there may be some affect on the amenities of nearby residents from noise associated with the use of the 3G pitch no objections have been submitted by the local community and noise would not be continuous on weekends. It does not appear possible to relocate the 3G pitch further from the houses as it has to be in the school grounds to manage the facility. It is considered that there is insufficient justification for preventing the use of these pitches between 09.00-18.00 hours on weekends, which would otherwise limit community use.

- 8.38 The Transportation Officer has raised no objection to the parking provision and the road safety measures which will benefit users of the school and local residents subject to conditions. The Education Officer has confirmed that the scope of works specified by the Transportation Officer has been agreed. The £154k has been allocated for in the budget for the school.
- 8.39 Section 17 of the Crime and Disorder Act 1998 which directs that Local Authorities must have community safety embedded into its planning, policy and operational day-to-day activity. The Police's comments have been forwarded to the applicant to take account of the matters raised. The scheme does include bollards and metal hoops to address point 1; the site will be secured by fencing to address point 2; there is a gate to the car park to address point 3; a lighting scheme has already been submitted with this application to address point 4; the position of CCTV cameras is the subject of condition 27; the submitted plans show the bin store set away from any building which addresses point 10; and items 6-9 and 11-12 are matters for the school to address.
- 8.40 Well-Being of Future Generations Act 2016 - Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.
- 8.41 The proposed high school will provide a quality learning environment to the benefit of the children in this area.
- 8.42 External sporting facilities are to be provided to the north, north east, and south of the school buildings as well as a Sports Hall with changing facilities. School facilities will be available for community purposes to the benefit of the wider community. It should be noted that no objections have been received in respect of this application from local residents after an extensive consultation/publicity/neighbour notification exercise was undertaken.
- 8.43 The proposal is considered to be in accordance with the planning policies of the Council. Subject to the conditions contained in Recommendation 1 this application can be recommended for approval.





**FENCE LEGEND**

- Planning application boundary line
- - - Proposed 1.8m high anti climb boundary fence
- - - Proposed 2.4m high palisade boundary
- - - Proposed 1.5m high fence
- 4.5m high enclosure to sports pitch
- Existing fence line between Primary school and footpath to be retained. New access gate required to allow access to Foundation Area
- Existing fence to MUGA to be repaired and retained
- - - Existing steel palisade fencing to be retained
- - - Existing 1.8m high vertical bar fencing to be repaired and retained
- - - 1.8m fence relocated from western boundary
- ○ ○ Bollards to plaza
- Brick enclosure 2.4m high
- - - Acoustic Fence 3.5m
- - - Acoustic Fence 1.8m
- Traffic Hoops
- Floodlighting to 3G Pitch

**Notes:**

- For details of landscaping see landscape architects drawing no.1205-COR-ZZ-XX-SP-L-XX-0003
- All off site highways work by Cardiff County Council

<p>1 drawing must not be scaled. Inaccuracies must be notified to the client. All drawings and large scale drawings take precedence over smaller drawings.</p> <p>Rev:</p> <p>P04 Sports pitch layouts and planning application boundary lines revised in line with CCC requirements and issued for comment. RW 25.04.2017</p> <p>P05 Proposed acoustic fence line indicated. RW 26.04.2017</p> <p>P06 Red line boundary and pitch 1C location revised to be a minimum of 4m from the existing sports pitches (F4, F5, F6 and R4). RW 26.04.2017</p> <p>P07 Parking layouts amended to increase accessible parking provision from 3 to 6 no. spaces; staff car park revised to 92 spaces (inclusive of 2 no. accessible). Pedestrian access gate added between grass pitch 1C and Trelai Park. Bike store enclosure access revised. Building footprint updated. RW 02.05.2017</p> <p>P08 PLANNING ISSUE. RW 04.05.2017</p>	<p>P09 Site plan updated to reflect adjusted building footprint locations, proposed minibus parking, updated bin store enclosure dimensions, pitch 1A revised to 'multi purpose space', latest landscape layout incorporated, proposed new crossing points indicated along Penally Road, 3G Pitch moved clear of tree line, spectator stand and dug out added to 3G pitch, entrance to staff car park moved south.. RW 21.06.2017</p> <p>P10 FULL PLANNING ISSUE FOLLOWING COMMENTS RW 22.06.2017</p> <p>P11 Line of foul drain and easement shown. Grass pitch labelled as 'Football/ rugby'. Boundary fence line height reduced to 1.8m in line with existing retained fence heights. RW 04.07.2017</p>	<p>P12 Building footprints and associated landscaping moved north by approx 3.7m. Boundary fence line of 3G pitch adjusted to include post storage area and pedestrian access route. RW 11.07.2017</p> <p>P13 Cycle shelter adjacent to service yard reduced. Secondary cycle shelters added to the east of the Post 16 building. Minibus parking reconfigured. Proposed highway works updated. Acoustic fence indicated to southern boundary. RW 14.07.2017</p> <p>P14 Note added to secondary cycle shelter east of Post 16 block stating final location is to be advised. RW 17.07.17</p> <p>P15 Site plan updated to show 3 no. additional gates as CA drawing no. 1205-COR-ZZ-XX-SP-L-XX-003 P003 JWb 19.07.17</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">PRELIMINARY</td><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">PLANNING</td><td style="text-align: center;">✓</td></tr> <tr><td style="text-align: center;">DESIGN</td><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">TENDER</td><td style="text-align: center;"> </td></tr> <tr><td style="text-align: center;">CONSTRUCTION</td><td style="text-align: center;"> </td></tr> </table>	PRELIMINARY		PLANNING	✓	DESIGN		TENDER		CONSTRUCTION	
PRELIMINARY													
PLANNING	✓												
DESIGN													
TENDER													
CONSTRUCTION													

Cardiff · Swansea · London    t +44 (0)33 33 201 001    www.powelldobson.com    @PDAArchitects

