

COMMITTEE DATE: 08/02/2017

APPLICATION No. **16/02871/MJR** APPLICATION DATE: 02/12/2016

ED: **LLANDAFF NORTH**

APP: TYPE: Full Planning Permission

APPLICANT: City of Cardiff Council

LOCATION: GABALFA PRIMARY SCHOOL, COLWILL ROAD, GABALFA, CARDIFF, CF14 2QQ

PROPOSAL: NEW BUILD GABALFA AND GLAN CEUBAL PRIMARY SCHOOLS FOR ONE FORM OF ENTRY EACH PLUS 48 PLACE FULL TIME EQUIVALENT NURSERY AND WELSH MEDIUM IMMERSION UNIT. UPON COMPLETION AND OCCUPATION OF THE NEW BUILD EXISTING BUILDINGS WILL BE DEMOLISHED AND PROPOSED LANDSCAPE IMPLEMENTED

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**RECOMMENDATION 1** : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents:

CA11049-003; 11049-400-402, 403A, 406A and 408A; SCHD (A) 101, 102, 103A, 104, 105, 106, 107 and 108;

unless otherwise amended by any other condition attached to this consent.

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

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

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

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

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets,
  - woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

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

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

5. Prior to occupation of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical

environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006).

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development.

6. The remediation scheme approved by condition 5 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006).

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all

associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

8. 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 which shall 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, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

9. 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 which shall 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, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

10. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.  
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
11. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.  
Reason: 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.
12. Details of the positions and arc of coverage of the CCTV units shall be submitted to and agreed in writing by the local planning authority prior to their installation.  
Reason: To safeguard the amenities of adjoining occupiers.
13. The brick to be used on the exterior of the building shall be the Bronsgroen brick.  
Reason: In the interests of visual amenities.
14. Prior to the commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority, to include details of construction traffic routes, site hoardings, site access, contractor parking, material storage and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.  
Reason: In the interests of highway safety and public amenity.
15. Prior to the school being brought into beneficial use details of the covered cycle storage area shall be submitted to and approved by the local planning authority, and shall then be constructed in accordance with the approved details and retained thereafter.  
Reason: To help promote sustainable travel and in the interests of visual amenities.
16. The car parking area shall be completed prior to the school being brought into beneficial use and shall be retained thereafter for this purpose.

Reason: To ensure sufficient staff car parking is available and to comply with policy KP8 of the LDP.

17. Prior to first beneficial use of the school, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The School Travel Plan shall set out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. The School Travel Plan shall be implemented in accordance with the timetable which shall be set out in the plan or in accordance with a revised timetable which shall be agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting the sustainable transport measures detailed in the School Travel Plan shall be submitted annually for a period of 5 years to the Local Planning Authority for approval in writing, commencing from the first anniversary of beneficial occupation of the school.

Reason: To encourage sustainable transport and effect modal shift to non-car modes.

18. Prior to the school being brought into beneficial use details of the bin storage area shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenities.

19. Prior to development commencing on site a finalised Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenities.

20. Prior to the school being brought into beneficial use a finalised landscaping scheme, as informed by a Soil Resource Survey (SRS) and Plan, including a full planting and aftercare methodology, with amended plant schedule if the SRS identifies soils with different characteristics from those assumed and upon which the palette has been built, a topsoil and subsoil specification and finalised tree pit details, including site specific product manufacturer specifications where soil crates or structural soils are used, shall be submitted to and approved by the local planning authority and then implemented as agreed no later than the first planting season following the demolition of the existing school buildings.

Reason: In the interests of visual amenities.

21. 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-odourising 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 the amenities of occupiers of other premises in the vicinity are protected.

22. Noise emitted from fixed plant and equipment on the site shall have a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
23. Any amplified music played at the premises shall be inaudible at the boundary of the nearest residential property.  
Reason: To ensure the amenities of occupiers of other premises in the vicinity are protected from the use of the community hall/school development.
24. The development shall not be brought into beneficial use until the highway works identified on drawing PCD/PC/SI/07/2015 from Appendix D of the Transportation Assessment have been carried out in full.  
Reason: In the interests of highway safety.
25. The opening hours of the proposed development as a whole shall be limited to 07:00 to 21:00.  
Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected.
26. There shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 18:00 and 07:00.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
27. Prior to the commencement of construction works on the school building bat boxes or bat bricks to be installed in the building area shall be submitted to and approved by the local planning authority, and shall then be constructed in accordance with the approved details.  
Reason: In the interests of biodiversity.
28. The recommendations identified in Section 4 of the Preliminary Ecological Appraisal by Wardell Armstrong dated August 2016 shall be carried out in full.  
Reason: In the interests of biodiversity.
29. Prior to the schools being brought into beneficial use a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that:
  - Light into neighbouring residential windows generated from the floodlights shall not exceed 5 Ev (lux) (vertical illuminance in lux).
  - Each light must be aligned to ensure that the upper limit of the

main beam does not exceed 70 degrees from its downward vertical.

- The lighting shall be designed and operated to have full horizontal cut-off and such that the Upward Waste Light Ratio does not exceed 2.5%.

The submitted scheme shall include an isolux diagram showing the predicted illuminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent properties.

