

COMMITTEE DATE: 13/01/2016

APPLICATION No. **15/02513/MJR** APPLICATION DATE: 16/10/2015

ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: FORMER CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ

PROPOSAL: RE-DEVELOPMENT TO PROVIDE NEW SCHOOL, PLAYING FIELDS INCLUDING FLOODLIT SPORTS PITCHES AND ASSOCIATED WORKS

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

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

1566101/P/GA/006C; 1566101/P/GA/007A; 15034A01PL152;
15034AGPL151A; 15034AXXPL154; 15034AXXPL155;
15034CXXPL156; 15034CXXPL157; 15034A02PL153;
15034AXXSK(31)922; E6036-EXT-01P1; 301A; 350B; 300C;
CAM-S-00-00-GA-152-A;

External Lighting Proposals; Design and Access Statement; Tree Survey Report; 6036 External Lighting; Bris Soleil detail received 22/12/15; Project Environmental Plan; Surface and Foul Drainage Strategy; Transport Assessment and Addendum Report; Ground Investigation Report and Draft Factual Report; Flood Consequences Assessment dated 12/11/15; Extended Phase 1 Habitat Survey and summary of Ecological Credits available under Breeam Land Use and Ecology; Bat Mitigation Strategy document submitted by ch2m on 17 December 2015, including the Proposed position of Bat Box and Lux level drawings that accompanied the Strategy document; and Noise impact Assessment-MUGA and Sports Pitches.

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

3. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of the following have been submitted to and approved by the Local Planning Authority, in accordance with the current British Standard for trees in relation to construction:

- (i) An Arboricultural Method Statement (AMS), setting out the methodology that will be used to prevent loss of or damage to retained trees. It shall include details of on-site monitoring of tree protection and tree condition that shall be carried out throughout the development and for at least two years after its completion.
- (ii) A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the Local Planning Authority, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess: the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses.

- 4. Prior to work commencing on the construction of the school building full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason : To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance.

- 5. A Soil Resource Survey (SRS) and Plan (SRP) shall be prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, and used to inform the landscaping scheme and Construction Environmental Management Plan. The former should be designed to avoid all proposed drainage and other service infrastructure and should include a scaled planting plan, plant schedule, topsoil and subsoil specification (informed by the SRS & SRP and to include specifications for all site topsoil and subsoil demonstrating fitness for purpose e.g. for tree planting, sports pitches etc.), tree pit plan and section views for different situations (soft, soft adjoining hard), planting methodology and aftercare methodology.

Reason: In the interests of good arboricultural practice and the visual amenities 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. Prior to the commencement of any development works (excluding any demolition works that may be required) a complete programme of gas monitoring must be completed and reported to the Local Planning Authority for approval. Following completion of the monitoring scheme, the proposed details of any appropriate gas protection measures which may be required 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 to the Local Planning Authority. If protection measures are required then these 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 in accordance with policy 2.63 of the Cardiff Unitary Development Plan

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must 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 must 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 must 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: In the interests of pollution prevention in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

10. The development shall be carried out in accordance with the Conclusions and Recommendations of the Soltys Brewster Extended Phase 1 Habitat Survey and summary of Ecological Credits available under Breeam Land Use and Ecology, and Bat Mitigation Strategy document submitted by ch2m on 17 December 2015, including the Proposed position of Bat Box and Lux level drawings that accompanied the Strategy document.

Reason: In the interests of biodiversity.

11. Details of the proposed highway works along Trowbridge Road shall be submitted to and approved in writing by the Local Planning Authority. These details to comprise, but not be limited to the provision of a School Safety Zone (speed table, raised zebra crossing facility) new Roundabout and creation of new points of access into the site, including associated beacon poles, ducting / cabling, tactile paving, kerbing, signing, lining and street lighting as agreed in principle on drg. no. CC1480 – 300 Revision C. The scheme so approved shall be implemented prior to the first beneficial use of the development.

Reason: To ensure a safe zone / crossing facilities are provided to the frontage of the school in the interest of pedestrian and highway safety.

12. The car parks shall be constructed, surfaced and laid out in accordance with the approved details before the development is brought into beneficial use. Thereafter the car parks 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.

13. The cycle parking spaces shall be provided 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.

14. 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 Saturday 16:00 to 22:00; Sunday 08:00 to 20:00 and the school outdoor sports facilities shall be limited to Monday to Friday 09:00 to 18:00 only unless otherwise agreed in

writing by the Local Planning Authority.

Reason: To ensure the amenity of occupiers of residential premises in the vicinity are protected.

15. The floodlighting of the sports facilities shall be manually controlled and not be operated between 18:00 hours and 09:00 hours nor at any time between May and August inclusive unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the amenities of occupiers of residential premises in the vicinity are protected and in the interests of biodiversity.

16. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide for:

- (a) the parking of vehicles of site operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) the erection and maintenance of security hoarding
- (e) wheel washing facilities
- (f) measures to control the emission of dust and dirt during construction
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety, public amenity and sustainability.

17. No development shall take place on the exterior of the school building 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.

18. 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.

19. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent pollution of the water environment of the Gwent Levels – Rumney and Peterstone Site of Special Scientific Interest

and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

20. The proposals shall be carried out in accordance with the approved Flood Consequence Assessment (FCA) produced by Atkins Reference 5133132.220 ATK FCAXX REP c-001 (Revision 2.4) dated 12th November 2015, and the following measures detailed within the FCA:
- a) Finished Floor Levels must be set at 9.7 metres Above Ordnance Datum (mAOD). (*Section 4.3 of the FCA*)
- Reason: To reduce the risk of flooding to the proposed development and future users.
21. The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.
- Reason: To prevent pollution of the water environment including the Gwent Levels – Rumney and Peterstone Site of Special Scientific Interest.
22. The development (excluding demolition) hereby permitted shall not be commenced until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
- Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

RECOMMENDATION 2: The contamination assessments and the affects 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 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.

