

COMMITTEE DATE: 19th October 2023

APPLICATION No. 23/01501/FUL

APPLICATION DATE: 28/06/2023

ED: FAIRWATER

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: Cantonian High School, Fairwater Road, Fairwater.

PROPOSAL: Construction of new Cantonian, Woodlands and Riverbank High Schools and other associated buildings including new Health and Well-being centre. Provision of various outdoor spaces, Sports Pitches and Multi-Use Games Areas, Flood-lighting, parking and access provision, cycle and refuse storage areas, SuDS provision and other associated works including the demolition of the school buildings.

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below in section 12.

1. BACKGROUND INFORMATION

1.1 This application is reported to Planning Committee as it is a 'major' application by the Local Education Authority (Cardiff Council).

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site comprises the existing Cantonian High School site, which is 4.96Ha in size and incorporates existing High School buildings to the northern part of the site (including demountable units) with sport pitches and open space to the southern part of the site.

2.2 The site is surrounded by residential dwellings to the south and west, whilst a portion of the railway line connecting Fairwater and Waungron Park Stations lies immediately adjacent to the eastern boundary. Fairwater Road runs parallel to the High School's northern boundary, beyond which lies dwellings and Fairwater Park.

2.3 The site is sloping with the northern boundary being the highest element of the site and the southern boundary the lowest.

2.4 The site is not within a Conservation Area or other Environmental Designation.

2.5 The site is within Flood Zone A and there is little or no risk of Fluvial or tidal/coastal flooding.



Figure 1: Site Location Plan



Figure 2: Aerial Photograph

3. DESCRIPTION OF DEVELOPMENT

3.1 This is a full application for the construction of a new Fairwater Campus. The proposal will facilitate the redevelopment of the wider site to establish the Fairwater Campus which seeks to bring together Cantonian High, Woodlands High and Riverbank School under one site. Fairwater Campus will establish an educationally advanced institution, contemporary teaching facilities and high quality outdoor and sports provision. The Campus include Additional Learning Needs (ALN) facilities and include out of hours use for the wider community.

3.2 The proposal forms part of a programme which seeks to enhance and expand the educational needs provision across the City.

3.3 The pupils' numbers for each School will be as follows:

- Cantonian High – 1450 Pupils (aged 11-19 years) (plus 30 Pupils in a Specialist Resource Base (SRB) unit
- Woodlands High – 240 pupils, ages 11-19 years
- Riverbank Primary – 112 pupils aged 5-11 years

3.4 The submitted plans show that the site will contain the following:

- The proposed main school building is part three storey, part four-storey in scale, comprising three school buildings connected by a main spine element linking them together.
- The Eastern building contains Cantonian High and is approximately 80m wide, 61.5m deep and between 14m and 18m in height, with a flat roof.
- The Western Building contains Riverbank Primary, is approx. 90m wide, 60m deep and between 5.5m and 14m in height with a flat roof
- The Southern Building contains Woodlands High, is approx. 75m long and 27-40m wide and between 6m and 13m in height with a flat roof (containing a lower ground floor element)
- Health & Wellbeing Block (HWB) sited adjacent to the Eastern Boundary, approx. 30m wide and 46m long, m high with a flat roof.
- Construction Hub Building for Woodlands High School. Approx. 9.5m wide and 24m long, 7.5m high with a pitched roof.
- New Sports Pitches including cricket nets
- Athletic Track – including 100m Track
- Outdoor Learning Areas/Outdoor Play and Dining/Social Areas for all three schools + forest school/habitat areas
- Informal hard and soft play equipment
- Staff & Visitor Parking
- ALN Drop off area for Cantonian High and shared area for Riverbank/Woodlands
- Cycle Track
- Cycle and Refuse storage areas
- SuDS features

- 3.5 The proposed buildings would be finished in buff facing brick with cladding to the entrance area and the front and side elevations of Cantonian High, with the roof area containing Sedum, PV panels, plant equipment, with an area of roof terraces on the southern and western elevations.
- 3.6 Internally the building would contain, classrooms, hall, kitchen and dining facilities, library, offices and meeting rooms, internal courtyards and other ancillary rooms associated with the schools.
- 3.7 Externally, the submitted plans show the provision of a parking area for staff & visitors off Fairwater Road, with a separate vehicle drop-off area to western elevation off Doyle Avenue for the Riverbank and Woodlands Schools. Pedestrian Access would be via the main entrance on Fairwater Road and Doyle Avenue.