The approved scheme shall be implemented prior to beneficial use and be permanently maintained.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

30. The lighting, other than sensor operated security lighting, shall not be operated between 21:00 hours and 08:00 hours.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

**RECOMMENDATION 2** The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (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** Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development, and shall display a site notice and plan on, or near the site, in

accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

**RECOMMENDATION 4** The applicant is advised to have due regard to the advisory notes provided by consultees.

**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** The demolition of the existing school buildings should be carried out in accordance with a sensitive demolition protocol provided in Appendix 1 of Wardell Armstrong's Preliminary Roost Assessment Survey.

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

- 1.1 The proposal is for full planning permission for an English language primary school, a Welsh Primary School and nurseries in a new single storey building, measuring a maximum of 87m in length and a maximum of 48m in width. The school will have a V-shape running on a north east/south west axis. The V will be split into two with the English medium school forming half and the Welsh medium school the other half. Entrances to the nurseries, reception, infants will be from the sides of the building and will be separate from the entrances to the primary schools at the front of the building. Whilst both halls will have internal access there will also be external entrances for community use.
- 1.2 One side of the V would accommodate year 1-6 classrooms, nursery, reception, hall and two immersion rooms. The other side of the V would accommodate year 1-6 classrooms, nurseries, receptions, halls, plant room and a kitchen. Between each side of the V will be duplicate nature rooms, cloak rooms, staff rooms, administrative rooms, and head teachers' rooms to each school and a common courtyard and shared Food/D&T room. The building will be 3000sqm in area which is the same as the existing buildings to be demolished.
- 1.3 The building would have dark blue/grey mono pitched roofs on either side of the V. The walls would be finished in Bronsgroen facing brick (a quality beige colour brick), some sections of white render and multi-coloured panels below the windows.
- 1.4 Vehicular access would be from a single point along the northern boundary. 32 car parking spaces and 3 accessible parking spaces are proposed. 20 cycle spaces are proposed. Pedestrian access will adjoin the vehicular access and a

secondary pedestrian access will be from the western boundary as existing. A tabled zebra crossing close to the main pedestrian entrance to the site along with a tabled uncontrolled crossing between the church hall and the site are proposed.

- 1.5 On each side of the building there will be a grass pitch, formal hard surface play court and early year's external space.
- 1.6 The application has been accompanied by a Pre –Application Consultation Report, DAS, FCA, Arboricultural Report, Tree Survey, Ecological Appraisal, Bat Survey Report, Land Contamination Assessment, Acoustic Report, Equality Impact assessment, Transport Assessment, Bream Pre-Assessment report, Ground Investigation Report and accompanying plans.
- 1.7 The building is to be completed to Bream Excellent standard.
- 1.8 The Education Officer states:- “Approval for the reduction of the Gabalfa Primary School catchment area and the enlargement of the adjacent Whitchurch Primary School catchment was given by the cabinet in April 2014 and was implemented from September 2015. The implementation of the catchment area changes combined with an increase to the Admission number of 90 at Whitchurch Primary School will allow for a better balance in the number of pupils resident in the Gabalfa and Whitchurch Primary catchment areas. Furthermore, it is evident from NHS GP registration data and PLASC 2013 data supplied by schools that projected demand for English Medium community school places from within the reduced Gabalfa catchment area broadly matches the number of places available at the school.”

## 2. **DESCRIPTION OF SITE**

- 2.1 There are two existing detached single storey school buildings on this site along with two temporary classrooms, One of the school buildings and part of the other are used as an English medium primary school and the other part of the second school building is used as a welsh medium primary school. (These buildings would remain until the new school was completed. The temporary buildings would be retained until pupil intake has been finalised).
- 2.2 The site is 3.2 ha in area. The site is level.
- 2.3 To the north and west of the site is a highway (Colwill and Llanidloes roads) and beyond that residential properties and a church. Approximately half the dwellings on the other side of the highway do not have off street parking spaces within their curtilages. To the east is Lydstep Park. To the south is a Community centre, Meadowbank school and beyond that an area of POS running alongside the River Taff (which is a SINC).
- 2.4 There is a small section of a TPO within the site next to Meadowbank School. The trees in this section are unaffected by the development.
- 2.5 The site is within a 20mph zone and there are 3 existing “School Keep Clear”

road markings on Colwill Road. There are 5 sets of speed humps on the highway fronting the site.

3. **SITE HISTORY (since 1997)**

09/1057 Parking area next to main entrance – approved 29/06/09.

12/1085 Temporary portacabin classroom – approved 27/06/12 subject to removal by 2014.

13/566 Temporary double classroom – approved 27/03/13.

A planning application to retain both temporary classrooms for a limited period has recently been submitted but is as yet undetermined.

4. **POLICY FRAMEWORK**

4.1 The following LDP policies are considered relevant:

KP5 Good Quality and Sustainable Design  
KP8 Sustainable Transport  
KP12 Waste  
KP13 Responding to Evidenced Social Needs  
KP14 Healthy Living  
KP15 Climate Change  
KP16 Green Infrastructure  
EN6 Ecological Networks and features of Importance for Biodiversity  
EN7 Priority Habitats and Species  
EN8 Trees, Woodlands and Hedgerows  
EN13 Air, Noise, Light Pollution and Land Contamination  
C1 Community Facilities  
C3 Community Safety/ Creating Safe Environments  
C4 Provision of Open Space  
C7 Planning for Schools  
T1 Walking and Cycling  
T5 Managing Traffic Impacts  
W2 Provision for Waste Management Facilities in Development

5. **INTERNAL CONSULTEE RESPONSES**

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

Based on earlier proposals the consultant assessed the risks from potential contamination for 'commercial use'. The design has since changed radically and information submitted as part of the application indicates extensive soft landscaping. Some areas within the proposed Forest School area and 'Growzone' will be designed for intentional contact with the soils for pupils and

staff and will be comprised of raised beds/planters; the risks from soils therein will be regulated by an imported soils/site won material condition.