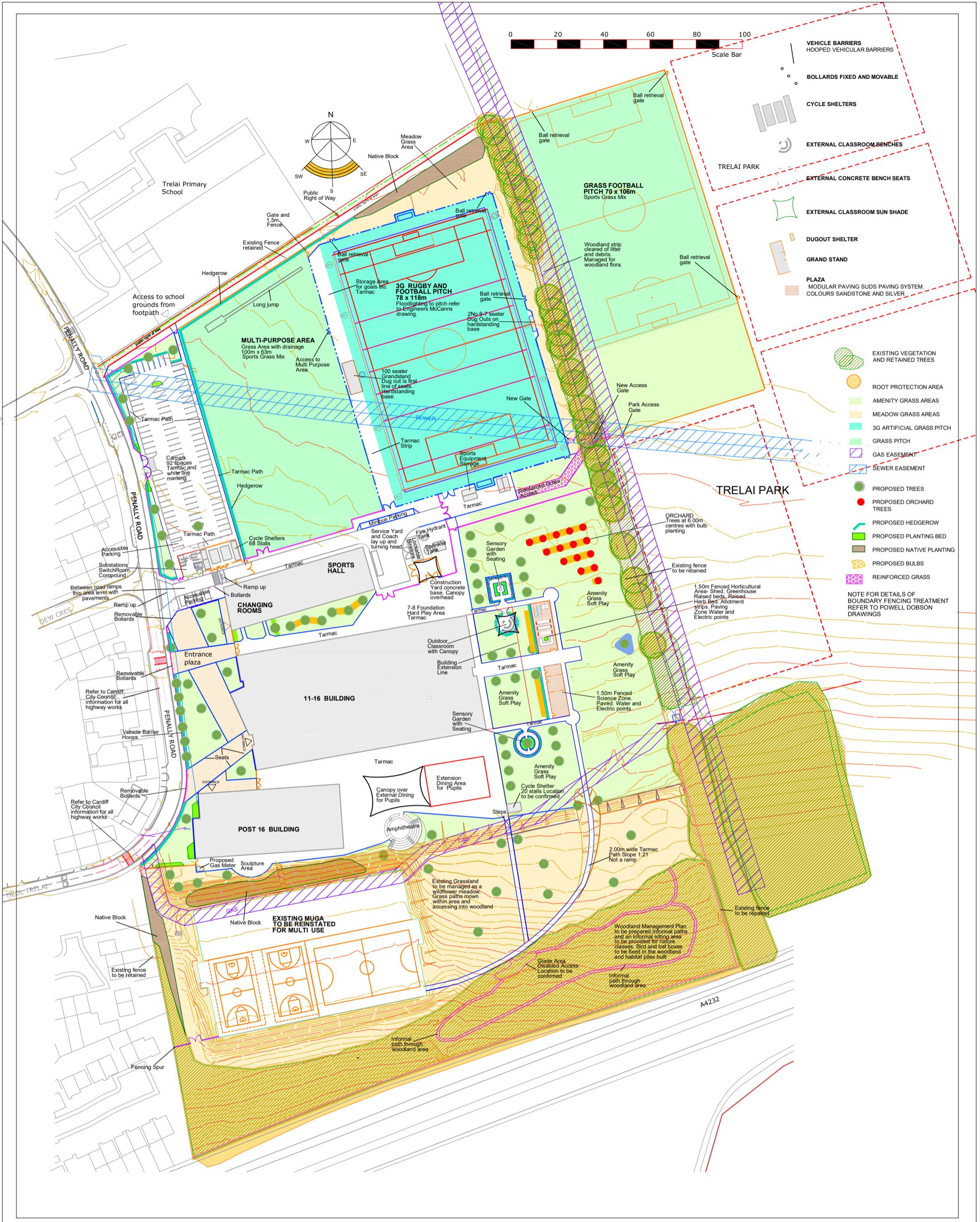
PDA Job No: 120500

SITE	ORG.	VOL.	LEV.	TYPE	ROLE	CLASS.	NO.	REV.
EDUR1205	PDA	ZZ	00	DR	A	05	0004	P15
			VOLUME	LEVEL	DR TYPE	NUMBER		

Contract: Cardiff West Community High School  
Penally Road, Cardiff

Title: Proposed Site Plan with Context

Scale: 1:1000  
Date: 06.12.2016  
Drawn: AD/RW  
Checked: JT



This drawing must not be scaled.  
 Figured dimensions and levels to be used.  
 Any inaccuracies must be notified to the architect.  
 Detail drawings and large scale drawings take precedence over smaller drawings.

Rev.	
P001	20 June 2017 Revised layout.
P002	21 June 2017 Revised layout.
P003	18 July 2017 Revised layout.

THIS DRAWING IS COPYRIGHT ©

PRELIMINARY	
PLANNING	✓
DESIGN	
TENDER	
CONSTRUCTION	

Corscadden Associates  
 77 Fairleigh Road  
 Pontcanna, Cardiff, CF11 9JW  
 Tel 02920 373053  
 email ca@corscaddenassociates.com

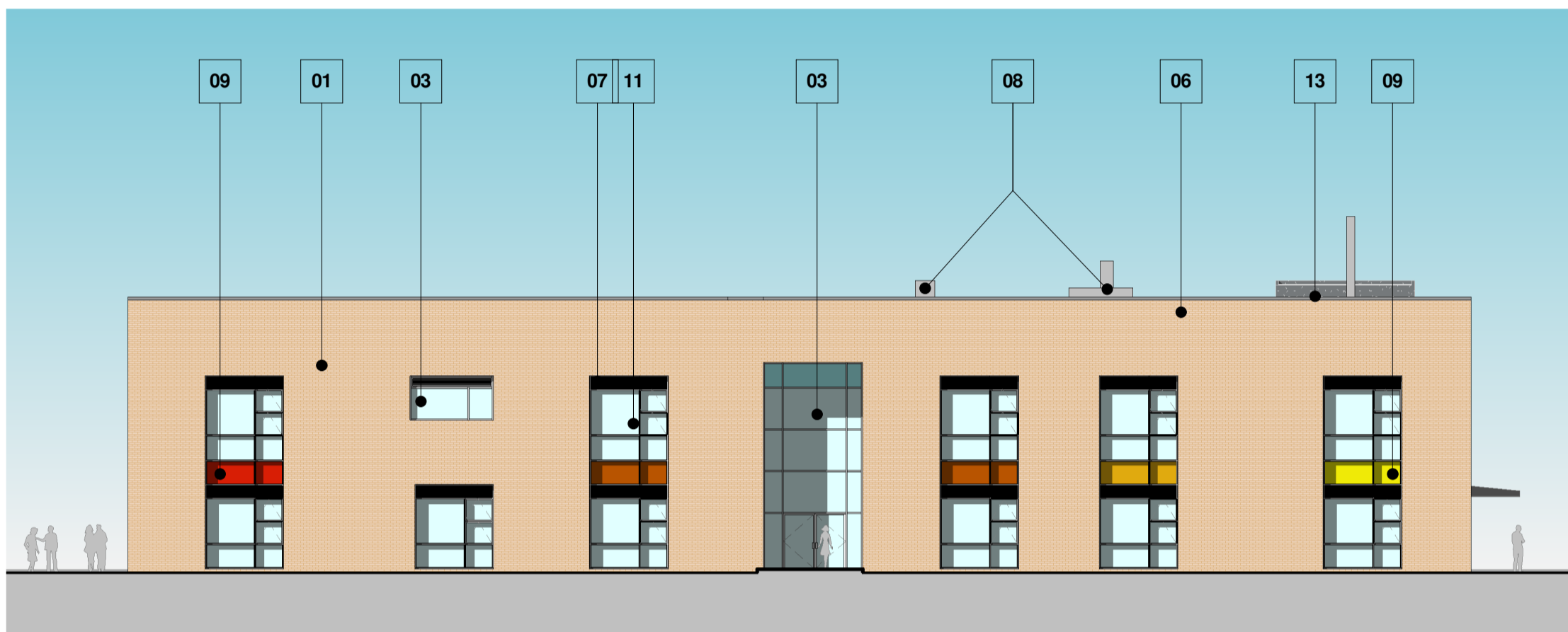
Drawing No:  
 1205-COR-ZZ-XX-SP-L-XX-0003 P003

Contract: Cardiff West Community High School  
 Penally Road, Cardiff  
 Title: LANDSCAPE PROPOSALS OVERALL