RECOMMENDATION 3: The highway improvement works conditioned above and any other works to the existing or adopted public highway are to be subject to an agreement under Section 278 and 38 of the Highways Act 1980.

RECOMMENDATION 4: That the developer be advised that where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats etc.) Regulations 1994 is present on the site in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.

RECOMMENDATION 5: 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 6: That the Framework Travel Plan be progressed and reports submitted annually to the Local Planning Authority, commencing from the first anniversary of beneficial occupation of the development for a period of 5 years. Reason: To accord with the Council's Access, Circulation and Parking Standards SPG.

RECOMMENDATION 7: Part of this development site falls within a radon affected area and may require basic radon protective measures, as recommended for the purposes of the Building Regulations 2000.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This proposal is for a new secondary school on the site of the former Cardiff and Vale College at Trowbridge. The school would provide accommodation for 1200 pupils; 320 post 16 students plus vocational accommodation; facilities that would be accessible to the local community; external sports facilities, including grass pitches and a 3Gpitch; and new highway works including proposed traffic calming and a new roundabout. The school will be a joint facility between the City of Cardiff Council and Cardiff and Vale College.
- 1.2 The proposed building would be L-shaped. The shorter section of the L would front the highway and would accommodate the sports hall. This part of the building would measure 35m x 19m and would be 10.2m high. The longer part of the L would be a two storey building that would accommodate all 59 classrooms plus 3 large flexible open teaching spaces, main hall, dining area, kitchens, gym, changing rooms, shop, toilets, staff rooms and activity studio. This part of the building would measure 116m x 42m and be 9.8m high. The main entrance to the school building would be at the front facing the highway, on the western elevation.
- 1.3 The main part of the school would be finished in buff mixed stock facing brickwork with two first floor projections finished in white render. The windows and doors would be finished in grey colour aluminium and would incorporate coloured fins. Grills above the windows are part of the room natural ventilation strategy, providing tempered fresh air to the rear of the classrooms. The solar gain will be controlled by a combination of opening lights and the specification of the glass. There will be blinds to control glare. The sports hall would be finished in rainscreen cladding.
- 1.4 79 car parking spaces and racks for 81 cycles are proposed. The service yard and most of the car parking will be screened by the sports hall from the highway. A roundabout is proposed to the south of the main entrance to the school at the junction with Heol Newydd to enable buses to turn without reversing. Most of the cycle racks and 14 visitor parking spaces plus 4 disabled parking spaces will be located between the school and the highway. Local traffic calming measures are proposed.
- 1.5 To the south of the school building a rugby pitch with baseball diamond and 8 lane 110m hurdle track; a 3G football pitch; a MUGA containing netball and tennis courts; a second smaller MUGA for football or basketball; and a long jump pit are proposed. The pitches would be floodlit. The closest dwelling to the nearest sports facilities (netball/tennis MUGA) would be separated by Trowbridge Road and be 65m distant, 75m from the nearest part of the smaller football/basketball court (which is separated from those dwellings by the day centre), 115m and 200m respectively from the nearest part of the 3G football pitch and rugby pitch, half of the pitches are screened by the day centre. The windows in the houses are double glazed. A grandstand with 60 seats is proposed next to the eastern side of the football pitch.

- 1.6 There would be an external dining area covered by a canopy, areas to sit outside, landscaping, allotments, domestic scale garden, chicken coop area, meadow habitat area and two lightly wooded habitat areas. These external areas and the sports facilities would be enclosed by a 2.4 m high weld mesh fence or other to be agreed. The MUGAs and football pitch would be enclosed by a 4.5m high fence. A 5m wide woodland buffer is proposed along the southern boundary.
- 1.7 The indicative landscaping scheme indicates that substantial planting will be carried out. The size and species of trees, shrubs and hedgerows has not yet been specified.
- 1.8 The applicant indicates that the facilities anticipated to be most used by the community are the sports hall, gym, activity studio, restaurant associated with the training kitchen, changing facilities, social space adjacent to reception. These facilities can be accessed from the main reception. Other facilities that can be made available include the main hall and associated performance spaces, dining facility in association with the school hall and classrooms can be made available by arrangement. Discussions are being held for the proposed sports pitches to be available for the wider community. A pedestrian link from Trowbridge Junior school to the sports pitches is proposed.
- 1.9 The Flood Consequences Assessment concludes that the site is considered to be at low risk of flooding from fluvial or tidal sources currently. The site is considered at low risk of fluvial flooding over the lifetime of the development. The risk due to predicted sea level rise will put the site at medium risk of flooding over the lifetime of development, taken to be 100 years to 2115, affecting the lower-lying southern part of the site. The proposed development results in the new school building being flood free for a development lifetime to 2115. The access to the site from the west via Trowbridge Road is at medium risk of surface water flooding, with a short section considered to be high risk, (likely to flood with a chance each year greater than 1 in 30). Flood depths would not be expected to exceed 300mm.

2. **DESCRIPTION OF SITE**

- 2.1 The site is some 11ha in area and is partially occupied by buildings, used by Cardiff and Vale College, and a grassed area ancillary to and south of these buildings. The existing college has 214 car parking spaces. The site is located on the north eastern side of Trowbridge Road. To the north and west of the site are residential properties; to the east is Trowbridge Junior School, St John Lloyd Roman Catholic School and some residential properties. To the south there are fields. The main railway line to Paddington is some 450 m from the southern boundary of the site and approximately 600m from the nearest part of the new school building. Workshops associated with the College within the northernmost part of the site are to be retained for vocational training purposes.