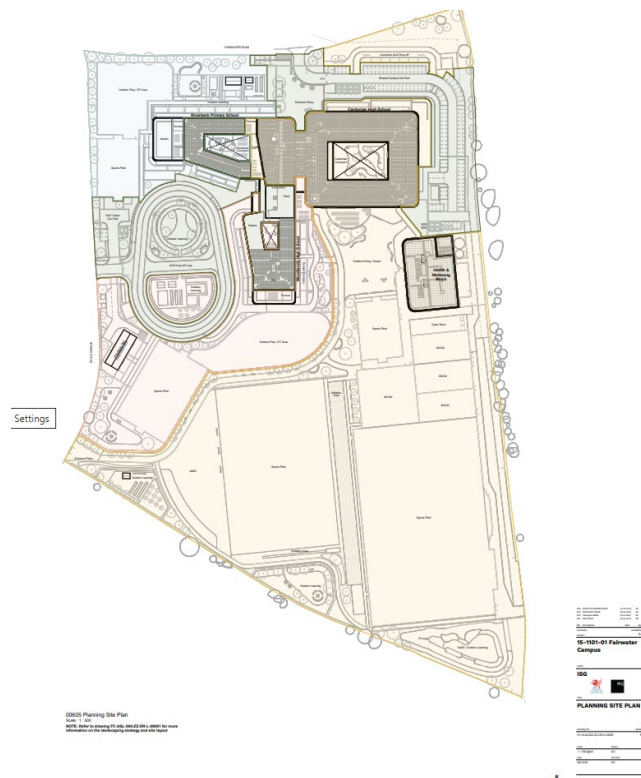


Figure 3: Proposed Site Layout

- 3.8 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/01501/FUL](https://www.fairwater.nsw.gov.au/23/01501/FUL)

4. PLANNING HISTORY

- 4.1 The site has the following relevant planning history: -

- 16/03046/MJR – Installation of a temporary single storey Portakabin Ltd complex to be used as decant teaching facility. Granted April 2017.
- 19/02826/MJR – Variation of condition 1 of 16/03046/MJR to allow the Portakabin complex and associated roadway to be retained until 31st December 2023. Granted December 2019.

- 19/02842/MNR – Prior Approval for the demolition of double storey, brick built building with tiled pitched roof (Caretakers House). Granted 2019
- 21/00942/MJR – The addition of a temporary facility on the school site (specialist resource base) and the temporary extension of the existing temporary kitchen and dining facility. Granted 2019.
- 22/01719/MJR – Erection of temporary replacement school buildings (between one and three storey in height) including administration, kitchen/canteen and school hall buildings, temporary school car park; and footpath from Fairwater Road to Doyle Avenue (all temporary works) together with permanent enabling works to facilitate the development of Cantonian High School comprising boundary fencing, spectator stand and installation of sport pitches, multi-use games area and associated Floodlighting and associated landscaping, drainage and engineering works. Approved.
- 22/02433/FUL – Erection of temporary School Hall and associated works. Approved.
- 22/03011/PRNO – Prior Notification of Proposed Demolition: Block A. Approved.
- 23/00682/PRNO – Prior Notification of Proposed Demolition: Block B. Approved.

5. POLICY FRAMEWORK

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.
- 5.2 'Sustainable development' means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 5.3 'Sustainable development principle' means that Local Authorities must 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.
- 5.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales
 - A Healthier Wales
 - A More Equal Wales

- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.

5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 15: Development and Flood Risk
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (March 2007)
- TAN 20: Planning and the Welsh Language (2017)
- TAN 21: Waste (February 2017)

- 5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP8 Sustainable Transportation
- KP12 Waste
- KP15 Climate Change
- KP16 Green Infrastructure
- KP17 Built Heritage
- KP18 Natural Resources

DETAILED POLICIES

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C1 Community Facilities
- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health
- C7 Planning for Schools

Waste

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

6.1 The **Operational Manager (Traffic and Transportation)**: No objection, subject to appropriate conditions

6.2 The **Operational Manager (Waste Management)**: No objections to the proposal

6.3 The **Operational Manager (Parks)** – No objections, state the following;

Parks Services supports the dual use of school facilities to bolster provision that is available to the general public so we welcome the clear ambition to facilitate community use.

In order for community use to be sustainable it is essential that both the needs of the users and the school are considered. Clubs and groups need to gain access easily and feel welcome and at the same time schools need to be able to maintain their security and ability to deliver their core business. The proposed design appears to achieve that through good separation between the sports facilities (including the access to them around the north eastern corner) and the main school building.

Another factor is the type of facilities as they need to be durable enough to sustain both school and community use. In that regard, the all-weather pitches/games courts are welcomed. Perhaps the proposed grass pitch should be all-weather too in order to cope with the intensity of use. However, it is noted in the Drainage Strategy that the pitch will be designed by a specialist pitch designer to include appropriate drainage systems which should result in a pitch that maximises playing hours. Once in use, it is vital the grass pitch, and the all-weather pitches, are managed and maintained carefully to preserve their use.

I have measured the areas allocated for the rugby pitch (the all-weather surface) and the football pitch (grass) and confirm they are large enough to accommodate adult sport including the required runoff areas. Please note the rugby/all-weather pitch will need a shock pad to allow for competitive matches.

As mentioned in previous comments, the new vehicle access opposite 19 Doyle Avenue will involve the loss of a highway tree so we request replacement for that, location to be agreed.

The new entrance at the southwestern corner – the Cantonian pupil 'spine' entrance route – does not appear as if it will impact the two adjacent highway trees but we would like confirmation.

6.4 **Tree & Landscape Officer** – No objections to the amended information received.

6.5 **County Ecologist** – No objections to the amended information received, subject to appropriate conditions.