However the application indicates that other areas of soft landscaping will also be accessible (intentional or otherwise) to pupils and for this reason, any soft landscaped areas will need to be reassessed in the context of the more appropriate 'residential with gardens' end use.

In addition, it is noted that site-based works were, through necessity, pre-demolition. The submission indicates there will be two distinct phases of work; namely a construction phase, then a demolition and landscaping phase. It would therefore be advisable to include the requirement for a post-demolition/pre-occupation supplementary contamination assessment. This would give the developer the opportunity to undertake supplementary sampling in areas that are not currently accessible and also assess the soft landscape areas accessible by pupils, based on 'residential with gardens' use.

The above document reports that a programme of gas monitoring is ongoing. Given this and the close proximity of the historical landfill, the former Glamorganshire Canal, an amended ground gas condition is therefore also required.

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

## **5.2 The Drainage Officer states:**

Whilst I have no objection in principle to the consent of this application, the applicant refers to the disposal of surface water by soakaways. However, no drainage scheme has been submitted for the disposal of surface water. Also, the application states that the site is not within 20m of a watercourse, when it is fact within 20m of Whitchurch brook (culverted). Finally, there is an opportunity with this application to create surface water features as part of the development, tying in with the excellent environmental standards hoping to be attained. This could be either through vegetative treatment of the highway drainage, through shallow soakaway ditches, a lined shallow pond feature, a shallow soakaway feature – or a combination. I would be happy to discuss the options with the designers/applicant.

Prior to the commencement of development, a drainage scheme should be submitted for the disposal of surface water to the approval of the Planning Authority.

5.3 **The Waste Management Officer states:**

Plans detailing refuse storage are acceptable. This area must be retained as refuse storage for future use.

As a minimum the school should separate waste into the following waste streams: food waste, mixed recycling, garden waste and general waste.

Waste Management has no further observations or objections.

5.4 **The Tree Officer states** that - I'm happy with the amended landscaping details.

Conditions could be applied to any permission requiring a finalised landscaping scheme as informed by a Soil Resource Survey and Plan, including a full planting and aftercare methodology, amended plant schedule if the SRS identifies soils with different characteristics from those assumed and upon which the palette has been built, a topsoil and subsoil specification and finalised tree pit details including site specific, product manufacturer specifications where soil crates or structural soils are used.

A finalised Arboricultural Method Statement and Tree Protection Plan will also be required.

5.5 Shared Regulatory Services suggests conditions in respect of lighting, kitchen fumes, plant noise, amplified music, opening hours and delivery times.

5.6 The Parks Officer states: I have viewed the details and note that the important existing tree screen on the western boundary of the site adjacent to Lydstep Park is not affected by the development proposals. On this basis, I have no objection to the proposed development and would offer no further comments.

5.7 No comments have as yet been received from the Transportation Officer but it should be noted that the Transportation Department produced the Transportation Assessment in October 2016 that has been submitted with this application.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 GGAT has no objections.

6.2 The Fire Services Officer says the developer should consider providing adequate water supply for firefighting purposes and access for emergency vehicles.

6.3 South Wales Police have no objection.

6.4 Wales and West Utilities say that the developer should not build over their apparatus.

6.5 Welsh Water requires a drainage condition. Their advisory has been forwarded

to the applicant.

- 6.6 NRW has not yet responded to the consultation sent to them. However, in their response to the pre-application consultation report they asked for further information to demonstrate that the proposal will not be detrimental to the maintenance of the favourable conservation of European Protected Species. They raised no objection on flood risk and contamination.

## 7. **REPRESENTATIONS**

- 7.1 This application has been advertised on site and in the press. Local Members and adjoining residents have been notified.

- 7.2 Three local residents from two properties have objected for the following reasons:

- a) I object to the planned proposals. Currently, it is extremely dangerous to drive down Colwill road due to the parking of parents/ staff(?) by the entrance, meaning that the road is almost impossible to drive through safely during the time school starts and finishes. An increase in pupil numbers would only add to this current problem, and increase the dangers to road users and pedestrians.