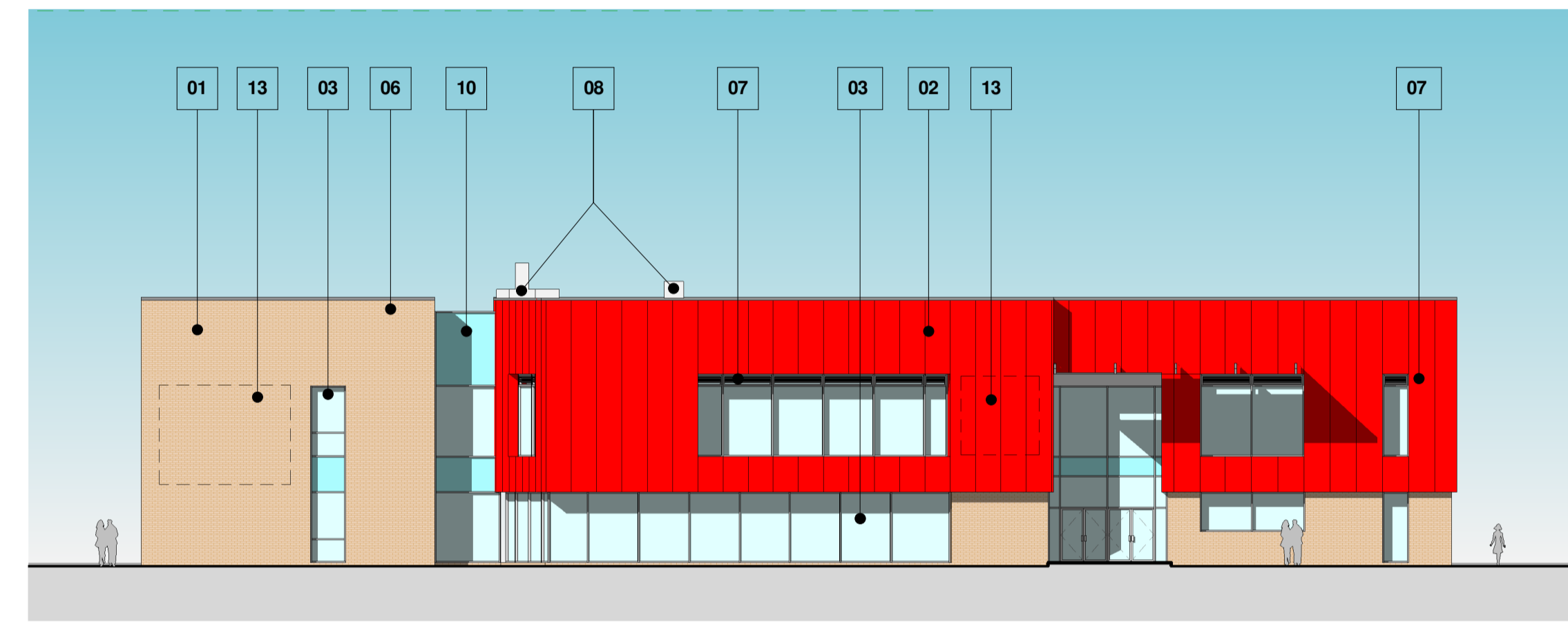
Scale: 1:750 at A1  
 Date: 15:4:2017



1 Main Building North West Planning Elevation  
1 : 200

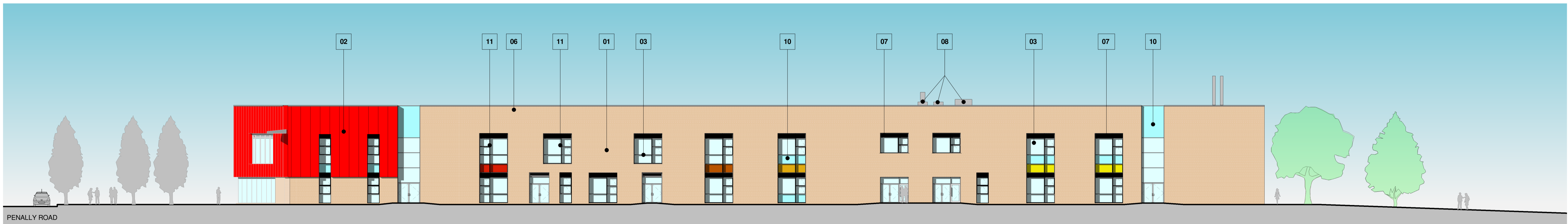


2 Main Building North East Planning Elevation  
1 : 200



3 Main Building South West Planning Elevation  
1 : 200

MATERIAL KEY	
01	Buff Mixed stock facing brickwork
02	Feature Metal Cladding
03	Polyester Powder Coated Aluminium Framed Glazing (Grey)
04	Polyester Powder Coated Glazed Aluminium Door (Grey)
05	Insulated Steel Door (Grey)
06	Polyester Powder Coated Aluminium Parapet Flashing (Grey)
07	Polyester Powder Coated Louvre - Breathing Building System (Grey)
08	Roof mounted services and plant
09	Coloured Spandrel Panels
10	Grey Spandrel Panels (Glass)
11	Coloured feature Aluminium fins to glazing
12	GRP Roof Access Pod
13	Zones for Signage - to a separate signage application



4 Main Building South East Planning Elevation  
1 : 200

Rev:	Chk'd:
P01 Coloured Spandrel Panels Introduced	25.04.17
P02 Pre-Planning Issue to Client.	03.05.17
P03 PLANNING ISSUE	04.05.17
P04 FULL PLANNING ISSUE	20.06.17
P05 FINALISED PLANNING ISSUE (following comments)	22.06.17

A1

THIS DRAWINGS IS COPYRIGHT ©

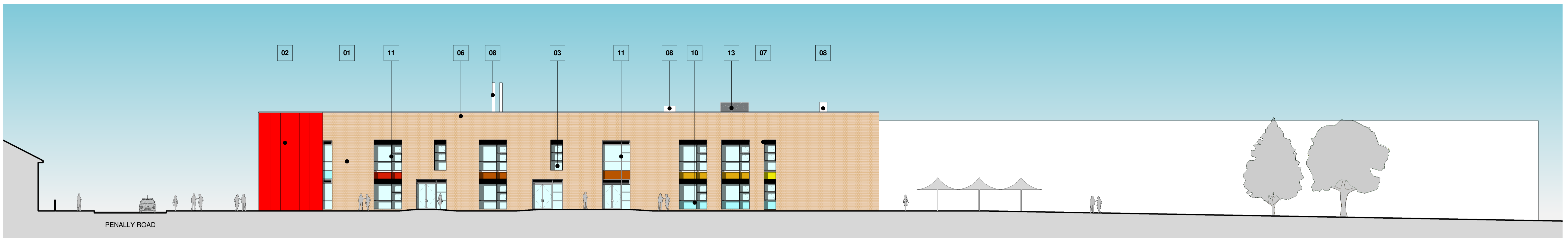
**STATUS**  
S2 - Issued for Information

**powelldobson**  
ARCHITECTS

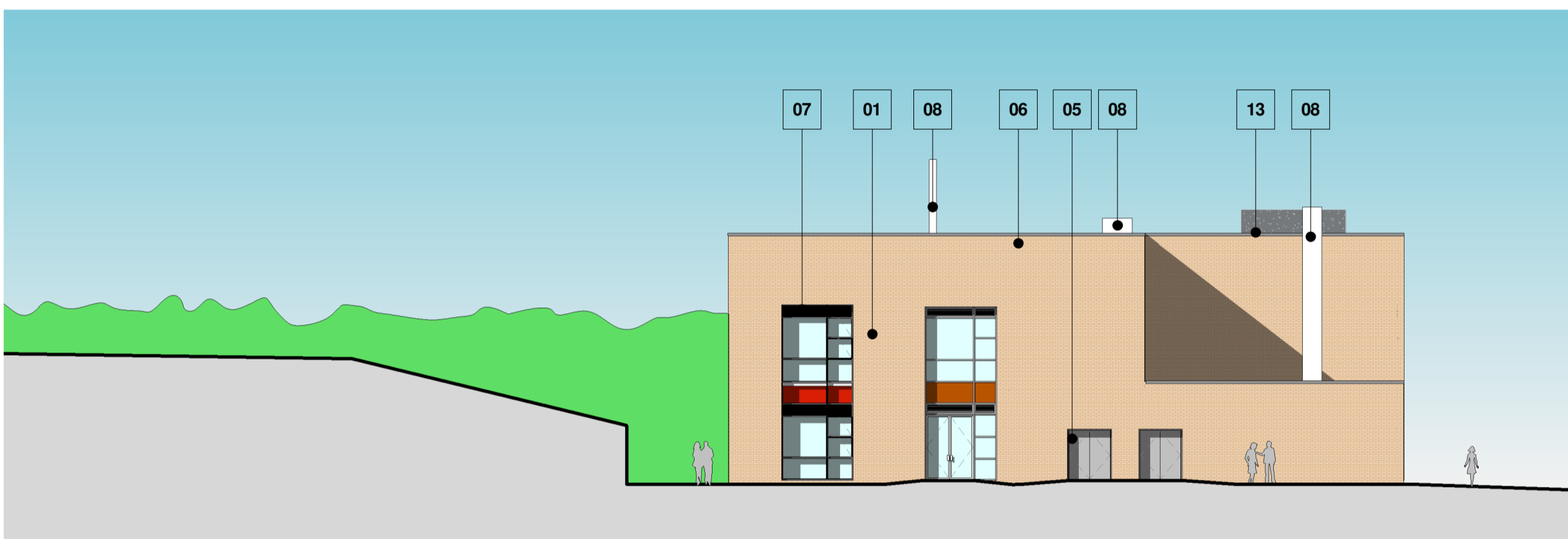
PDA Job No: 16090	REV P05
1205 - PDA - V1 - ZZ-DR - A - 05 - 0008	
UPRN ORIGINATOR VOLUME LEVEL TYPE ROLE CLASS NUMBER	

Contract: Cardiff West Community High School  
Penally Road, Cardiff  
Title: Main Building Elevations