2.2 There are 10 trees on the site 9 of which are identified in the Tree Survey Report as low quality and in the main adjoin buildings within the site. Two trees at the north east corner of the site, an oak (moderate quality) and a hawthorn (low quality), are identified as being retained.

2.3 An Ecological study identified that a Common Pipistrelle bat roost was in one of the buildings to be demolished.

3. **SITE HISTORY**

3.1 15/01059MNR – Prior approval granted for demolition of buildings on site.

3.2 06/02349E – Parking for an additional 84 vehicles and CCTV cameras within the site has been allowed.

3.3 04/00132R – Nursery allowed next to south west corner of this site and which lies outside the boundaries of the current application site.

3.4 00/01599R – Light vehicle workshop allowed as part of college but lies just north of the current application site boundaries.

3.5 There have been a number of older applications to develop the college site which are not considered relevant to the current application.

4. **POLICY FRAMEWORK**

4.1 Relevant National Planning Guidance:
Planning Policy Wales 5 (November 2012)
MIPPS 01/2008: Planning for Good Design
TAN 5 : Nature Conservation and Planning
TAN 11: Noise
TAN 12: Design
TAN 16: Sport, Recreation and Open Space
TAN 18: Transport
TAN 21: Waste
TAN 22: Sustainable Buildings

4.2 The site is identified as Land for Educational Use, as defined in the City of Cardiff Local Plan.

4.3 The application should be considered against the following policies of the adopted City of Cardiff Local Plan:

Policy 2 'Locally Important Archaeological Remains'
Policy 11 (Design and Aesthetic Quality)
Policy 17 (Parking and Servicing Facilities)
Policy 18 (Provision for Cyclists)
Policy 19 (Provision for Pedestrians)
Policy 45 (Sport, Recreation and Leisure Facilities)

4.4 The following policies of the Deposit Cardiff Unitary Development Plan (October 2003) are relevant:

Policy 2.20 (Good Design)

Policy 2.24 (Residential Amenity)

Policy 2.45 (Trees Woodlands and Hedgerows)

Policy 2.50 (Ancient Monuments and Other Archaeological Remains)

Policy 2.57 (Access, Circulation and Parking Requirements)

Policy 2.64 (Air, Noise and Light Pollution)

Policy 2.74 (Provision for Waste Management Facilities in Development)

4.5 The following Supplementary Planning Guidance:

- (i) Access, Circulation and Parking Requirements, Standards, January 2010;
- (ii) Trees and Development, March 2007;
- (iii) Waste Collection and Storage Facilities, March 2007.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Highways Officers states :-

A Transport Assessment (TA) and Addendum have been submitted in support of the application which examines the likely effect of traffic associated with the new school development. These documents also assess how pupils and staff will travel to / from the site, by modes of travel other than the private car.

Vehicular access into the site is proposed to be taken off Trowbridge Road, together with pedestrian and cycle access.

A School Safety Zone is proposed on Trowbridge Road outside the school and will incorporate a tabled gateway feature and a tabled zebra crossing facility in order to reduce vehicle speeds and provide improvements for pedestrians and cyclists.

The proposals also include a new roundabout on Trowbridge Road at its junction with Heol Newydd in order to address existing problems relating to road safety with vehicles (particularly larger vehicles) having to perform 3 point turns in the road immediately outside the College.

A sustainable travel review has been undertaken which demonstrates that accessibility of the proposed Eastern High School site from the surrounding residential areas within the school catchment, which will not change as a result of the proposals.

The TA identifies that as the majority of pupils will be transferring from the existing Eastern High School and that there will be a limited amount of traffic added to the existing highway network as a direct result of the proposal.

The TA has been independently audited by Atkins and examined by Officers and is considered to represent a robust analysis in this respect.

The TA is also supported by a Framework Travel Plan (TP) and is based upon existing travel behaviour surveys. The principle of this document is accepted and will be progressed in liaison with the Council's Travel Plan Officer in order that those actions contained within are realised once the school is in operation.

On the basis of the above, I can therefore confirm that Transportation would have no objection to the principle of the proposed new high school and post-16 academic and vocational provision, subject to conditions being included.

The Highway Officer has suggested that a financial contribution be secured to enable the associated Traffic Regulation Orders to be implemented, as per the School Safety Zone condition for the reduction of the speed limit and introduction of parking restrictions along Trowbridge Road. In addition, for the investigation and implementation of parking restrictions deemed necessary in those roads within the vicinity of the site. This sum to be £5,200 (incl. the 6% fee).

It is not considered appropriate for the Council to have a S106 Agreement with itself. However, the identified cost would be directly attributable to this development. This requirement and the other highway comments have been forwarded to the agent.

- 5.2 Waste Management advises that 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 current location of the bin store is acceptable; however, the design of the bin store is unclear. More details are required to assess whether the size of the bin store is sufficient, particularly the size and style of doors/gates. The bin store should be constructed with double doors that open outwards so that bins can be manoeuvred easily.

The collection vehicle will require access from Trowbridge Road, to the service yard behind the gate, so please make sure these are unlocked to enable collections. Please ensure drop kerbs will be provided for the safe movement of bulk bins to the collection vehicle.

Other advisory notes were provided which with the above comments have been brought to the applicant's attention.

- 5.3 The Tree Officer says that:- Subject to the approval and implementation of an Arboricultural Method Statement and Tree Protection Plan, the one retained tree (T17), a moderate quality and value oak, should not be unacceptably harmed. However, I seek clarification on the submitted Drainage Strategy which shows surface water drainage passing beneath the tree – is this proposed or existing?