- 6.6 **Shared Regulatory Services (Noise)** – No objections, subject to appropriate conditions.
- 6.7 **Shared Regulatory Services (Contaminated Land)** – No objections to amended details, subject to appropriate conditions.
- 6.8 **Drainage & Flood Risk Officer** – No comments received.
- 6.9 **Schools** – No objections.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water:** No objection, subject to appropriate conditions.
- 7.2 **Natural Resources Wales:** No objections, subject to appropriate conditions.
- 7.3 **South Wales Fire & Rescue Service** – No objections.
- 7.4 **South Wales Police** – No comments received.
- 7.5 **Glamorgan Gwent Archaeological Trust** - No objections to the proposal.
- 7.6 **Sports Council for Wales** – No objections to the proposal.
- 7.7 **Glamorgan Gwent Archaeological Trust** - Advise that the information in the Historic Environment Record (HER) curated by this Trust shows that there are no known archaeological sites within, or in close proximity to, the proposed development. Similarly, a review of historic Ordnance Survey mapping indicates no archaeological features or structures in the area. The application is located on the line of one of the 'significant views' from Fairwood House Registered Historic Park and Garden (PGW (Gm) 73), although the existing housing and indeed school has already disrupted it and any effect of a new school is unlikely to be significant. Furthermore it is likely that the construction of the current school has had an adverse effect on any potential remains that might be present.

Overall it is unlikely that significant archaeological remains will be encountered during the course of the works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

8. REPRESENTATIONS

- 8.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press.
- 8.2 Two emails have been received from the residents on Fairwater Road who comments as follows:

1. We live directly opposite Cantonian school. My comments about this latest planning application are positive. Previous concerns appear to have been listened to.

Even before the workmen arrived or Covid arrived, we could witness the daily, dangerous traffic chaos at the start and end of the school day with the adjacent road being reduced to single carriageway and with parents delivering or collecting children, with buses and taxis collecting or delivering and with many staff parked on the street due to insufficient on-site parking. With the redevelopment starting that situation is even worse.

So having examined the latest plans I am pleased to see that the greenwashing mantras have been ignored and that the latest plans include adequate parking. I am also pleased to see what appears to be a turning Circle, where parents, buses and taxis can drop off and pick up children other than on the narrow roads around the school.

Thank you to those involved for these improvements to the plan.

2. Having quickly reviewed the current proposals I must say that the on-site development appears to have significantly improved over earlier versions particularly in regards to the main vehicular access from Fairwater Road.

I am also pleased that concerns I raised previously in relation to the pedestrian ramp leading from fairwater road entrance to Doyle Ave have been taken on-board and that this will not form part of the permanent proposals and that the temporary measure takes pedestrians away from our property.

What I am however unclear about are the off-site improvements on Fairwater Road notably the proposed zebra crossing outside nr.125 Fairwater Road, associated active travel facilities, traffic calming and parking restrictions along the south side of Fairwater Rd. Other than the appendices to the TA there does not appear to be any further information to allow me to comment. Please note that I **objected** to the recent proposals by Cardiff Council's Transport Projects for the developed Zebra Crossing proposals and was pleased to hear (albeit indirectly via ISG) that these would not be progressing. I have not heard formally that this is the case or had any response to my letter which is disappointing. I would therefore see this as an opportunity for the Council to be clear on its intentions in relation to pedestrian and cycling facilities at the north entrance.'

- 8.3 All public representations made on the application are available to view in full on the Council's website.

9. ANALYSIS

- 9.1 The key material considerations in the determination of this application relate to Land Use / Principle of Development; Impact on the Character of the Area; Transportation / Highway Impacts; Impact on Residential Amenity; Impact on Trees/Landscaping; Impact on Ecology; Sustainability/Energy; Drainage and Flooding.

Land Use / Principle of Development

- 9.2 In terms of the land use policy implications of the proposals, the application site falls within the settlement boundary as defined by the LPD proposals map and is afforded no specific designation or allocation. The proposal seeks to provide new school buildings, ancillary buildings and infrastructure works including sport pitches on an existing school site, all of which are considered to be acceptable in principle on an existing school site.
- 9.3 Policy C7: Planning for Schools, supports new and improved school facilities where a need has been identified. The Policy states that development of primary, secondary and sixth form education should:
- i) Be well designed, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes; and
 - ii) Include, where appropriate, provision for other appropriate community uses in addition to their educational needs.
- 9.4 Para 5.354 states: Opportunities should be taken to share school buildings and facilities, or co-locate on shared sites with other Council Service areas and selected external services. This would serve to maximise the use of the land and provide an integrated citizen focused resource for the whole community. Opportunities for shared facilities could include libraries, community centres, leisure centres, indoor recreation facilities, play centres, adult education facilities, integrated childcare facilities, adjoining natural habitat, health care facilities.
- 9.5 The proposed campus will incorporate three individual schools which will share facilities. Parts of the school will be open for community use during out of hours. Facilities available will include a Health and Wellbeing Centre, MUGAs, football pitches, rugby pitch, and forest school.
- 9.6 Policy C1: Community Facilities, supports proposals for new and improved community facilities where the facility would be readily accessible to the local community it is intended to serve by public transport, walking and cycling; the facility would not unduly prejudice the amenities of neighbouring and nearby residential occupiers; the facility would not detract from the character and appearance of a property or the locality; the facility would not lead to unacceptable parking or traffic problems and; the facility is designed with the greatest possible flexibility and adaptability to accommodate additional community uses without comprising its primary intended use.

- 9.7 The proposed development includes sports facilities and a Health and Well-being building that will be accessible to the wider community during out of hours periods. The proposed development is considered compliant with this policy based on its location.
- 9.8 The proposal is considered to accord with and is supported by Policies C1 and C7.