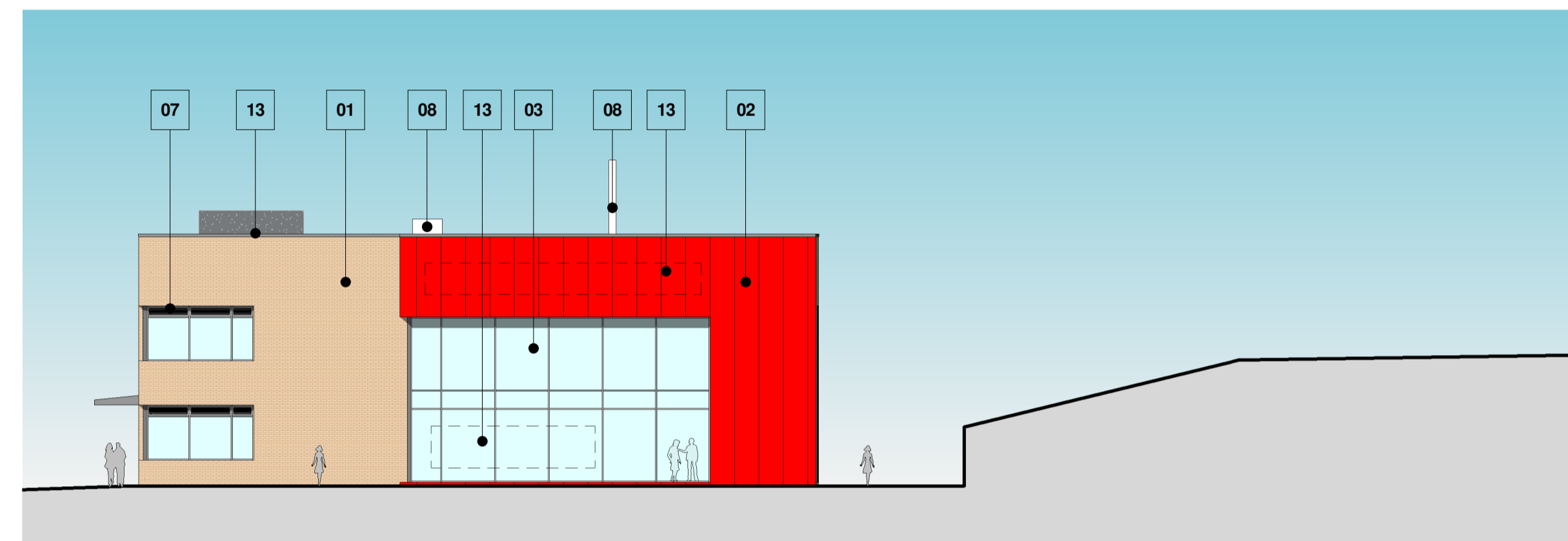
Scale: As indicated  
Date: 09/16/15  
Drawn: ARB  
Checked: JT



1 Post 16 South East Planning Elevation  
1 : 200



2 Post 16 North East Planning Elevation  
1 : 200



3 Post 16 South West Planning Elevation  
1 : 200

MATERIAL KEY	
01	Buff Mixed stock facing brickwork
02	Feature Metal Cladding
03	Polyester Powder Coated Aluminium Framed Glazing (Grey)
04	Polyester Powder Coated Glazed Aluminium Door (Grey)
05	Insulated Steel Door (Grey)
06	Polyester Powder Coated Aluminium Parapet Flashing (Grey)
07	Polyester Powder Coated Louvre - Breathing Building System (Grey)
08	Roof mounted services and plant
09	Coloured Spandrel Panels
10	Grey Spandrel Panels (Glass)
11	Coloured feature Aluminium fins to glazing
12	GRP Roof Access Pod
13	Zones for Signage - to a seperate signage application



4 Post 16 North West Planning Elevation  
1 : 200

Rev:	Chk'd:
P01   Pre-Planning Issue to Client.	03.05.17
P02   PLANNING ISSUE	04.05.17
P03   FULL PLANNING ISSUE	20.06.17
4   FINALISED PLANNING ISSUE (following comments)	22.06.17

A1

THIS DRAWINGS IS COPYRIGHT ©

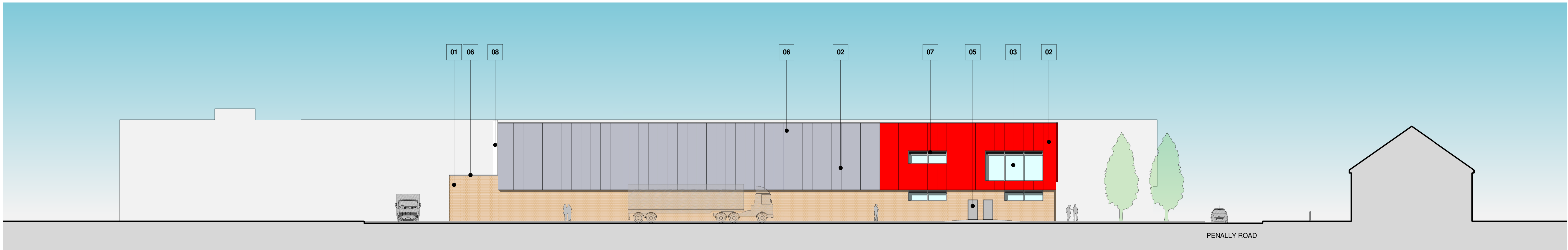
**STATUS**  
S2 - Issued for Information

**powelldobson**  
ARCHITECTS

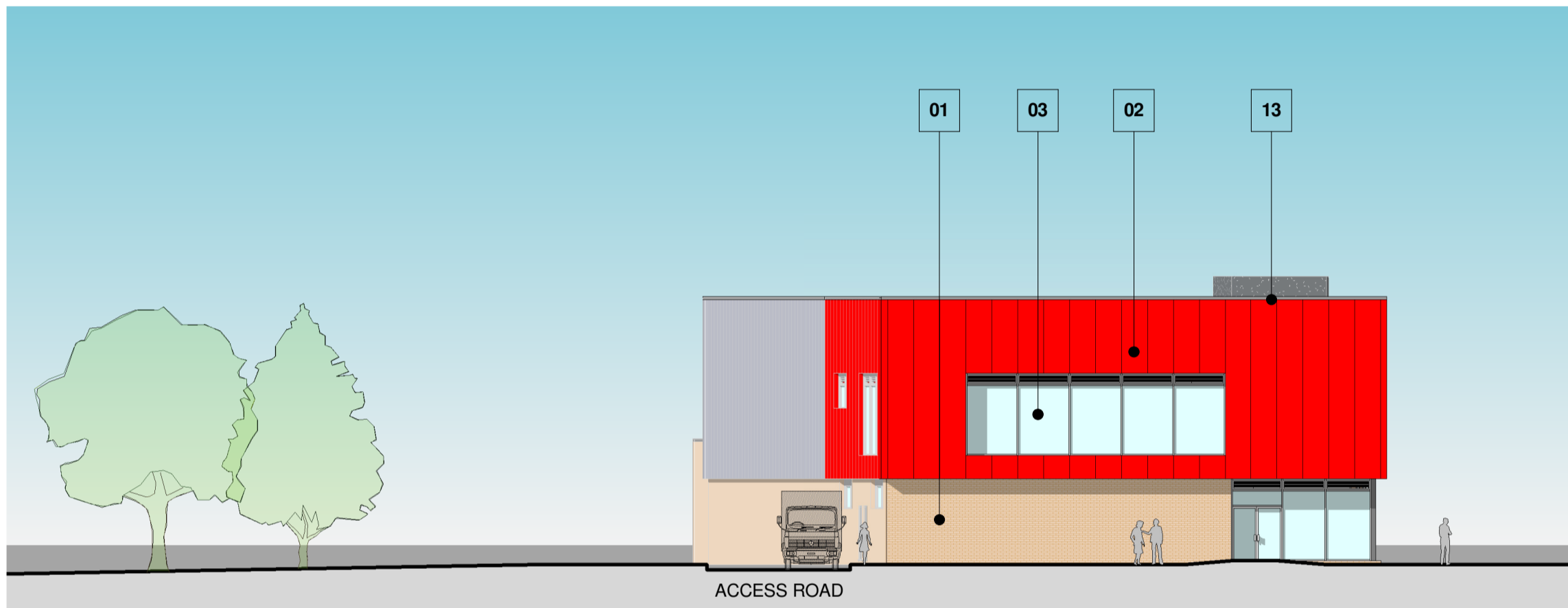
PDA Job No: 16090	REV P04
1205 - PDA - V3 - ZZ-DR - A - 05 - 0016	
UPRN ORIGINATOR VOLUME LEVEL TYPE ROLE CLASS NUMBER	

Contract: Cardiff West Community High School  
Penally Road, Cardiff  
Title: Post 16 Elevations