A Soil Resource Survey (SRS) and Plan (SRP) should be prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, and used to inform the landscaping scheme and Construction Environmental Management Plan. The former should be designed to avoid all proposed drainage and other service infrastructure (some possible conflicts between drainage and indicative planting are apparent) and should include a scaled planting plan, plant schedule, topsoil and subsoil specification (informed by the SRS & SRP and to include specifications for all site topsoil and subsoil demonstrating fitness for purpose e.g. for tree planting, sports pitches etc.), tree pit plan and section views for different situations (soft, soft adjoining hard), planting methodology and aftercare methodology.

- 5.4 The Ecology Officer states that: - This application needs to be supported by the results of a bat survey in order for us to be able to assess the impacts of the proposed scheme upon bats. My concern is that bats and/or a bat roost may be disturbed by demolition of these buildings.

I note that bat surveys were undertaken late August/early September, but that these were inconclusive, and in any case the results of those surveys are not provided with this application as far as I can see.

Ian Jones (Project Management Leader – PDD) has stated that demolition needs to start in January, but of course the bat survey season has finished now until April/May next year.

This being the case I have sought to suggest ways of allowing the scheme to progress whilst mitigating any potential impacts upon bats. However, these suggestions were made to CH2M consultants, whereas the most recent Phase 1 habitat report has come from Soltys Brewster Consultants. The latter have suggested that the scheme should follow any recommendations made by CH2M, but of course we do not have a report from CH2M setting out any recommendations.

In relation to drainage, I note that surface water drainage will be connected to an existing outfall structure to the south of the site. This structure is on the boundary of the Gwent Levels SSSI and flows into the reens of the SSSI. Therefore NRW should be consulted on this application so that we may have their view on the potential impact of the proposed scheme upon the features of the SSSI.

Other than that, I support the conclusions and recommendations of the Soltys Brewster Phase 1 survey report, and these should form the basis of an overall ecological mitigation or green infrastructure strategy for the site.

- 5.5 Pollution Control has advised that the development site is adjacent to the former Ty Mawr Landfill and is only separated from the site by Trowbridge Rd. As a result there is a potential for ground gas issues to be present at the development site which may require mitigation measures in the form of ground gas protection measures for any new structures. A copy of Pollution Control's response has been forwarded to the applicant's agent. Should this application be allowed Pollution Control's proposed conditions and advisory note are included as part of the recommendation.
- 5.6 The Environmental Health Officer states:- I can confirm that I have considered this application and before I can make my comments I require a noise assessment for the 3 external pitches and MUGA. I have concern regarding the proximity of local residential properties. The Environmental Health Officer has verbally indicated that a limited hours of use condition would be acceptable and any later use would require the submission and then the assessment of a noise report.

The developer has subsequently submitted a Noise Impact Assessment – MUGA and Sports Pitches.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 The Fire officer states that:- The developer should consider the need for the provision of:-
a) adequate water supplies on the site for firefighting purposes; and
b) access for emergency firefighting appliances
The Fire Officer's comments have been forwarded to the applicant's agent.
- 6.2 South Wales Police have no objection to the above application and have no issues with regard to the proposed design or layout but would make a number of recommendations in terms of security and community safety.
- The Police's recommendations have been forwarded to the applicant's agent.
- 6.3 Dwr Cymru/Welsh Water has raised no objection subject to a condition, the identification of the position of a sewer and water mains crossing the site and advisory notes. Their response has been forwarded to the applicant's agent.
- 6.4 Natural Resources Wales states:-
Further to our letter dated 10th December 2015 we have received additional information from CH2M via e-mail on 17th December 2015.

Having considered this additional information Natural Resources Wales (NRW) removes its objection to the application and reaffirms advice provided in our letter dated 10th December regarding other matters within our remit. Our fuller response is below.

European Protected Species – Bats

We refer to the additional bat mitigation information sent from Harriet Webb at CH2M on 17th December 2015. We welcome the submission of the following:

- i. Letter from Harriet Webb at CH2M entitled '*Bat Mitigation Strategy for the new school Cardiff and Vale College, Trowbridge*' dated 17 December 2015;
- ii. Drawing AXXGA (SK)60 '*Proposed Location of Bat Box*' by Powell Dobson Architects dated 14/12/15;
- iii. Two drawings entitled '*Eastern High School External Lux Plot: Plots with Lights Switched Off*', one of which shows the location of the five proposed bat boxes.

We refer to these alongside the bat survey report entitled '*Eastern High School 2015 Bat Survey Report Prepared for Cardiff Council*' by CH2M dated October 2015.

In view of the above information, we have no objection to the proposed development subject to appropriate conditions attached to any permission that may be granted for the scheme requiring implementation of the bat mitigation measures outlined in section 5.2 (Recommendations) of the bat survey report, as amended by CH2M's letter of 17 December 2015, Drawing AXXGA (SK)60, and the two lux plots in respect of:

- i. the number, type and siting of bat boxes;
- ii. the lighting strategy for the development; and
- iii. measures to avoid killing and injuring bats during works.

We advise that the applicant seeks a European Protected Species licence from Natural Resources Wales under Regulation 53(2)e of The Conservation of Habitats and Species Regulations 2010 before any works on site commence that may impact upon bats/dormice/great crested newts/otters. Please note that the granting of planning permission does not negate the need to obtain a licence. NRW will wish to address the matter of post-construction monitoring at the (EPS) licensing stage. We will be seeking additional monitoring to comprise at least one emergence.

Should this material planning consideration be resolved then we would ask that our advice on matters relating to Flood Risk Management, Designated Sites (Gwent Levels – Rumney and Peterstone Site of Special Scientific Interest (SSSI)), Drainage, Pollution Prevention Measures during Demolition and Construction, Waste Management, and our NRW remit are considered in determination.

European Protected Species - Legislation and Planning Policy

All species of British bats are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Legal protection relates to the animals themselves and the places they use to rest and breed.

Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.