Impact on the Character of the Area

- 9.9 As noted earlier, the Welsh Government publication [*Building Better Places: The Planning System Delivering Resilient and Brighter Futures*](#) contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 9.10 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.
- 9.11 PPW11 also embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.
- 9.12 The proposal would have a positive impact upon the character of the area, with the creation of additional sports pitches and the redevelopment of the school site to provide much needed additional learning needs school spaces within the city.
- 9.13 The proposals will facilitate the redevelopment of the existing 1970s Cantonian High School currently on site, which will in time result in a substantial enhancement to the character of the area with modern sustainable and functional buildings that are more suited to school pupils in terms of their layout and function and will facilitate a better learning experience.
- 9.14 The proposal entails the construction of a large main body of buildings containing the three schools (Cantonian, Riverside and Woodlands), in a roughly T shape development. The main Cantonian school buildings is rectangular in shape and is three to four storeys in height, with a brick surround to the ground floor with dark metal cladding to the floor above and coloured windows surrounds to the larger window opening. Adjacent to the Cantonian High is a glazed entrance/link building accessed off the main plaza accessed off Fairwater Road. Riverbank and Woodlands Schools are of a smaller scale and massing than Cantonian, with these buildings being two to three storey in height and of a more elongated form, they are to be constructed out of buff brick with smaller coloured elements to the window openings particularly on the ground floor. The proposal also includes the provision of a detached health and

well-being building (sports hall) with a rectangular building, with buff brick surround and yellow cladding.

9.15 It is considered that the design and appearance of the proposed buildings is acceptable as the proposal is of a contemporary design, which is modern in appearance with varying heights and depths to create interest, with added significance in terms of window details and surrounds to add further interest to the main buildings. The frontage of the school would have a striking visual appearance particularly with the glazed box adjacent the entrance containing the sixth form of Riverbank atop the building access from a main plaza. The differences in height also help to respond to the topography of the site (which is slightly sloping from North to South). Further details in regard to the materiality and samples are required to be submitted to ensure the materials proposed are acceptable in regard to the high specifications required by the Council.



Figure 4: Proposed Rear and Front Elevations (North-South)



Figure 5: Proposed Side, Rear and Front Elevations – Cantonian High



Figure 6: Proposed Eastern and Western Side Elevations



Figure 7: Proposed Health and Wellbeing Hub Elevations (Front and Rear (E-W))



Figure 8: Proposed Health and Wellbeing Hub Side Elevations (N-S)

- 9.16 The layout of the proposal shows that new school building will roughly follow the siting of the existing school buildings being predominantly sited to the South of Fairwater Road with the main pedestrian and vehicular entrance being off Fairwater Road itself (as current) with parking area for staff and pupil drop to the north-east of the site. The frontage of the site includes an entrance plaza leading the main atrium of the building with access for pupils and staff and also leads to the community café area. There is further pedestrian access to the south of Doyle Avenue for pupils and a vehicular access also off Doyle Avenue for staff parking and pupil drop off area for Woodlands and Riverbank School.
- 9.17 The layout also includes other ancillary school buildings (construction hub, outdoor learning areas, play areas, sport pitches and SuDS features and the campus is well laid and includes a lot of different uses and buildings as discussed above, but it does respond very well to its topography and surroundings, with the main school buildings and the main frequented areas of the school campus primarily being sited away from residential properties which adjoin the site and is considered to have a better use of the land within the site than the current school, with uses proposed considered as part of scheme from the beginning rather than additions at a later date. The landscaping of the site has been well thought out, with new planting to the southern, eastern and western boundaries to help screen the proposal from those residential properties which adjoin and the proposal includes a new landscaped areas within the site and includes allotment areas for pupils to grow own plants and vegetables.

Transportation / Highway Impacts

- 9.18 Chapter 4 of PPW 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that *"new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions."* It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 9.19 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
 - Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;
- 9.20 The application has been accompanied by a Transport Assessment.

- 9.21 Vehicular access will be from Fairwater Road, via an improved/widened existing access for the Cantonian High School. A one-way system is proposed for contracted pupil transport vehicles using the drop-off bays for the Riverbank and Woodlands Schools, with the proposed vehicular parking strategy for the site including
- Two separate drop-off bays for ALN pupils, one associated with Cantonian High; and one for both Woodlands High and Riverbank Primary Pupils accessed off Doyle Avenue
 - 97 spaces for staff and visitor parking (+ 14 disabled spaces)
 - With 10% electric vehicle charging spaces and 5% spaces designated for car sharing.
- 9.22 The submissions indicate that the proposed school will have public transport access with Bus routes located nearby and train stations located at Waungron and Fairwater, which are in close proximity to the school site.
- 9.23 With regard to the traffic and parking matters, no objections have been raised by the Operational Manager Transportation (see para. 6.1 above) in respect of highway safety, or parking provision, subject to conditions.
- 9.24 The proposal also includes the provision of cycle spaces, with dedicated cycle storage buildings within the site. It is considered necessary to ensure the cycle storage is acceptable and an appropriate condition has been imposed to agree these details.
- 9.25 The submitted details include a refuse storage area within the curtilage of the site. These details are considered to be satisfactory. OBJ

Impact on Residential Amenity

- 9.26 The submitted plans show the proposed new school building sited approximately 170m from the southern boundary, 41m from the Western Boundary, 37m from the northern boundary (adjacent Fairwater Road) and 36m from the Eastern Boundary. Given this distance separation, and the pre-existing school use, it is considered that the new school building would have no unacceptable impact upon the amenities of adjoining neighbours.
- 9.27 The proposal also includes enhancing the boundary trees and hedgerow to the Southern and Eastern boundaries adjacent to Doyle Avenue and St Fagans Road, thereby reducing any potential overlooking from the proposed new School.
- 9.28 The submitted plans show the provision of a new Sport Pitches and Outdoor Learning areas. Multi-Use Games Area (MUGA) and a sports areas (the site also includes other sports pitches which have already been consented under App 22/01719/MJR). The proposal includes the provision of facilities that will be accessible to the public outside of core School Hours including the sports facilities and community café.

