

COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/03046/MJR** APPLICATION DATE: 20/02/2017

ED: **FAIRWATER**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff City Council

LOCATION: CANTONIAN HIGH SCHOOL, FAIRWATER ROAD,
FAIRWATER, CARDIFF, CF5 3JR

PROPOSAL: INSTALLATION OF A TEMPORARY SINGLE STOREY
PORTAKABIN LTD COMPLEX TO BE USED AS A DECANT
TEACHING FACILITY. TO BE HIRED FOR A PERIOD OF 156
WEEKS

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

1. The approved portakabin complex and associated roadway shall be removed from the site and the land restored to its original condition as grassed playing field within 36 months of the development being brought into beneficial use.

Reason: The development is only required for a temporary period.

2. This approval is in respect of the following plans, unless otherwise amended by any other condition attached to this consent:

TSKN220136018rev5

HD/10079/02A

F16317-1=EL rev01

Canopy Details from Able Canopies dated 26/10/16

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

3. Within one month of the date of this consent a Soil Resource Survey and Plan shall be prepared and implemented in accordance with the 2009 DEFRA Code.

Reason: To safeguard the soil resource to enable its future reuse on this site to facilitate recreational activities.

4. 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

5. Details of the position of any security lighting to be erected on or around the temporary school complex and the timing control arrangements shall be submitted to and agreed in writing by the local planning authority prior to their installation.

Reason: To safeguard the amenities of adjoining occupiers.

RECOMMENDATION 2 : The applicant is advised to have due regard to the advisory notes provided by consultees.

RECOMMENDATION 3 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management 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.

1. DESCRIPTION OF DEVELOPMENT

- 1.1 The proposal is for temporary planning permission for the installation of a single storey Portakabin modular school complex for a period of 3 years. At the time of the site inspection in March the portable school complex had been assembled and was receiving the final finishing touches. The complex is sited south of the existing school buildings.
- 1.2 The temporary complex comprises 7 teaching blocks grouped close together, 6 grouped portaloos and one detached canteen/kitchen building. The floor area of the buildings will be 3365 sqm.
- 1.3 It is expected that a maximum of 650 students will use the facility initially. The complex will be in use after this Easter.
- 1.4 The temporary buildings are grey in colour. A canopy 76m x 6m is positioned on and attached to the northern side of the complex.
- 1.5 There is an informal roadway for the construction period from Doyle Avenue. This roadway will be retained for emergency vehicles only. Access will be via the existing campus from Fairwater Road and no new parking or cycle provision is proposed.
- 1.6 The application has been accompanied by a Pre -Application Consultation Report, DAS, Planning Statement and accompanying plans.

2. DESCRIPTION OF SITE

- 2.1 The site is within the grounds of the existing Cantonian High School. The applicant says that the school has suffered deterioration which requires a full site redevelopment and more critically an electrical fault has been discovered in block A preventing its use. Block A is a major part of the existing school buildings. Other parts of the school will continue to be used in conjunction with the temporary complex.
- 2.2 The site is part of a grassed area, which in total is approximately 6.1 ha in area, with the temporary complex utilising a small part of this provision.
- 2.3 To the west of the site is residential development with the nearest property being 64m from the nearest part of the development. To the north are the existing school buildings. To the east is a railway line with residential development beyond. To the south are sports pitches within the curtilage of the school, which are unaffected by the development.

3. PLANNING HISTORY (since 1997)

- 3.1 None on the site of the temporary school complex. The following applications were within the school grounds:-

09/00310 Over clad to girls gym roof – approved

04/02859 Extension to dining facility – approved

00/00081 Demountable common room – approved

02/00967 Replacement Curtain Walling – approved

01/01307 Single Storey extension, new classroom and covered way - approved

4. **POLICY**

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

EN13 Air, Noise, Light Pollution and Land Contamination

C3 Community Safety/ Creating Safe Environments

C4 Protection of Open Space

C6 Health

C7 Planning for Schools

T1 Walking and Cycling

T5 Managing Traffic Impacts

W2 Provision for Waste Management Facilities in Development

5. **INTERNAL CONSULTATIONS**

5.1 Shared Regulatory Services states: Should there be any 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 of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

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

5.2 The Tree Officer states: No trees of amenity value will be affected by this development, but a large volume of vegetated soil (playing field) could suffer significant damage as a result of compaction, contamination, disturbance, reduced gas exchange, reduced water percolation and reduced organic matter inputs. This could result in significant soil dysfunction and conflict with policy KP15. To avoid this, a Soil Resource Survey and Plan should be prepared and implemented in accordance with the 2009 DEFRA Code.