These requirements are translated into planning policy through Planning Policy Wales (PPW) July 2014, section 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The local planning authority should take these planning policy requirements into account when considering development proposals where a European Protected Species is present.

Bat Survey Report.

We refer you to the bat survey report entitled 'Eastern High School 2015 Bat Survey Report' by CH2M dated October 2015 (ref. 201865 Eastern High School 2015 Bat Survey Report).

We note that emergence and re-entry surveys undertaken in August 2015 identified that a roost of common pipistrelle bats was present in Building K in the south-west of the site.

Flood Risk Management

NRW fully detail the potential flood issues and conclude that they have no adverse comments to make in respect of flood risk, subject to the inclusion of a condition on any planning permission.

They go on to say that:-

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend that you consider consulting other professional advisors on the acceptability of the developer's proposals, on matters that we cannot advise you on such as emergency plans, procedures and measures to address structural damage that may result from flooding. We refer you to the above information and the FCA to aid these considerations. Please note, we do not normally comment on or approve the adequacy of flood emergency response and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Designated Sites: Gwent Levels – Rumney and Peterstone Site of Special Scientific Interest (SSSI)

The application site is located in close proximity to the Gwent Levels – Rumney and Peterstone Site of Special Scientific Interest (SSSI). The SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. In summary, the special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which

has an adverse impact on any of these factors will have an adverse impact on the wildlife for which the area was notified.

SSSI field ditches are located in proximity to the application site and the existing surface water outfall discharges into the field ditch which enters the Pil-Du Reen. As a result, any development has the potential to adversely affect the special interest within the SSSI, for example, by altering the quality and quantity of water entering the drainage system of the SSSI.

We note the commitment made in the Surface and Foul Drainage Strategy (dated September 2015, Ref. CC1480/REP01/A0) to produce a detailed drainage strategy in accordance with NRW criteria. This detailed strategy needs to address issues relating to water quality and water quantity with respect to the SSSI and should be agreed with NRW. An appropriate Scheme should be agreed and clarify whether existing, new drainage or combination of infrastructure is to be utilised or provided.

As such they request a condition be added to any permission the Authority is minded to grant.

Water Quantity

NRW Internal Drainage District (IDD) Land Drainage Consent.

If it is proposed to discharge surface water into the Pil-du Reen (an NRW Ordinary Watercourse) via existing infrastructure then any additional surface water runoff or discharge into an ordinary watercourse will require NRW Internal Drainage District (IDD) Land Drainage Consent. The IDD requirements for discharge rates include the following items;

- a) Rates for storm water runoff discharged from the site to replicate or achieve a reduction from the 'greenfield' response of the site over a range of storm probabilities, accompanied by the required on-site storage designed for the 1 in 100 year storm event.
- b) For the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year storm event) the developed rate of run-off discharged from the site into a viewed reen or ordinary watercourse shall be no greater than the undeveloped rate of run-off for the same event.
- c) The potential effect of future climate change shall be taken into account by increasing the rainfall depth by 30% for computing storage volumes.
- d) All rates and effects to demonstrate compliance with The Institute of Hydrology Report 124 (IoH 124) - Flood estimation for small catchments (1994)

Water Quality

With regard to water quality, only water of an appropriate quality should be discharged into the watercourses of the SSSI. As part of the above scheme to dispose of foul and surface water, we would ask the applicant to provide details of how this quality will be ensured, including the provision for water quality monitoring, triggers and any necessary action (construction and operation). We would ask the applicant to consider the effective

implementation of oil and petrol separators at this location or provide details of other treatment options, for agreement.

Suspended Solids - Pollution Prevention during Demolition and Construction
With regard to the removal and treatment of suspended solids from surface waters run-off, the proposed development will be acceptable if the following measure(s) are implemented and secured by way of a planning condition on any planning permission.

With regard to the environmental plan, we would expect the applicant/developer to check and monitor the water quality of nearby reens (within the SSSI) regularly in order to ensure that their activities are not causing pollution to inland waters. We suggest the applicant/developer incorporate visual checks into their environmental plan, record them for inspection and note any actions taken to prevent water pollution during the course of the works.

A Water Discharge Activity Permit should be obtained from us for treated surface water run-off from this site for the duration of this project (including demolition and construction phases). This is particularly important as the site drainage will discharge into a reen within the SSSI.

In order for a Permit to be issued the applicant/developer will need to provide details of how they intend to manage the surface water run-off and prevent pollution to the reens, during both the demolition stage and construction stage. As such our permitting department will need to review drainage plans, be able to identify pathways and proposals to prevent pollution including proposals for settlement lagoons and their maintenance. Visual checks will need to be recorded and evidenced (as referred to in above comments).

A copy of NRW's full and amended response has been forwarded to the applicant's agent and the suggested conditions and advisory incorporated into the recommendations.

6.5 Glamorgan Gwent Archaeological Trust states:-

The proposal will require archaeological mitigation. Information in the Historic Environment Record notes that Registered Historic Landscape of the Gwent Levels (HLW (Gt) 2), specifically the Rumney Historic Character Area (HLCA018), forms the southern boundary of the site, but does not extend into the proposed development area. The character area is characterised by small irregular shaped fields, incorporating the meandering lines of former tidal creeks. The Gwent Levels represent the largest and most significant example in Wales of a 'hand-crafted' landscape. They are entirely the work of man, having been recurrently inundated and reclaimed from the sea from the Roman period onwards. We also note that part of the southern area of the site falls within the Cardiff Archaeologically Sensitive Area.

The majority of the site has been developed and it appears the proposal would mainly be re-development. The area that is currently open ground

would essentially remain so as playing fields. However, given the archaeological resource identified in the wider area, it is a strong possibility that archaeologically significant features may exist within the site, but would not be of sufficient importance to prevent development.

Therefore our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members would still be applicable.