And

I object to the proposed scheme on the grounds that the Applicant, Cardiff County Council, has given inadequate consideration to the proposed developments impact on the highway infrastructure serving the school and surrounding residential areas. I do not think the "do nothing" approach to improving Colwill road, particularly around the schools entrance is acceptable in terms of highway design and public safety. As stated in the Highway Report submitted with the Application; The resulting change in the capacity of the site will be an increased demand at the site of 216 pupils. This is equivalent to an 86% increase from 252 pupils to 468. This increased demand on the site will be primarily as consequence of creating a new Welsh Medium school. Referring to the catchment area diagrams provide in the Highway Report: I query the accuracy of the catchment areas for the Ysgol Glan Ceubal school as shown on Fig 4.2 when compared to the catchment area of the English Medium Primary School (Fig 4.1). in order for the school to be sustainable, I would suggest that the catchment area for Ysgol Glan Ceubal needs to be substantially larger than the area shown on Fig 4.2. On this basis, it is therefore very likely a high proportion of the pupils attending the Welsh Medium school will be dependent upon travelling to school by car or bus, resulting in a substantial increase of traffic using Colwill Road. Colwill Road in its current state can only support one direction flow of traffic and has serious congestion issues around the entrance of the school. (Similar problems already exist around the Gabalfa Road entranceway to Glantaf High School which have not been satisfactorily addressed by the Council). In addition, the proposed scheme does not appear to provide suitable, safe drop off point for buses taking pupils to and from the school.

b) For years I have put up with parents while dropping off and picking up their kids from school they are continuously blocking my drive which has been very stressful making us late for work at times. I suggest if you extend this school it would make more sense to put a designated parking area for parents within the school grounds which would make it a lot less stressful for home owners in this area.

7.3 Another local resident says there will be a need for enforceable parking restrictions beyond the immediate surroundings of the school. As there have been accidents between Colwill Road and River View it is extremely important that effective safety measures are put in place.

## 8. **ANALYSIS**

8.1 The provision of two modern primary schools, including nursery provision, to replace the older school buildings on this site is welcome and in line with LDP policies.

8.2 In terms of design quality the following issues were identified some of which were raised with the applicant's agent and the agent's responses are identified in paragraphs 8.3, 8.4 and 8.6 below.

8.3 The school building is considered to be of a good design and a creative treatment of the two schools. It was queried whether the staff car parking could be moved to the side, to give due prominence to the pedestrian entrances and front of the building. The applicant advised that the central position of the car park could not be relocated because its position was selected so that it would be overlooked by both head teachers and their administrative staff in the interests of security. Furthermore moving the car park would displace external areas that if re-sited would be on an area required to be safeguarded for reptiles.

8.4 The location of the cycle shelter in front of the school building was queried. It has been agreed that the cycle shelter be relocated to adjoin the main pedestrian access within the school grounds.

8.5 The materials are considered to be appropriate for this development and location and will help enhance the appearance of the building. In addition trees will be retained and new planting carried out which will further enhance the appearance of this development.

8.6 Initially it was not understood why prefab buildings were to be retained. The applicant has confirmed that there is some uncertainty as to precise numbers of pupils that will use both schools and the retention of these buildings for a temporary period would help provide flexibility.

8.7 It is understood that the school will be available for community use so a 21.00 opening hours limit suggested by Regulatory Services should help provide for this without adversely affect the amenities of adjoining residents. Policy C7

- encourages appropriate community use of schools.
- 8.8 The applicant has advised that one delivery van per school day would arrive after 7.00am and leave before 8.00am to reduce conflict and safety with arriving children.
- 8.9 The Drainage Officer's comments can be partially addressed by condition 11. However, the creation of a surface water feature within the grounds of two primary schools, with attached nurseries, could result in a hazard to pupils. Whilst the suggestion could help with drainage, biodiversity and potentially create an attractive feature it is considered that safety concerns would be paramount.
- 8.10 In response to the issues raised by local residents I have received the following responses from the agent and applicant:
- “Provision of parent parking places within school grounds is generally not supported. This is because such provision would promote travel to school by car, generate local traffic, contribute to congestion and reduce pupil safety. Parking facilities provided at schools is generally only for staff and to meet operational needs.”
- And
- “The proposals have been discussed and agreed with Cardiff Council's Highway's section. A full Transport Assessment has been prepared which highlights significant road improvement works; this includes creation of a School Safety Zone comprising of additional Zebra Crossings on Colwill Road. These improvement works will be implemented as part of the scheme before the occupation of the new buildings in September 2018.”
- 8.11 The Education Officer has confirmed that “The existing combined capacity of Ysgol Glan Ceubal and Gabalfa Primary School is 363 pupils and it is anticipated that this will be 387 in September 2017 and 405 in 2018 assuming both schools are fully subscribed on entry. The total capacity of both schools once new build is completed as two 1 FE primaries will be 420 pupils. This will be an increase to the existing total pupils on roll at Ysgol Glan Ceubal and a reduction to the total pupils on roll at Gabalfa Primary School as per catchment areas changes for Whitchurch Primary and Gabalfa Primary approved by cabinet 2014 and implemented 2015.
- 8.12 The proposed and existing schools are of the same physical size and the maximum number of pupils is limited by this, resulting in comparable capacity pupil numbers. Whilst concern has been expressed that school numbers will increase the capacity of the schools will not change significantly.
- 8.13 Both Head teachers have confirmed that no school transport is provided for either of the schools.
- 8.14 The ecological report and bat report did not identify the presence of bats in the existing buildings. The ecological report does refer to the wildlife in the SINC,

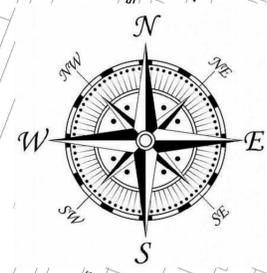
as well as birds, hedgehogs, reptiles and bats within the site that could use the trees and grassland within the school grounds. The reports do not highlight any particular concerns but do make recommendations in the interests of biodiversity. Conditions 27 and 28 will help promote the wellbeing of protected species and biodiversity.