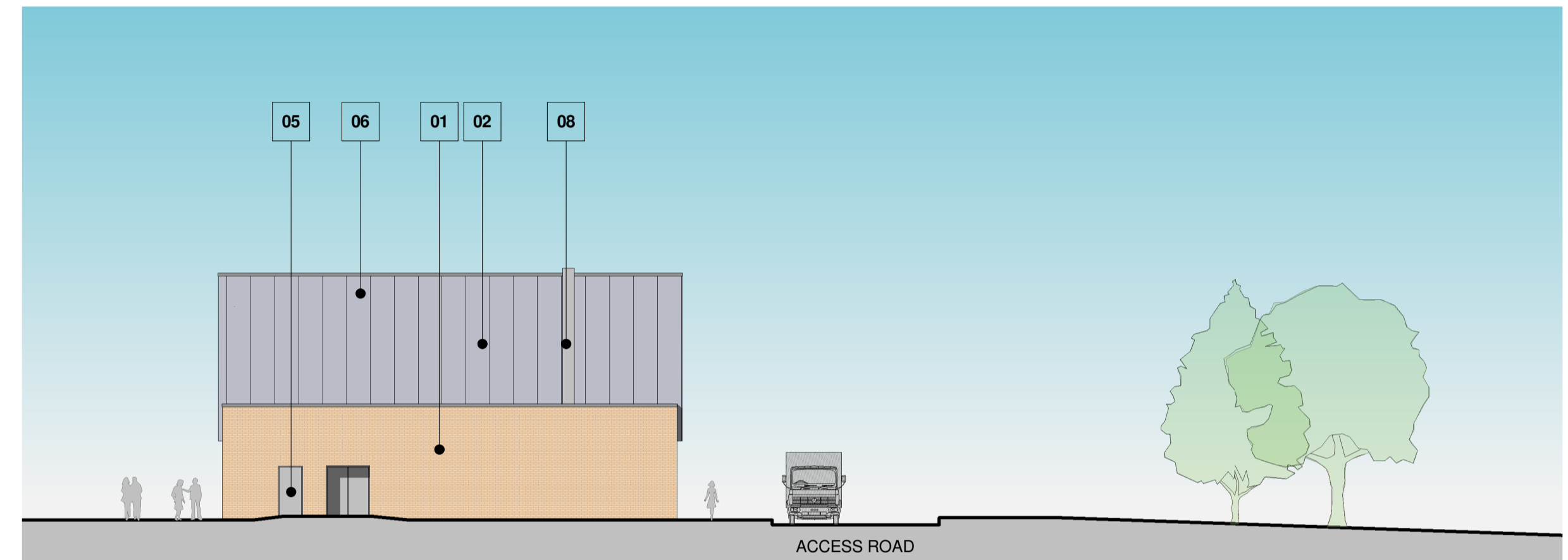
Scale: As indicated  
Date: 04/10/17  
Drawn: ARB  
Checked: JT



1 Sports Block North West Planning Elevation  
1 : 200



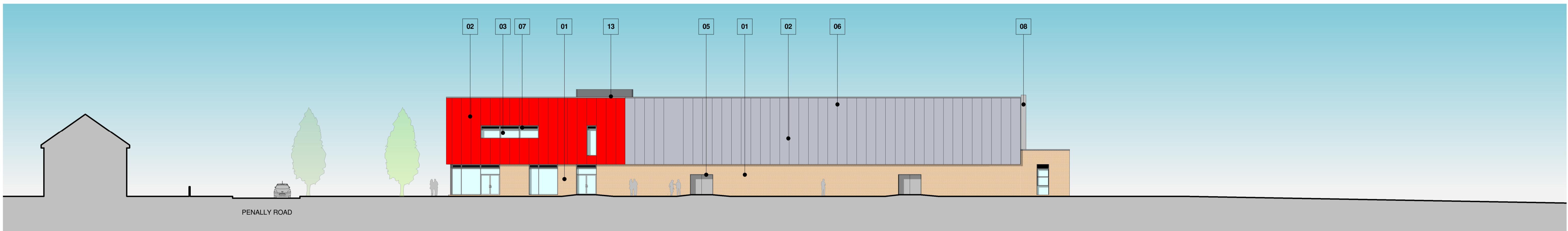
2 Sports Block South West Planning Elevation  
1 : 200



3 Sports Block North East Planning Elevation  
1 : 200

**MATERIAL KEY**

- 01 Buff Mixed stock facing brickwork
- 02 Feature Metal Cladding
- 03 Polyester Powder Coated Aluminium Framed Glazing (Grey)
- 04 Polyester Powder Coated Aluminium Door (Grey)
- 05 Insulated Steel Door (Grey)
- 06 Polyester Powder Coated Aluminium Parapet Flashing (Grey)
- 07 Polyester Powder Coated Louvre - Breathing Building System (Grey)
- 08 Roof mounted services and plant
- 09 Coloured Spandrel Panels
- 10 Grey Spandrel Panels (Glass)
- 11 Coloured feature Aluminium fins to glazing
- 12 GRP Roof Access Pod
- 13 Zones for Signage - to a separate signage application



4 Sports Block South East Planning Elevation  
1 : 200

<p>This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.</p> <p>A1</p>	<p>Rev:</p> <table border="0"> <tr><td>P01</td><td>Pre-Planning Issue to Client.</td><td>03.05.17</td></tr> <tr><td>P02</td><td>PLANNING ISSUE</td><td>04.05.17</td></tr> <tr><td>P03</td><td>Elevations updated to show feature metal cladding at high level.</td><td>31.05.17</td></tr> <tr><td>P04</td><td>FULL PLANNING ISSUE</td><td>20.06.17</td></tr> <tr><td>P05</td><td>FINALISED PLANNING ISSUE (following comments)</td><td>22.06.17</td></tr> </table>	P01	Pre-Planning Issue to Client.	03.05.17	P02	PLANNING ISSUE	04.05.17	P03	Elevations updated to show feature metal cladding at high level.	31.05.17	P04	FULL PLANNING ISSUE	20.06.17	P05	FINALISED PLANNING ISSUE (following comments)	22.06.17	<p>Chk'd:</p>
P01	Pre-Planning Issue to Client.	03.05.17															
P02	PLANNING ISSUE	04.05.17															
P03	Elevations updated to show feature metal cladding at high level.	31.05.17															
P04	FULL PLANNING ISSUE	20.06.17															
P05	FINALISED PLANNING ISSUE (following comments)	22.06.17															

<b>STATUS</b>
S2 - Issued for Information

**powelldobson**  
ARCHITECTS

Cardiff, Swansea, London t +44 (0)33 33 201 001 www.powelldobson.com @PDArchitects

PDA Job No: 16090	REV P05
1205 - PDA - V2 - ZZ-DR - A - 05 - 0012	
<small>UPRN</small>	<small>ORIGINATOR VOLUME LEVEL TYPE ROLE CLASS NUMBER</small>

Contract: Cardiff West Community High School  
Penally Road, Cardiff  
Title: Sports Hall Elevations