We envisage that this programme of work would take the form of intensive watching brief during ground disturbance works, these include geotechnical and preparatory works, landscaping and any other identified works during the groundworks, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly excavated, recorded and removed; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to the model given in Welsh Office Circular 60/96, Section 23:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

A copy of GGAT's response has been forwarded to the applicant's agent. GGAT has verbally confirmed that the proposed condition is in respect of the new construction works and not the demolition of the existing buildings.

7. **REPRESENTATIONS**

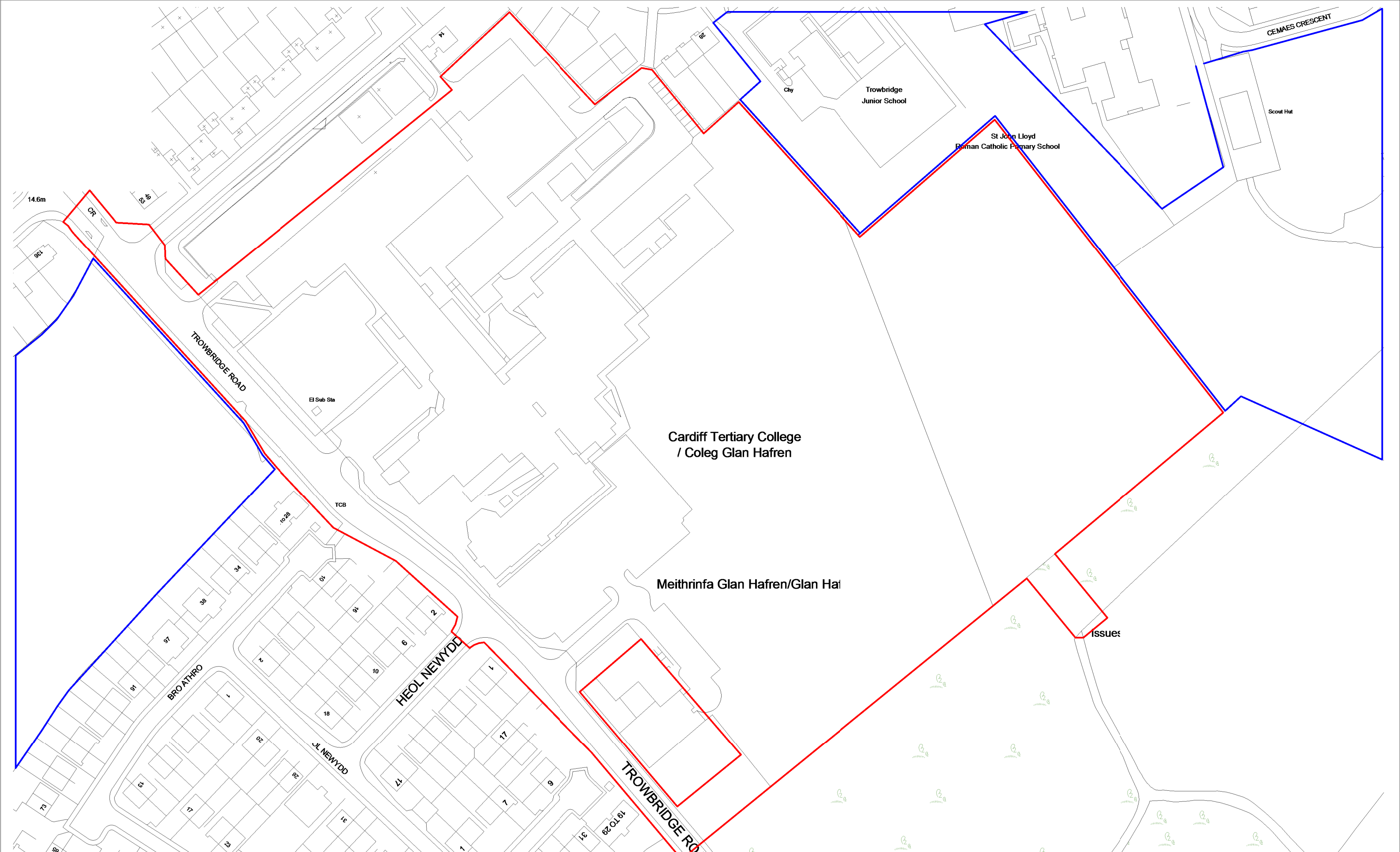
- 7.1 Local Members have been notified and any comments will be reported to Committee.
- 7.2 Adjacent occupiers have been notified and the application has been advertised on site and in the press in accordance with adopted procedures. No representations have been received.

8. **ANALYSIS**

- 8.1 The proposed high school will provide a quality learning environment replacing existing school and college facilities. The existing college buildings will be demolished and the new school and parking areas constructed at the northern half of the site. Outside sporting facilities are to be provided in the

southern and lower half of the site. Existing workshops on the northernmost part of the site will be retained for vocational training purposes.

- 8.2 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 after an extensive consultation/publicity/neighbour notification exercise was undertaken.
- 8.3 The major element of concern raised during the processing of this application has been in respect of the safeguarding of a protected species specifically bats. Additional information was subsequently submitted to the NRW who have been able to withdraw their original objection. The other issues raised by NRW can be addressed by conditions. No objections have been received from other consultees and the issues raised can be addressed by conditions.
- 8.4 The costs for Traffic Regulation Orders are an internal accountancy matter for Education and Transportation Departments to address.
- 8.5 The proposal is in accordance with the planning policies of the Council.