- 9.29 The proposal would allow for the use of the proposed sport pitches during the hours of darkness at certain times of the year. While there would be the potential for the intensification of use of the school due to the increase in schools and pupil numbers on the site, it should be noted that the land has previously been used for sport and recreation purposes. In this regard, it is considered that any noise or impact from light can be appropriately managed, and conditions are recommended in this regard. Subject to the required additional measures and controls, over both the hours of operation, use of floodlighting and sport pitches, which accord with similar developments throughout the city, it is considered that there would be no undue impact upon neighbouring amenity relative to the existing use of the land as a school and recreational space.
- 9.30 These new sport facilities would be adjacent to properties to the West and the South (with intervening vegetation) to ensure no unacceptable impacts.
- 9.31 It would also be necessary to ensure the timings of which the facilities would be available to members of the public to ensure that the disturbance to neighbouring occupiers is reduced. A condition to ensure the floodlighting is not utilised between the hours of 21:00 and 0900 hours and the lux levels are controlled, subject to which it is considered that the floodlighting proposed, would not adversely impact upon neighbour amenity.

Impact on Trees / Landscaping

- 9.32 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change
- 9.33 The Tree & Landscape Officer raises no objections to the amended details and noted that the proposal includes enhancements along the boundaries and detailed landscaping to the site.

Impact on Ecology

- 9.34 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.35 Policy KP16 details that 'Cardiff's distinctive natural heritage which provides a network of green infrastructure', including trees and soil, will be protected, enhanced and managed to ensure the integrity and connectivity of this important resource is maintained.
- 9.36 Furthermore Policy EN6 further supports the principles of the aforementioned key policies in relation to ecological networks, biodiversity and trees.

- 9.37 An Ecology Summary, technical note and Bat survey prepared by a qualified ecologist has been submitted.
- 9.38 The Council's Ecologist has assessed the application and raises no objections to the application. He suggests a number of conditions (see below) and note the ecological enhancements proposed by the applicants in regard to this element of the site.

Biodiversity Net Gain

- 9.39 The proposal includes a number of Biodiversity enhancements to the site including:
- Areas of invasive species to be treated and controlled in accordance with an approved scheme
 - Installation of bird nest boxes;
 - Habitat creation and inclusion of native species in any proposed landscape scheme for the site;
 - The provision of bat boxes with target local biodiversity priority species; (Has been suggested that the school pupils are involved in the design and creation of the necessary bat and bird boxes)
 - Sowing of areas of open space with a diverse native wildflower seed mix would provide a foraging resource for a range of species including invertebrates and birds;
 - Provision of insect hotels, wood piles / logs, which would benefit invertebrates; and
 - Use of hedgehog houses within the scheme can provide enhancement opportunities for this species.
- 9.40 Subject to conditions the proposal is considered to accord with Policy KP16 and EN6, as well as Future Wales Policy 9.

Sustainability / Energy

- 9.41 Future Wales Policy 16 emphasises that large scale mixed use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.
- 9.42 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.43 *PPW* (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.

- 9.44 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.
- 9.45 The proposal is for a new school campus. The site itself will utilise low carbon, sustainable materials in the construction of the new school within renewable energy and layout/design being utilised to minimise energy consumption. The developers propose that the building will be Net Zero in operation and meet the BREEAM excellent rating for school building and the developers have proposed a strict target for embodied carbon through the buildings life cycle. It is proposed that the building will be fossil fuel free for heating and hot water, with the installation of ASHPs, PV panels (with battery storage and possible future connection to the main grid to allow export of excess energy generation), rain water harvesting and the use of passive and natural ventilation for heating and cooling. The developers are also keen in
- 9.46 The proposal is considered to be a highly sustainable development, which will be an exemplar for other similar projects, thus compliant with Policy EN12.

Drainage and Flooding

- 9.47 The site is within Flood Zone A and is not considered to be at significant risk of flooding.
- 9.48 Dŵr Cymru/Welsh Water raise no objections to the proposal subject to the imposition of conditions (see 17).
- 9.49 The site will also be subject to a SAB application and the applicants have been advised to enter into negotiations with the Councils SuDS drainage team in regard to a SAB submission.

Other Matters Not Assessed Above

- 9.50 As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:
1. It is noted that the drop off points proposed would not allow access for private cars dropping off pupils and only taxis and minibuses bringing in ALN and SRB pupils would be allowed to utilise the drop off and pick up areas.
 2. In respect of any proposals for a zebra crossing, the proposal has been carefully considered in terms of Highway Safety and parking. Off-site Highway improvements including new crossing points are being finalised by colleagues in Transportation and these measures form part of new Traffic Regulation Orders (TROs) which will be consulted on and formalised in conjunction with comments received.