- 8.15 Six trees would be lost to facilitate the development, However, there is an extensive landscaping scheme proposed to add to the trees to be retained. 87 new trees are to be planted, most of which would be more than 3m high. 20 orchard trees are proposed along with 100 early woodland trees. Hedgerows are proposed along the frontage around the caretaker's home, along both sides of the main pedestrian entrance and around the school orchard and growzone. The new planting will overtime make a positive contribution to the appearance of the area and biodiversity.
- 8.16 The consultees' comments and advisories have been forwarded to the applicant. A number of conditions are recommended in line with some of the consultees responses.
- 8.17 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.
- 8.18 The proposal is considered to be acceptable in planning terms and complies with the policies of the LDP. The proposal will provide two modern replacement schools and nurseries in one building with sufficient external play and sports facilities to serve the pupils, whilst safeguarding habitat for reptiles and maintains the existing amenity standards for neighbours. The proposal includes the creation of a school safety zone and no highway objection has been submitted by the Transportation Officer.

**DANGER** Refer to the Pre Construction Health & Safety Information Pack

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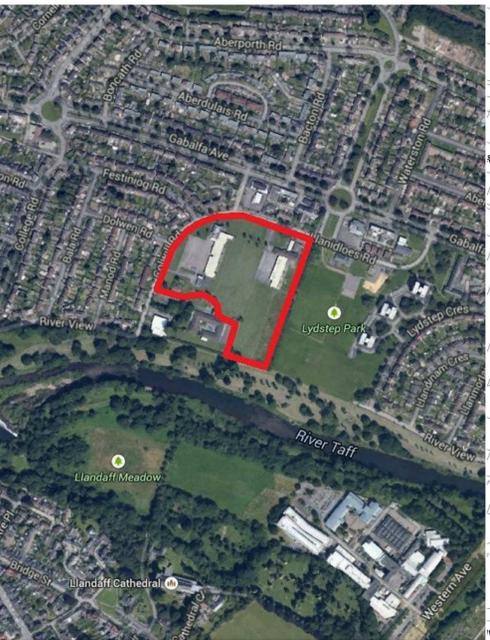
View 3: School Grounds & Buildings



View 4: Colwill Road Looking West



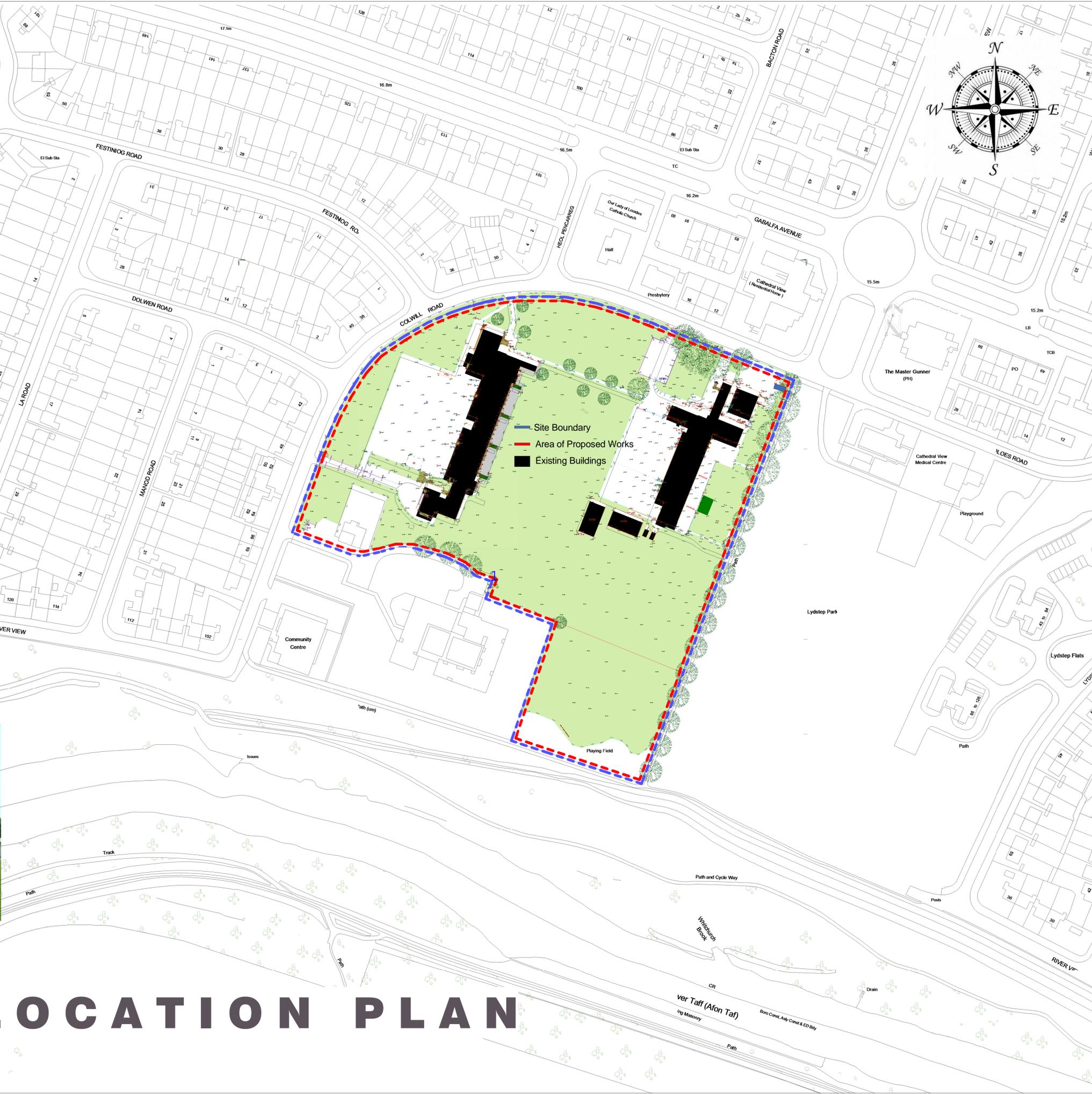
View 1: Colwill Road Looking East & Carpark