14.6m

CR

TROWBRIDGE ROAD

El Sub Sta

Cardiff Tertiary College / Coleg Glan Hafren

TCB

Meithrinfa Glan Hafren/Glan Hafren

BRO ATHRO

HEOL NEWYDD

JL NEWYDD

TROWBRIDGE ROAD

Issues

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:

Chk'd:

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Chk'd:

Rev:

Chk'd:

PRELIMINARY	
PLANNING	<input checked="" type="checkbox"/>
DESIGN	
TENDER	
CONSTRUCTION	

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ARCHITECTS

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PDA Job No:	DRG NO:	REV
G2693	C XX PL 150	
VOLUME	LEVEL	DR TYPE
		NUMBER

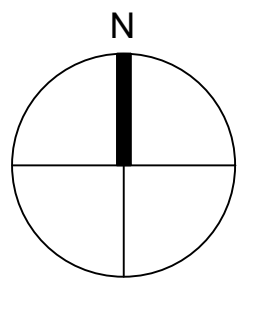
Contract: Eastern High School
College Road
Title: Site Location Plan

A3

Scale: 1 : 1250
Date: 09/28/15
Drawn: ARB
Checked: JT

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- KEY**
- SOFT LANDSCAPE**
- Retained Trees
 - Proposed Formal Trees
 - Proposed Multi-stemmed Trees
 - Proposed Woodland Buffer
 - Proposed Native Hedge
 - Proposed Formal Hedge
 - Proposed Shrubs - Native and Ornamental
 - Lawn Grassland
 - Wildflower Meadow Grass
 - Bulbs
- HARD LANDSCAPE**
- Proposed Social Area Surfacing - Tarmac and Concrete paving
 - Proposed Entrance Plaza Paving - Exposed aggregate concrete paving
 - Proposed Footpaths - blacktop
 - Proposed Emergency Access Plastic reinforced grass
 - Proposed Road Surface
- SPORTS PITCHES**
(Subject to specialist design)
- MUGA - Black Tarmac
 - MUGA - Macadam
 - 3G Pitch - Artificial Grass to specialist design
 - Rugby Pitch - Grass
 - Proposed Floodlighting (See M&Cann drawing E6036-EXT-01 Rev P1)
- FENCING**
- Retained Boundary Fence
 - Proposed Boundary Fence 2400mm high, weld mesh or other to be agreed
 - Proposed Boundary Timber Fence 1800mm to 2400mm high
 - Proposed Internal Fence 1200mm high, weld mesh or other to be agreed
 - Proposed Sports Pitch Fence 4500mm high, weld mesh or other to be agreed
 - Proposed Sports Pitch Fence 4500mm high, weld mesh or other to be agreed with 1200mm kickboard
 - Proposed Timber Garden Fence 2000mm high
- ↔ Gates

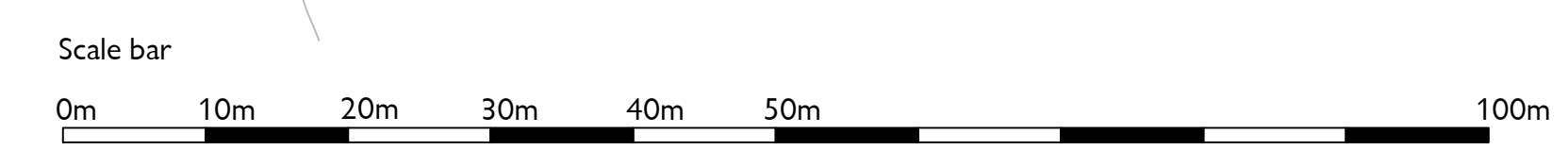
PLANNING

C	09.10.15	Amend cycle rack and car parking annotations. Amend drawing to show amended proposed highway alignment along western boundary of site. general graphic amendments.	EH
B	07.10.15	Finalise site wide annotations, remove planting schedules.	EH
A	02.10.15	Finalise site wide annotations, remove planting schedules.	EH
Rev	Date	Comment	Drawn