CONCLUSION

- 9.51 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.
- 9.52 The proposal will play a key role in helping to deliver the LDP strategy, providing three new schools on the site of Cantonian High and associated works as part of a high-quality scheme on an existing school site, set in a highly sustainable, brownfield location.
- 9.53 Accordingly, the proposed development is in accordance with Policies KP5, KP6, KP13, KP14, KP16, EN6, EN7, EN8, EN10, EN13, EN14, T1, T5, C1, C3, C5 and C7 of the Cardiff Local Development Plan 2006-2026.

10. OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 10.1 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 10.2 Equality Act 2010. The Act identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.
- 10.3 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. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and

any other relevant other material considerations remain the primary considerations when determining planning applications.

- 10.4 Statutory pre-application public consultation: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.
- 10.5 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
- (a) Diversity between and within ecosystems;
 - (b) The connections between and within ecosystems;
 - (c) The scale of ecosystems;
 - (d) The condition of ecosystems (including their structure and functioning);
 - (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

11. RECOMMENDATION

That planning permission be **GRANTED** subject to conditions listed below.

CONDITIONS

1. The development permitted shall be commenced before the expiration of five years from the date of this planning permission.
Reason In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans:
 - FC-ASL-000-ZZ-DR-L-09000-P01- Site Location Plan
 - FC-ASL-000-ZZ-DR-L-09001- P07 - Overall Landscape
 - FC-ASL-000-ZZ-DR-L-09002-P06 - Fencing and Gates Plan
 - FC-ASL-000-ZZ-DR-L-09003-P01 - Building Bulletin Zones
 - FC-ASL-000-ZZ-DR-L-09004-P08 - Overall Planting Plan
 - FC-ASL-000-ZZ-DR-L-09005-P02 - Existing Plan
 - FC-ASL-000-ZZ-DR-L-09010–P06-Detailed Ground floor- Landscape GA Sheet 1
 - FC-ASL-000-ZZ-DR-L-09011-P05 - Detailed Ground floor- Landscape GA Sheet 1
 - FC-ASL-000-ZZ-DR-L-09012-P05 - Detailed Ground floor- Landscape GA Sheet 3
 - FC-ASL-000-ZZ-DR-L-09013-P05 - Detailed Ground floor- Landscape GA Sheet 4

- FC-ASL-000-ZZ-DR-L-09014-P04 - Detailed Courtyard Landscape GA
- FC-ASL-000-ZZ-DR-L-09015-P03 - Cantonian Cycle Storage-P03
- FC-ASL-000-ZZ-DR-L-09016-P06 - Detailed Roof Plan Landscape GA
- FC-ASL-000-ZZ-DR-L-09020-P05 - Detailed Planting Plan- Landscape GA Sheet 1
- FC-ASL-000-ZZ-DR-L-09021-P05 - Detailed Planting Plan- Landscape GA Sheet 2
- FC-ASL-000-ZZ-DR-L-09022-P05 - Detailed Planting Plan- Landscape GA Sheet 3
- FC-ASL-000-ZZ-DR-L-09023-P05 - Detailed Planting Plan- Landscape GA Sheet 4
- FC-ASL-000-ZZ-DR-L-09024-P01 – Detailed Planting Plan – Courtyards
- FC-ASL-000-SP-L-00001 P02 – Landscape Specification
- FC-ASL-000-XX-RP-L-00902-P01-Fairwater Campus Main Works – Soft Landscape Maintenance Schedule.
- FC-ASL-000-ZZ-DR-L-09090-P05 - Planting schedule
- FC-ASL-000-ZZ-DR-L-09100-P01 - Section sheet 1
- FC-ASL-000-ZZ-DR-L-09101-P01 - Section sheet 2
- FC-ASL-000-ZZ-DR-L-09102-P01 - Section sheet 3-P01
- FC-ASL-000-ZZ-DR-L-09103-P01 - Section sheet 4
- FC-ASL-000-ZZ-DR-L-09104-P01 - Section sheet 5
- FC-ASL-000-ZZ-DR-L-09900-P04 - Typical Landscape Details
- FC-ASL-000-ZZ-DR-L-09901-P04 - Typical Fencing Details
- FC-ASL-000-ZZ-DR-L-09902-P02 - Cycle shelter and Binstore Details
- FC-ASL-000-ZZ-DR-L-09904-P01 – Plaza Steps and Ramps
- FC-ASL-HWB-00-DR-A-00123-P11 - GA Upper Floor Plan (HWB)
- FC-ASL-HWB-B1-DR-A-00113-P11 - GA Lower Ground Floor Plan (HWB)-P11
- FC-ASL-HWB-RF-DR-A-00143-P06 - GA Roof Plan (HWB)
- FC-ASL-HWB-ZZ-DR-A-00230-P06 - GA Elevations (HWB) - Sheet 1
- FC-ASL-HWB-ZZ-DR-A-00231-P06 - GA Elevations (HWB) - Sheet 2
- FC-ASL-HWB-ZZ-DR-A-00330-P04 - GA Sections (HWB) - Sheet 1
- FC-ASL-HWB-ZZ-DR-A-00331-P04 - GA Sections (HWB)- Sheet 2
- FC-HLM-CHS-ZZ-DR-A-00200-P07 - GA Elevations (CHS) Sheet 1 – S4
- FC-HLM-CHS-ZZ-DR-A-00201-P07 - GA Elevations (CHS) Sheet 2 – S4
- FC-HLM-CHS-ZZ-DR-A-00202-P03 - GA Elevations (CHS) Sheet 3 – S4
- FC-HLM-RSS-ZZ-DR-A-00220-P07 - GA Elevations (RSS) Sheet 1 - S3
- FC-HLM-RSS-ZZ-DR-A-00221-P07 - GA Elevations (RSS) Sheet 2 – S4
- FC-HLM-RSS-ZZ-DR-A-00223-P01 - GA Elevations (RSS Cabin) – S4
- FC-HLM-WHS-ZZ-DR-A-00210-P07 - GA Elevations (WHS) Sheet 1 – S4
- FC-HLM-WHS-ZZ-DR-A-00211-P03 - GA Elevations (WHS) Sheet 2 – S4
- FC-HLM-WHS-ZZ-DR-A-00222-P06 - GA Elevations (WHS Hub) – S4
- FC-HLM-ZZZ-B1-DR-A-00600-P12 - Lower Ground Floor Plan – S4
- FC-HLM-ZZZ-00-DR-A-00601-P14 - Ground Floor Plan – S4
- FC-HLM-ZZZ-01-DR-A-00602-P14 - First Floor Plan – S4
- FC-HLM-ZZZ-02-DR-A-00603-P14 - Second Floor Plan – S4
- FC-HLM-ZZZ-RF-DR-A-00604-P07 - Roof Plan – S4
- FC-HLM-ZZZ-ZZ-DR-A-00605-P05 - Planning Site Plan – S4
- FC-HLM-ZZZ-ZZ-DR-A-00610-P09 - Elevations 01 – S4
- FC-HLM-ZZZ-ZZ-DR-A-00611-P08 - Elevations 02 – S4
- FC-HLM-ZZZ-ZZ-DR-A-00630-P04 - Site Sections – S4