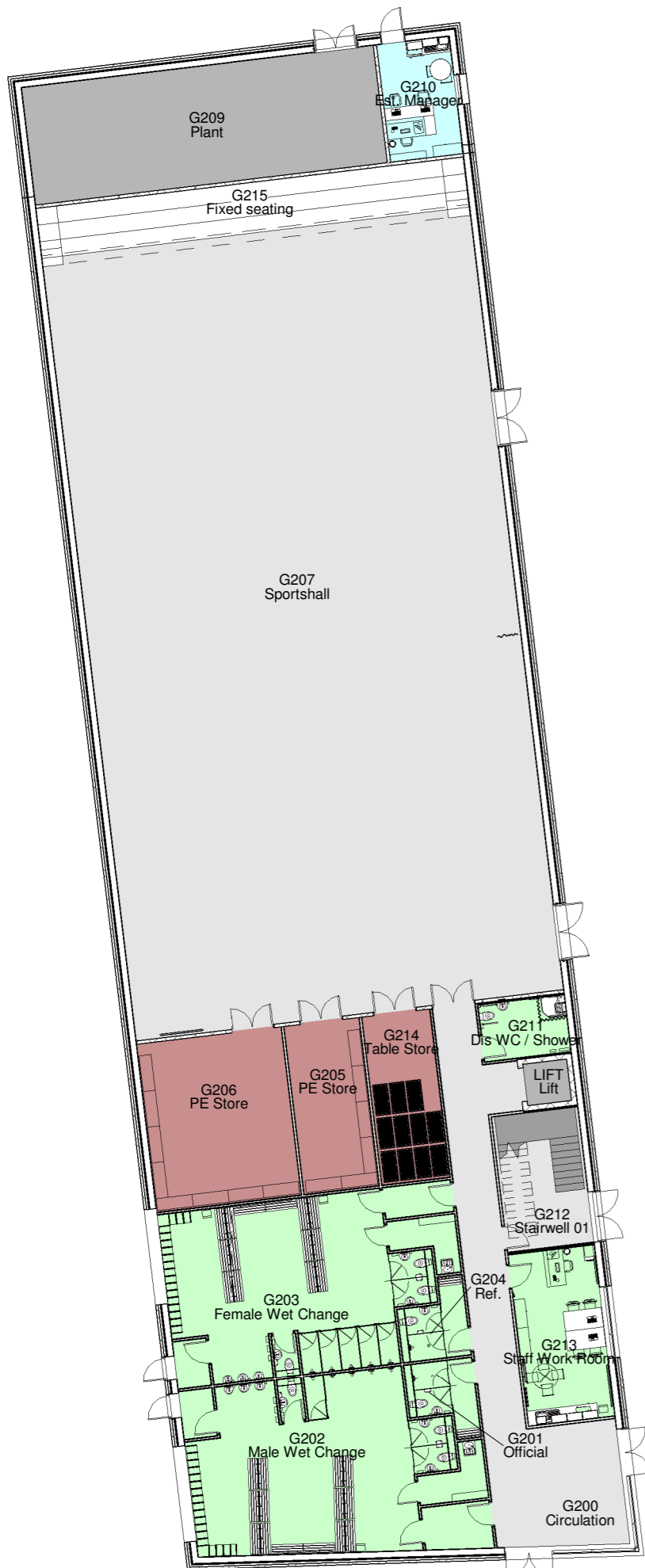
Scale: As indicated  
Date: 04/10/17  
Drawn: ARB  
Checked: JT

By Department Legend

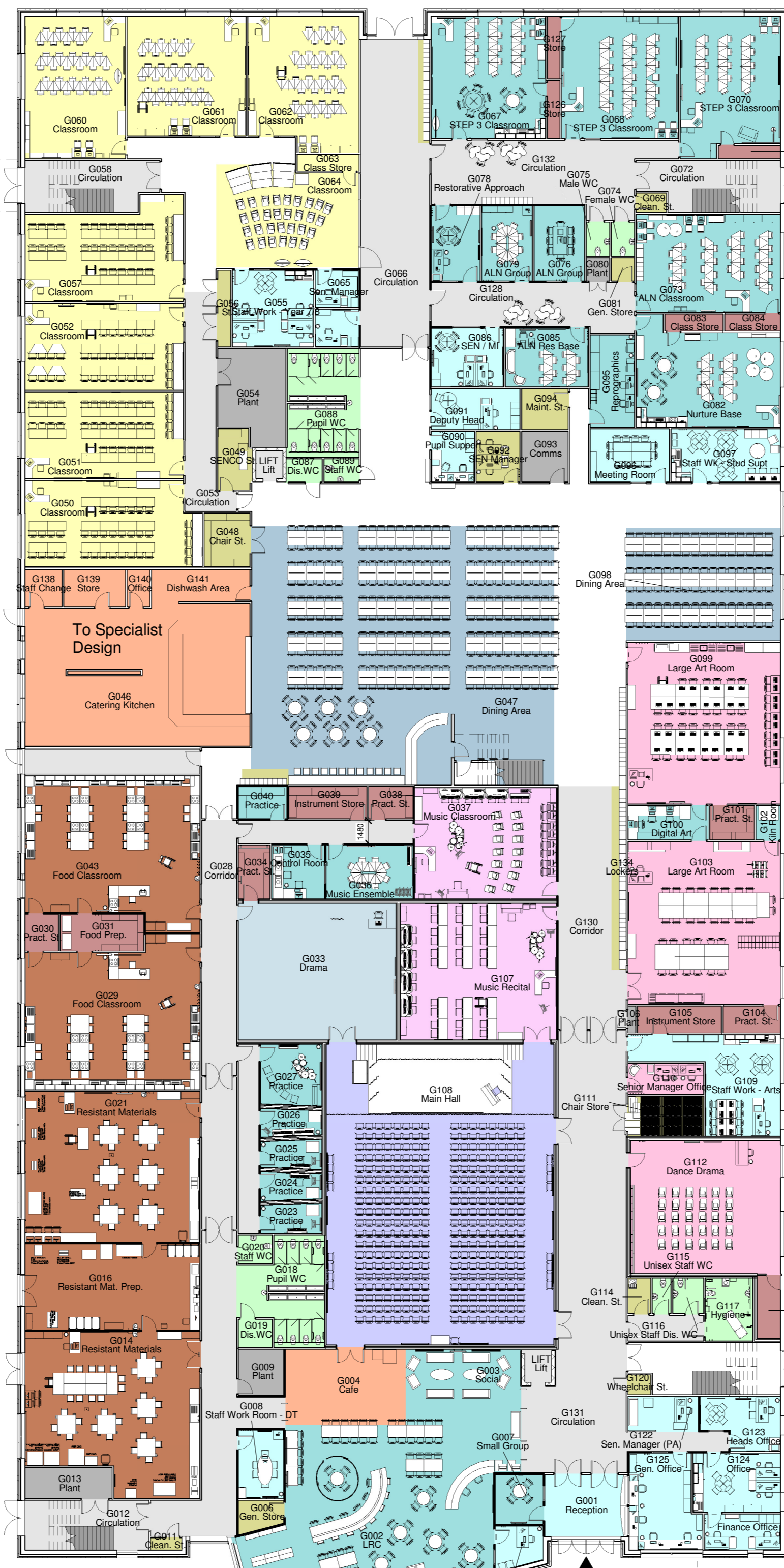
- Art
- Catering
- Circulation
- Design & Technology
- Dining / Social
- Drama
- General Teaching
- Hair and Beauty
- ICT / Business
- Large Spaces
- Learning Resource
- Music & Drama
- Plant
- Staff / Admin
- Storage (Non Teaching)
- Storage (Teaching)
- Toilets

YEAR 7/8 FOUNDATION

STUDENT SUPPORT



SPORTS BUILDING



MAIN BUILDING

MAIN ENTRANCE



POST 16 BUILDING

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

A1

Rev:	Chk'd:	
P0 2		Floor plans updated. Room areas adjusted, 3 no. general stores omitted. 05.04.17
P0 3		Floor Plans updated in line with clients comments. 19.04.17
P0 4		Pre-Planning Issue to Client. 03.05.17
P0 5		PLANNING ISSUE. 04.05.17
P0 6		Room numbering amended, re-issued to Viewpoint. 30.05.17
P0 7		FULL PLANNING ISSUE. 20.06.17
P0 8		FINALISED PLANNING ISSUE (following comments). 22.06.17

THIS DRAWINGS IS COPYRIGHT ©

STATUS

S2 - Issued for Information

**powelldobson**  
ARCHITECTS

Cardiff, Swansea, London t +44 (0)133 33 201 001 www.powelldobson.com @PDArchitects