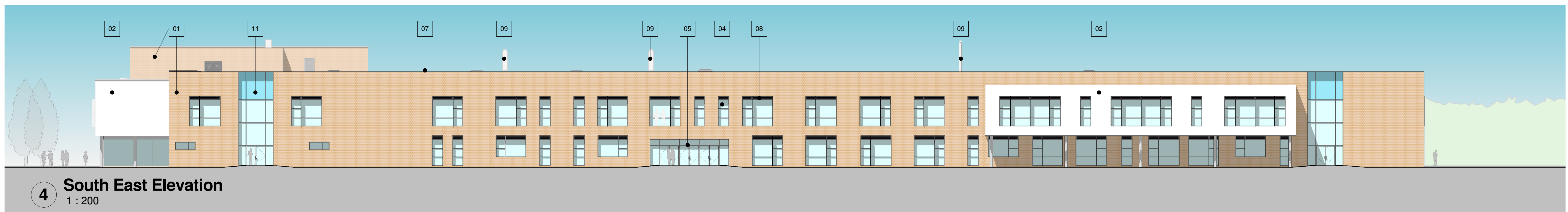
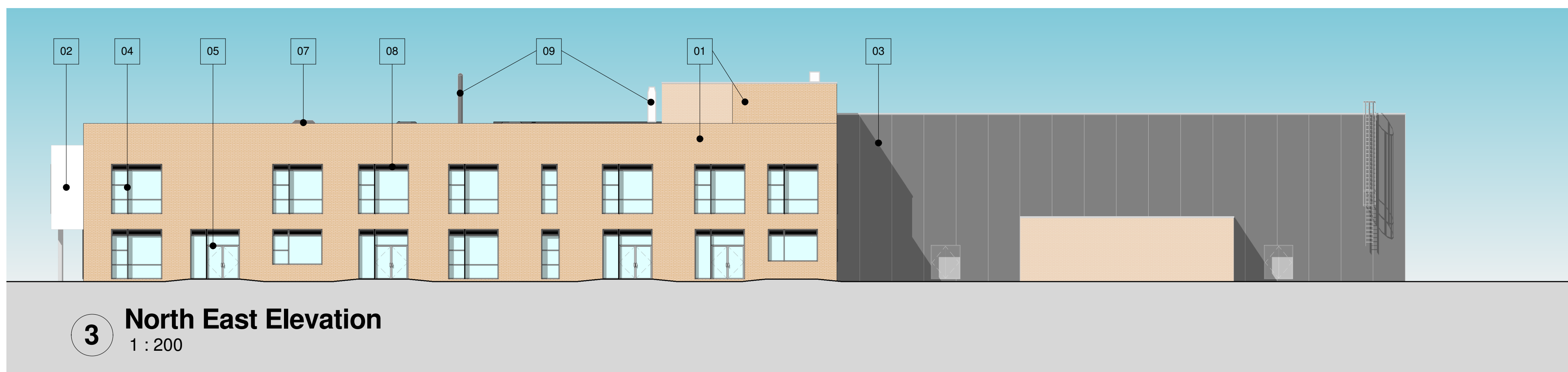
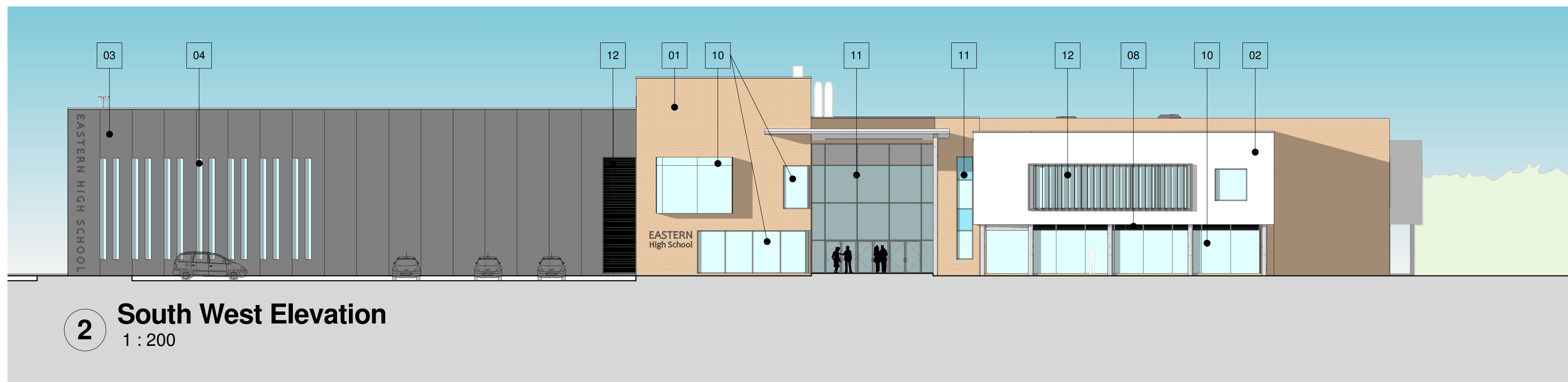
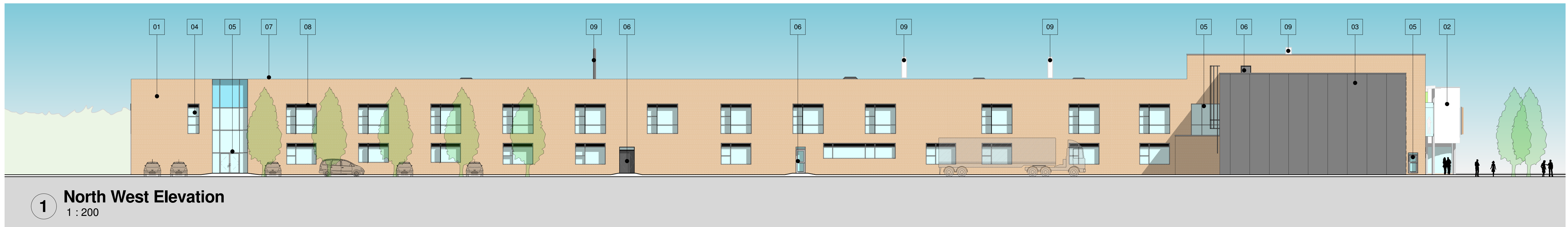
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client	Powell Dobson Architects for Willmott Dixon
project	Eastern High School
drawing title	Site Layout and Hard and Soft Landscape General Arrangement Plan
scale	1:500 @ A0
drawn	EH
approved	SB
date	Oct 2015
drawing no.	1546101/P/GA/006
revision	C



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MATERIAL KEY

01	Buff Mixed stock facing brickwork
02	White Render
03	Rainscreen Cladding
04	Polyester Powder Coated Aluminium Window (Grey)
05	Polyester Powder Coated Glazed Aluminium Door (Grey)
06	Insulated Steel Door (Grey)
07	Polyester Powder Coated Aluminium Parapet Flashing (Grey)
08	Polyester Powder Coated Louvre - Breathing Building System (Grey)
09	Galvanised Steel Services Flue
10	Capless Glass to Glass Curtain Walling System
11	Polyester Powder Coated Curtain Walling System (Grey)
12	Polyester Powder Coated Aluminium Louvres

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:	Rev:	Chk'd:	Rev:	Chk'd:

PRELIMINARY	
PLANNING	✓
DESIGN	
TENDER	
CONSTRUCTION	

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ARCHITECTS

PDA Job No: 15034	DRG NO: A XX PL 154	REV
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Contract: **Eastern High School**
Trowbridge Road, Cardiff

Title: **Proposed Elevations**

Scale: **1:200 @ A1**
 Date: **09/16/15**
 Drawn: **ARB**
 Checked: **JT**