- FC-HLM-ZZZ-ZZ-DR-A-00631-P04 - Building Sections – S4
- FC-ARP-ZZZ-XX-DR-C-20100-P03 - Permanent School Vehicle Swept Path Analysis Sheet 1
- FC-ARP-ZZZ-XX-DR-C-20101-P03 - Permanent School Vehicle Swept Path Analysis Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20500-P02 - Existing Drainage Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20501-P02 - Existing Drainage Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20502-P02 - Permanent School Proposed Surface Water Drainage Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20503-P02 - Permanent School Proposed Surface Water Drainage Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20504-P02 - Permanent School Proposed Foul Drainage Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20505-P02 - Permanent School Proposed Foul Drainage Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20600-P02 - Permanent School Proposed Finished Levels Sheet 1-P02
- FC-ARP-ZZZ-ZZ-DR-C-20601-P02 - Permanent School Proposed Finished Levels Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20602-P02 - Permanent School Proposed Formation Levels Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20603-P02 - Permanent School Proposed Formation Levels Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20700- P02 - Permanent School Construction Finishes Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20701-P02 - Permanent School Construction Finishes Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-21400-P01 - Existing Utilities Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-21401-P01 - Existing Utilities Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-40600-P02 - Permanent School Earthworks Cross Sections
- FC-ARP-ZZZ-ZZ-DR-C-40700-P02 - Permanent School Construction Build Ups
- FC-ARP-XXX-XX-DR-C-70700-P04 - Proposed Construction Details
- FC-ARP-XXX-XX-DR-D-70500-P04 - Proposed Drainage Details Sheet 1
- FC-ARP-XXX-XX-DR-D-70501-P04 - Proposed Drainage Details Sheet 2
- FC-ARP-XXX-XX-DR-D-70502-P04 - Proposed Drainage Details Sheet 3
- FC-ARP-XXX-XX-DR-D-70503-P04 - Proposed Drainage Details Sheet 4
- FC-ARP-XXX-XX-DR-D-70504-P04 - Hydrobrake Chamber Details
- FC-ARP-XXX-XX-DR-D-70505 - Attenuation Tank Details
- FC-CLI-XXX-XX-DR-X-52751A - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751B - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751C - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751D - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751E - Underground Utilities Survey
- FC-ISG-XX-XX-RP-W-00103 – Invasive Species Management Plan
- 20-046 – Tree Constraints Plan
- 20-046 – Tree Protection Plan
- GBU3106 – Tree Pit Details Rev C
- D-516160 – Fairwater Campus Ph2 Permeance and Spill Results
- 28352-1 – 10m Tubular Post Top Column

- Fairwater Campus (Main Works) Transport Assessment (Atkins June 2023)
- Construction Phase Plan
- Hydraulic Modelling Assessment
- Soakaway Investigation Report
- Drainage Strategy Report (pts 1-8)
- Geotechnical and Geo-Environmental Site Investigation Report (pts 1-5)
- Arboricultural Implications Assessment
- Soil Resources and Management Report
- Construction Environmental Management Plan
- Ecological Construction Method Statement Rev 3
- Ecology Summary Note
- Stage 2 Ecology Survey
- Environmental Noise Assessment
- Acoustic Design Report
- Acoustic Feasibility Survey