Aerial View



View 2: Pathway Linking the Two Main Buildings



# SITE LOCATION PLAN

Scale: 1:1000

revision		
title	<b>Gabalfa &amp; Glan Ceubal Primary Schools</b>	
detail	<b>Site Location Plan</b>	
filepath	Y11204\shared\models	
project number	<b>EDUC 1204</b>	drawing number <b>SCHD(A)101</b>
scale	1:1000 (A4)	date Dec, 2016
CARDIFF CAERDYDD Philip Dee OPERATIONAL MANAGER FS 25745		
<b>Planning</b>		
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**North East Elevation**  
1 : 200



**South East Elevation**  
1 : 200



**North West Elevation**  
1 : 200



**South West Elevation**  
1 : 200

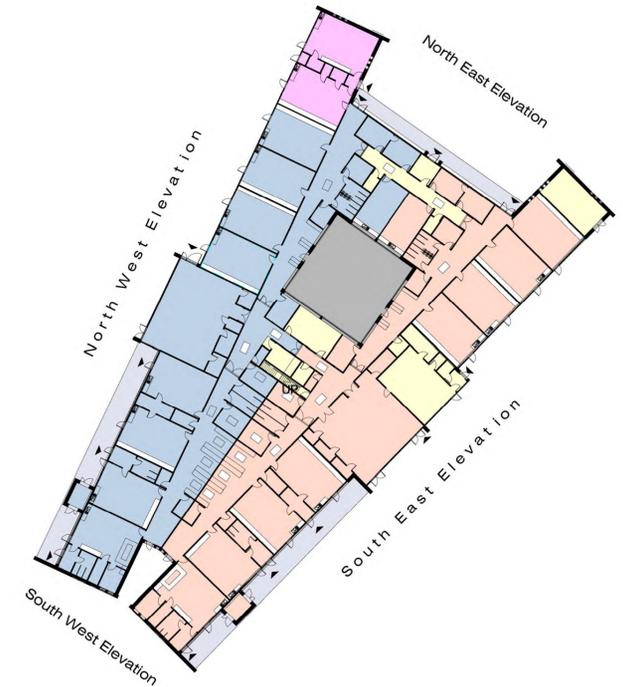
# PROPOSED ELEVATIONS

Scale: 1:200

**DANGER** Refer to the Pre Construction Health & Safety Information Pack

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**Key Floor Plan to Elevations**  
1 : 500

## PROPOSED MATERIALS AND FINISHES

- Walls:**
  - Beige facing brickwork with School Logos in brushed Aluminium as Indicated on North East Elevation.
  - Through render colour White
  - Trespa Meteon cladding panels colour Navy & Red with school signage in brushed Aluminium colour White as indicated on North East Elevation
- Roofs:**
  - Standing seam mono pitch roof at 10 degree colour Dark Blue/ Grey
  - Single ply membrane flat roof colour Charcoal Grey.
- Windows & Doors:**
  - Powder coated Aluminium curtain walling system, doors and windows colour Charcoal Grey
  - Trespa infill cladding panels in various colours.
- Downpipes and Gutters:**
  - Powder coated aluminium colour Black.

revision	
title	<b>Gabalfa &amp; Gian Ceubal Primary Schools</b>
detail	<b>Proposed Elevations</b>
filepath	Y:\1204\ahared\models
project number	EDUC 1204
drawing number	SCHD(A)105
scale	As Indicated @A1
checked	RI
drawn	MMS
date	Dec, 2016

**CARDIFF CAERDYDD**  
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PROJECTS, DESIGN & DEVELOPMENT  
**Philip Dee**  
RHEOLWR GWETHREDIGOL  
OPERATIONAL MANAGER  
FS 25745