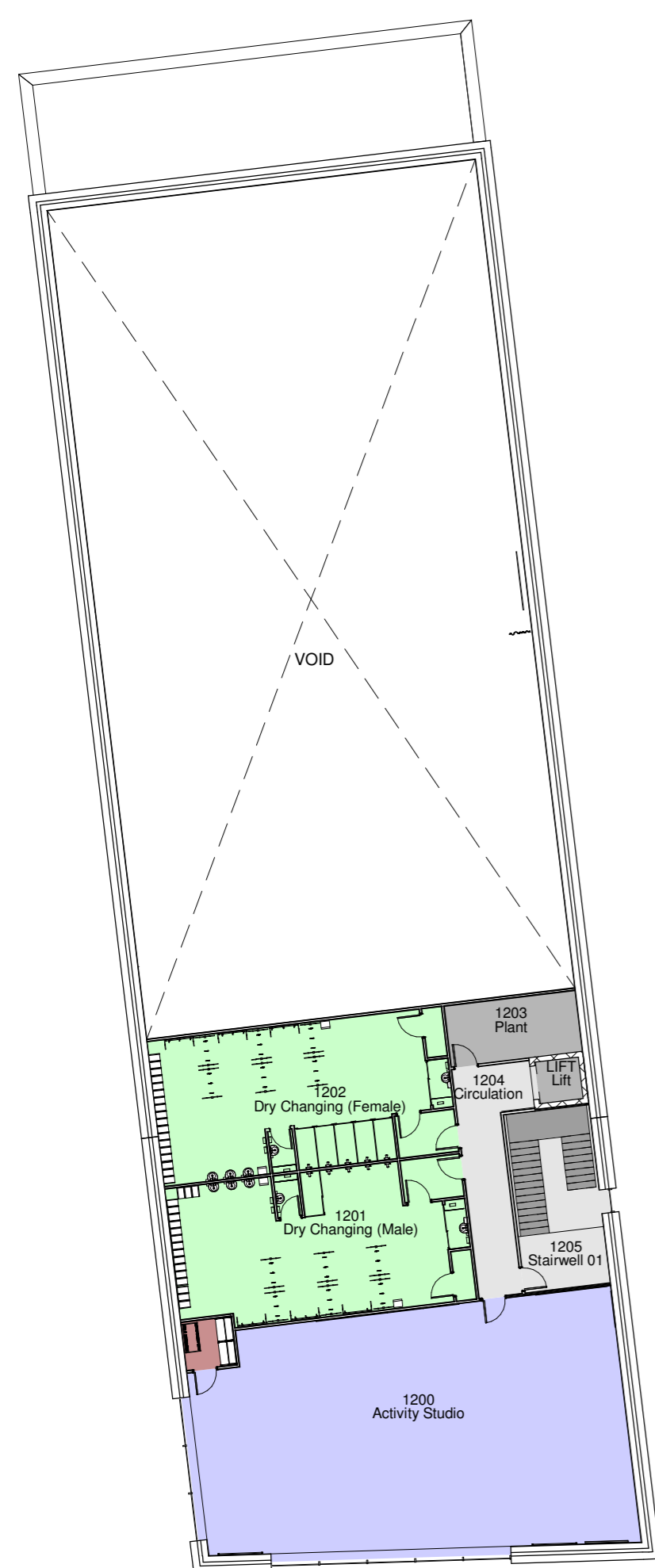
PDA Job No: 16090	REV P08
1205 - PDA - V4 - 00 - DR - A - 05 - 0005	
UPRN	ORIGINATOR
VOLUME	LEVEL
TYPE	ROLE
CLASS	NUMBER

Contract: Cardiff West Community High School  
Penally Road, Cardiff  
Title: Ground Floor Plan

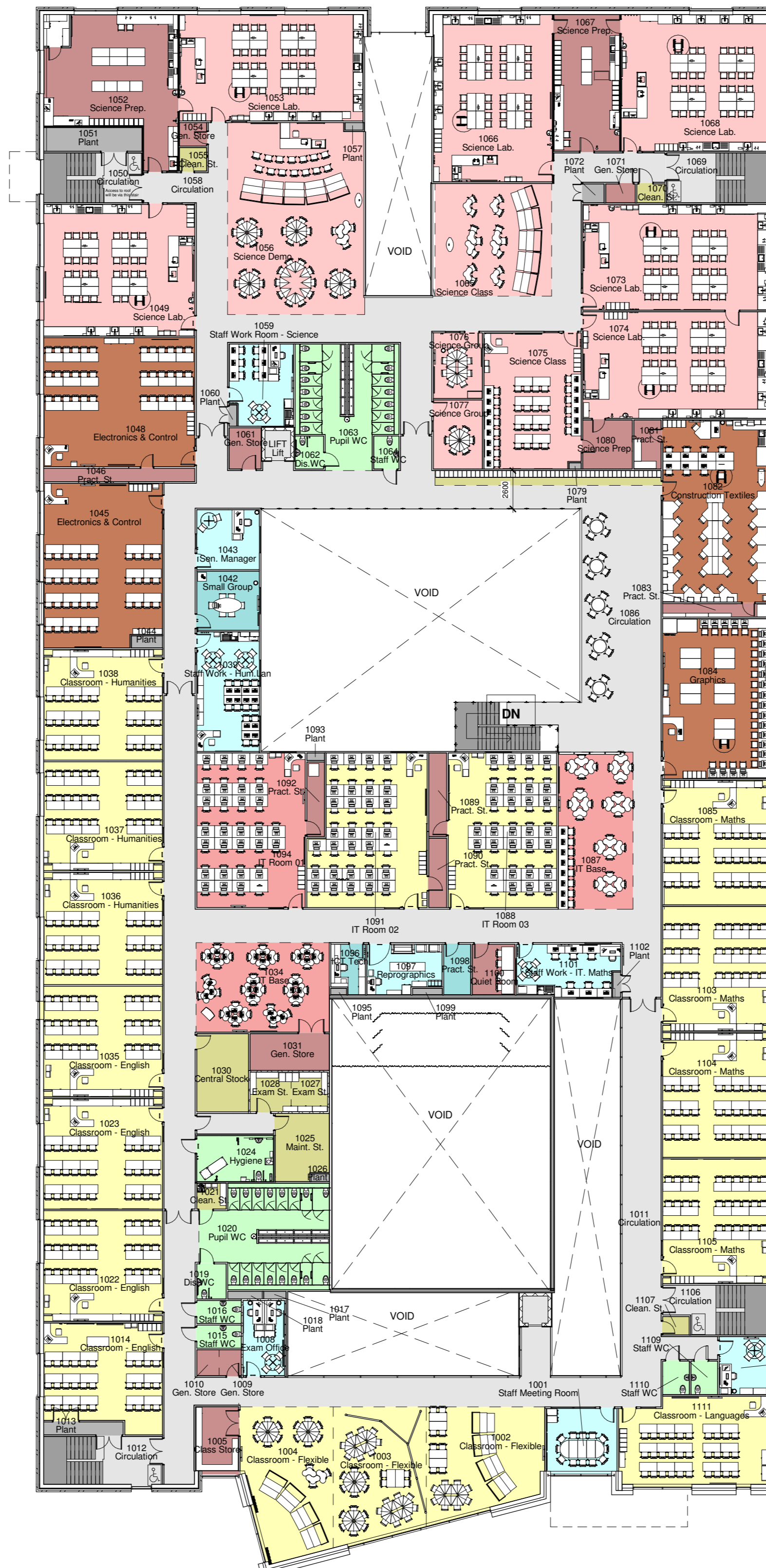
Scale: 1 : 250  
Date: 11/25/16  
Drawn: ARB  
Checked: JT