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

Action Conditions

3. Prior to beneficial occupation, the following net benefits for Biodiversity, covering green infrastructure, shall be installed at the development and retained thereafter.
 - 2 x A2 interpretation panels; one on the ecological features of the Forest School area and one on the ecological features of the SUD feature (Suggested that these could be designed by the existing pupils, erected by the applicant. Coordination with the County Ecologist is welcomed).
 - 2 x south facing bee banks for bumble and mining bees and 2 x large solitary bee boxes. (Is suggested that the bee boxes could be designed and built by pupils and erected by the applicant. Coordination with the County Ecologist is welcomed).
 - A continuous gap beneath fences of 100mm or holes of 130mmx130mm under fences, gates, walls etc to allow passage of hedgehog throughout the whole site, except to artificial pitches.
 - 2 x large hibernacula suitable for reptiles, amphibians, small mammals and invertebrates; 1x in the north east corner of the site and 1x in the south east corner of the SUD.
 - 1 x defined compost heap to benefits reptiles, mammals and invertebrates adjacent to the SUD feature. This will be topped up at least annually from hedgerow to meadow cutting.
 - 4 inbuilt bat boxes suitable for maternity, purposes, on the south or east of Cantonian High School. Above lighting column height and avoiding windows.
 - A conglomeration of 6 swift boxes, on the eastern elevation of Cantonian High School.

- 10 further bird boxes, to include a terrace of house sparrow boxes. (Is suggested that these bird boxes could be designed and built by pupils. Coordination with the County Ecologist is welcomed).
- A minimum 4 x, 1m² shallow trays of sand/gravel for use by gulls, installed on appropriate flat roof sections of buildings. These shall be in sheltered positions, such as behind parapets.

A drawing indicating the location of enhancements and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), shall be provided to Cardiff Council no later than one month after the schools first beneficial use.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhance biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”.

4. Notwithstanding the submitted details (condition 2), prior to their use on site, samples of all external finishing materials shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

5. Prior to beneficial use of the development (including use of new Sports Pitches/Mugas, the following information is required to be submitted and agreed by the LPA.
 - The operational periods between which lighting will be required at sports pitches and MUGA.
 - The operational periods for general site lighting.
 - Contour plans with 0.2, 0.5, 1, 3 and 5lux isolines (or above) for general site lighting, and the control of this lighting on the southern, western and eastern boundary to ensure ecological corridors are not excessively lit and that site planting, especially native planting is not lit so as to prevent the ecological benefits of its inclusion within the site being negated.

All external lighting shall be installed in accordance with the specifications and locations set out via the above, and these shall be maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To manage the impact of the development upon protected species in accordance with Policy KP16, EN6 and EN7 of the Cardiff Local Development Plan (2006-2026).

6. Prior to beneficial use of the development hereby approved, a complete BS4142 assessment in line with BS4142+A1:2019 (or any British Standard amending or superseding that standard) to demonstrate that all plant equipment on site will not cause a noise nuisance to the closest noise sensitive premises shall be submitted to and approved by the LPA. The report shall be completed by a suitably qualified acoustic consultant.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy EN14 of the Approved Local Development Plan.

7. Prior to beneficial use of the development hereby approved, details of the design of the gates to Fairwater Road and Doyle Avenue shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenities, in accordance with Policy KP5 of the adopted Cardiff Local Development (2006-2026)

Regulatory Conditions

8. The remediation scheme (*Arup, 23 August 2023; Fairwater Campus Remediation Strategy and Remediation Implementation and Verification Plan Reference: FC-ARP-ZZZ-FN-RP-C-00003 P02*) must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

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 workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan

9. The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such

guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure that that noise and odour from the kitchen extraction system does not adversely affect adjoining neighbours.

10. The use of the Multi Use Games Areas and Sports Pitches and other community facilities as shown on the approved plans is restricted to 8am-9pm on all days.

Reason: This ensure that the amenities of adjoining occupiers are protected.

11. To ensure landscaping develops to satisfy arboricultural and ecological considerations, the below points will be followed:

- Any new planting, seeding or turf laying which within a period of 5 years from the completion of the development dies, is removed, becomes seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting/seeding season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

- Planting, seeding and turf laying 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.

- All root wrappings and cages shall be removed at planting. The only exception would be for friable root balls. In this case, wrappings and cages must be fully biodegradable, otherwise, it would be acceptable to remove the upper third of cage and wrapping at the same time as backfilling. If this is not observed and trees are found to be in a poor condition as a result, replanting of new stock will be expected.

- Prior to the planting of landscaping, the applicant, their landscape contractor, landscape architect, soil scientist, and ecologist, will be expected to meet, to discuss landscaping to ensure its successful implementation, in line with submitted documents and plans.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance, in accordance with Policies KP5, KP16, EN6 and EN8 and of the adopted Cardiff Local Development Plan (2006-2026).

12. Vehicular car parking shall only occur in marked bays as set out on the approved plans.

Reason: To ensure the development accords with the parking standards with the Managing Transport SPG and policy T5 of the adopted Cardiff Local Development Plan (2006-2026).

INFORMATIVES

1. The applicant/developer is advised that as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com
3. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
4. That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.
5. 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;

(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 license. 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.

9. 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.
10. The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that:
 - (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area,
 - (2) during the construction phase, on site marketing information (i.e. text on construction hoardings /flags / banners – as consented) be provided bilingually and
 - (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.