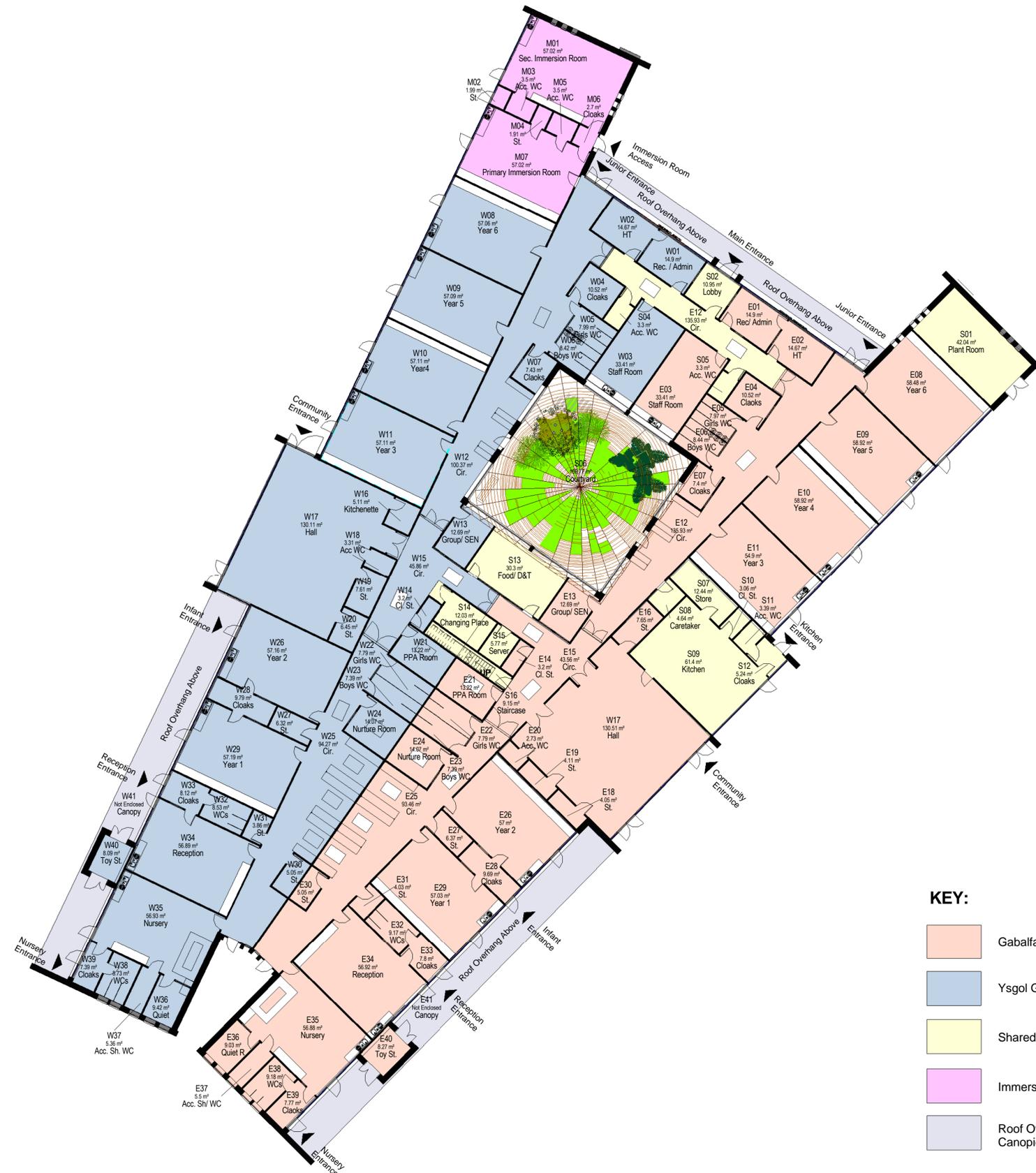
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**KEY:**

- Gabalfa Primary School
- Ysgol Glan Ceubal
- Shared Facilities
- Immersion Unit
- Roof Overhang/Canopies

# PROPOSED FLOOR PLAN

Scale: 1:200

revision	
title	<b>Gabalfa &amp; Glan Ceubal Primary Schools</b>
detail	<b>Proposed Floor Plan</b>

filepath Y:\1204\shared\models

project number	EDUC 1204	drawing number	SCHD(A)104	revision	
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scale 1:200 @A1 checked RI drawn MMS date Dec, 2016