By Department Legend

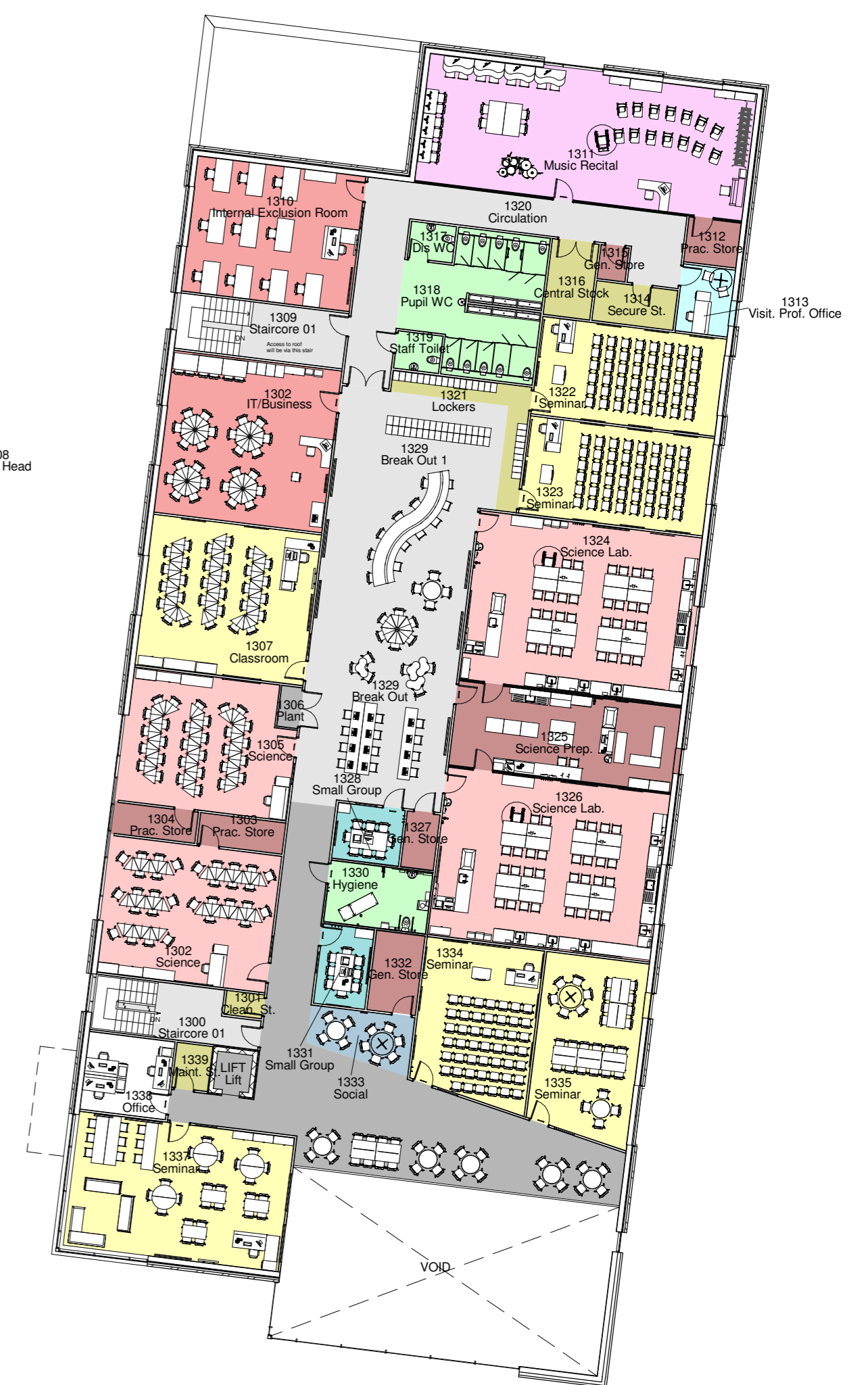
- Circulation
- Design & Technology
- Dining / Social
- General Teaching
- ICT / Business
- Large Spaces
- Learning Resource
- Music & Drama
- Plant
- Science
- Staff / Admin
- Storage (Non Teaching)
- Storage (Teaching)
- Toilets



**SPORTS BUILDING**



**11-16 BUILDING**



**POST 16 BUILDING**

This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.

A1

Rev:	Chk'd:	
P0 3	05.04.17	Floor plans updated. Room areas adjusted, 3 no. general stores omitted
P0 4	19.04.17	Floor Plans updated in line with clients comments
P0 5	03.05.17	Pre-Planning Issue to Client.
P0 6	04.05.17	PLANNING ISSUE
P0 7	30.05.17	Room numbering amended, re-issued to Viewpoint
P0 8	30.05.17	Printing Error - re-issued to Viewpoint
P0 9	20.06.17	FULL PLANNING ISSUE
P0 10	22.06.17	FINALISED PLANNING ISSUE (following comments)

THIS DRAWINGS IS COPYRIGHT ©

**STATUS**

S2 - Issued for Information

**powelldobson**  
ARCHITECTS

Cardiff, Swansea, London t +44 (0)133 33 201 001 www.powelldobson.com @PDArchitects

PDA Job No: 16090	REV P00						
1205 - PDA - V4 - 01 - DR - A - 05 - 0006							
UPRN	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	CLASS	NUMBER

Contract: Cardiff West Community High School  
Penally Road, Cardiff  
Title: First Floor Plan

Scale: 1 : 250  
Date: 11/25/16  
Drawn: JWb  
Checked: JT



Artist's Impression – View of 11-16 Building Entrance

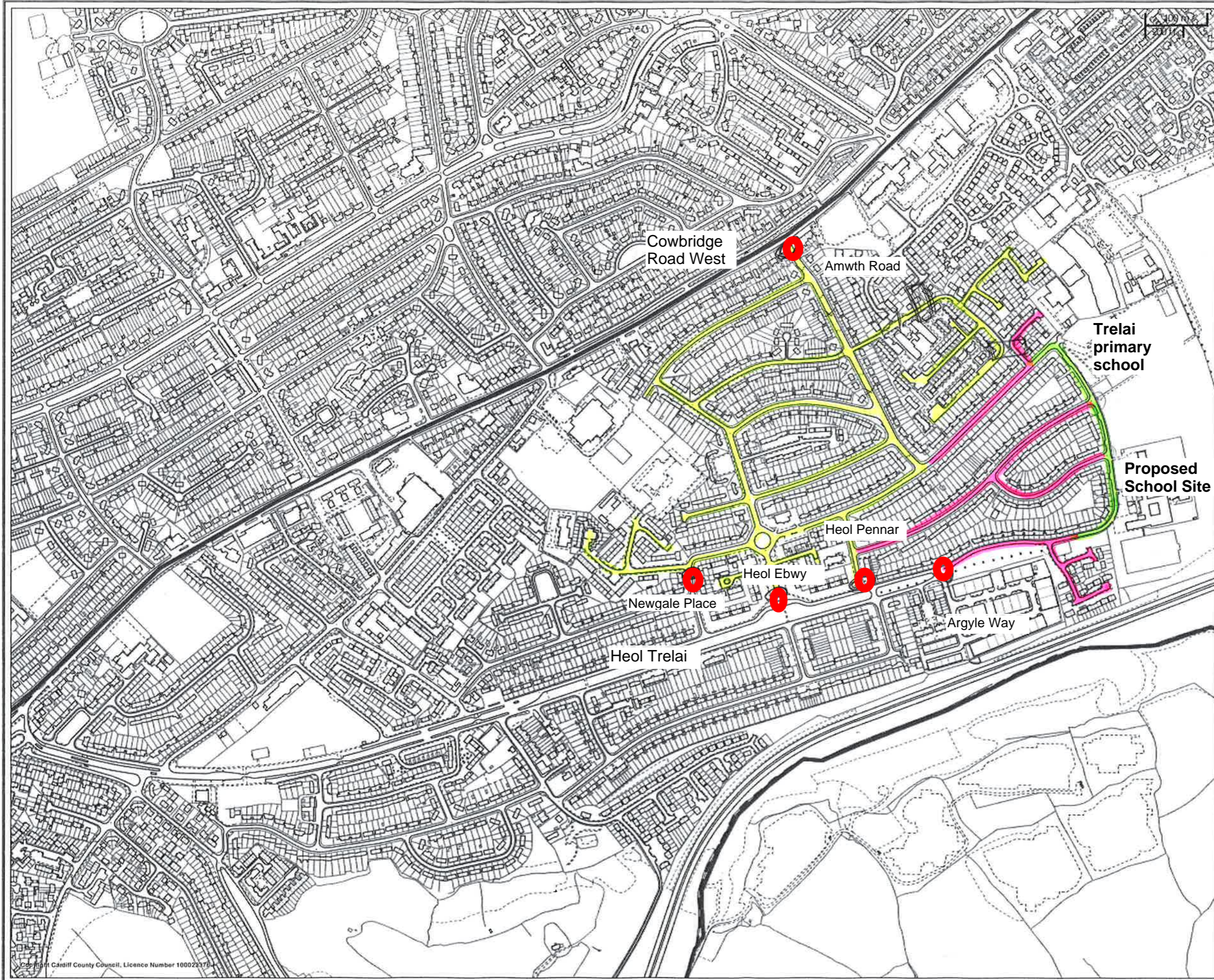




Artist's Impression – View across plaza to 11-16 Building and Post 16 Building



Artist's Impression – View along Heol Trelai to Post 16 Building



**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



CHIEF EXECUTIVE  
 Paul Orders  
 County Hall  
 Atlantic Wharf  
 Cardiff CF10 4UW  
 Tel: 029 20872000

Scale: 1:6000  
 Printed on: 9/5/2017 at 10:19 AM

© Crown copyright and database rights (2014).  
 This copy is produced specifically to supply  
 County Council information NO further copies  
 may be made.  
 Ordnance Survey 100023376 (2014).

- Existing 20mph
- Extended 20 mph with 3 gateways
- Extended 20 mph with 5 gateways
- Location of gateway