**CARDIFF CAERDYDD**



**Philip Dee**  
RHEOLWYR GWETHREDOL  
OPERATIONAL MANAGER



**BSI**  
UKAS  
FS 25745

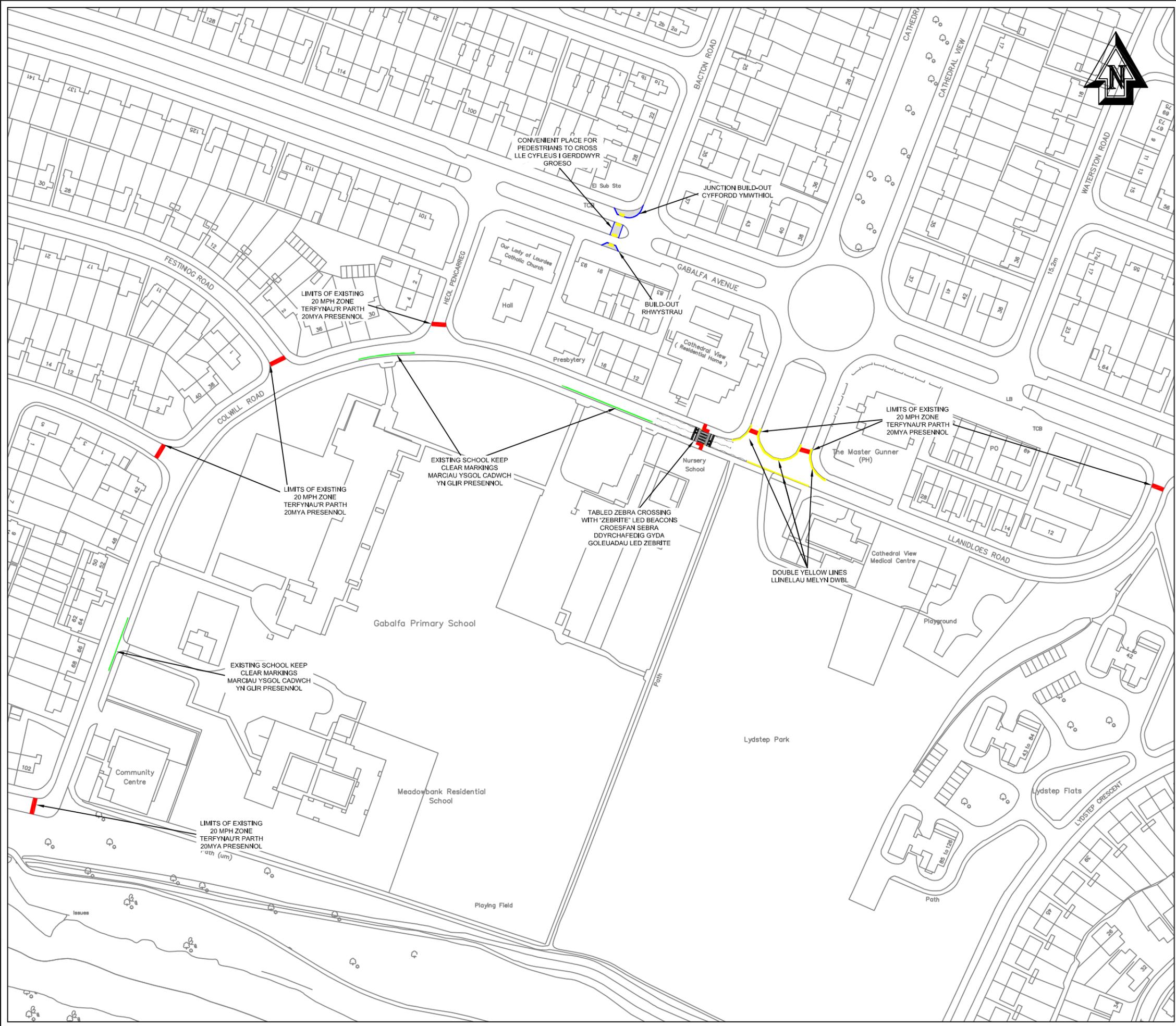
- Significant Risks:**
1. ASBESTOS - Refer to schemes Demolition / Refurbishment Asbestos Survey before proceeding.
  2. List Other Significant Risks Here - Alter this note to suit scheme and change to RED (Colour 242) as above.
  3. Stretch note box and osnote (if required) to suit.

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# EXTERNAL VIEWS

revision		
title <b>Gabalfa &amp; Glan Ceubal Primary Schools</b>		
detail <b>External Views</b>		
filepath <b>Y:\DESIGN+CONSTRUCTION\LIVE PROJECTS\</b>		
project number <b>EDUC1204</b>	drawing number <b>SCHD(A)107</b>	revision <b>-</b>
scale <b>1:500@A1</b>	checked <b>RI</b>	drawn <b>MMS</b> date <b>Dec, 2016</b>
 <b>CARDIFF CAERDYDD</b>	 <b>DATBLYGIAD ECONOMAIDD</b> ECONOMIC DEVELOPMENT PROJECTAU, DYUNIO A DATBLYGU PROJECTS, DESIGN & DEVELOPMENT <b>Philip Dee</b> RHOLWIR GWETHREDOL OPERATIONAL MANAGER	 <b>UKAS</b> MANAGEMENT <b>FS 25745</b>
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NOTES:

REV	DATE	AMENDMENT

**Strategic Planning, Highways, Traffic & Transport**

**Cynllunio Strategol, Prifffyrdd, Traffig a Thrafnidiaeth**

Director for Strategic Planning, Highways, Traffic & Transport  
Cyfarwyddwr Cynllunio Strategol, Prifffyrdd, Traffig a Thrafnidiaeth  
Andrew Gregory

**PROJECT TITLE**

Gabalfa School  
Transport Assessment -  
School Improvements

**DRAWING TITLE**

Gabalfa School -  
Proposed Improvements

<b>SCALE @ A3</b> NTS	<b>DATE</b> 07/07/15
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<b>PROJECT No.</b> SGM014	<b>DRAWING No.</b> PCD/PC/SI/07/2015
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<b>DRAWN BY</b> <b>CHECKED BY</b> <b>APPROVED BY</b>	S Irish P Belcher J Rowlands
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 <b>CARDIFF CAERDYDD</b>	<b>CARDIFF COUNTY COUNCIL</b> <b>CYNGOR SIR CAERDYDD</b>
	<b>TRAFFIC MANAGEMENT,</b> County Hall, Atlantic Wharf, Cardiff, CF10 4UW.