- 5.3 The Waste Management Officer states: The proposed plans will make little impact on waste production and, therefore, current waste storage and collection is sufficient. Please retain the current refuse storage for future use. Waste Management has no further observations or objections.
- 5.4 Ecology Officer has offered no comments.
- 5.5 Neighbourhood Services Officer has no comments.

6. **EXTERNAL CONSULTATIONS**

- 6.1 NRW has no comments to make.
- 6.2 Wales and West Utilities has supplied a map of their equipment and none is under the site of the proposed development.
- 6.3 South Wales Police state Temporary classrooms such as portable buildings are notoriously difficult to secure due to their construction. The fact that the portable buildings are located within the school perimeter and protected by the perimeter fence along with the buildings being connected to an intruder alarm will help to make the buildings less vulnerable to crime and anti- social behaviour.

It is recommended that;

- The voids under the buildings must be secure to prevent litter collecting underneath, which may be used to start a fire.
- Temporary classrooms should not be used for the storage of high value equipment such as computers and projectors. All such equipment should be locked away out of sight.
- It is recommended that if possible all temporary buildings should be linked together to form one continuous building thus avoiding the creation of blind spots between buildings.
- All temporary buildings should be removed as soon as possible after work has been completed at the main school.
- Portable buildings should be constructed of non-combustible materials.
- The location of the temporary buildings should be discussed with the fire authority to ensure that the spread of fire to other buildings is minimised and that the fire services access is not hampered.
- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:

“It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”

TAN 12 Design. Para 5.17.1 “Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to

practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”

- Planning Policy Wales 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....

6.4 The Pre-Application Consultation Report did not identify any feedback from local or statutory consultees.

6.5 Sports Council for Wales states that: The new complex is being erected on playing fields but as it is a temporary measure while the school is being re-developed and that the school will retain sufficient playing field area to meet the Schools Premises Regulations, Sport Wales has no objection.

6.6 GGAT has no objection.

7. **REPRESENTATIONS**

7.1 This application has been advertised on site and in the press on 16/03/2017. Local Members and adjoining occupiers have been notified. No representations have been received to date

8. **ANALYSIS**

8.1 The proposal is to provide a temporary educational facility within the grounds of the existing school whilst the problems with the existing school are addressed. The portakabins have been placed on site and will be in use from Easter.

8.2 The Education Officer advises that “This solution has been agreed for three years whilst education and PDD look at a more permanent solution. The school is being prioritised for a new school completely from 21st century schools funding in band b from 2019.

The condemned block is secure and alarmed etc., and as is on an occupied school site does not pose a risk. We could not demolish yet with pupils on the school site.

This interim measure was approved at cabinet as was an urgent situation.”

8.3 The temporary complex is some distance from residential properties and the access to and parking for the school remains unchanged. No objections have been received to date.

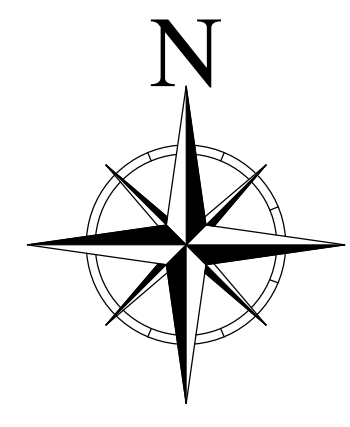
8.4 The loss of grassed area is for a temporary period and should be subject to a condition that the land will be restored to its original condition.

8.5 The Police’s comments have been forwarded to the applicant for consideration. The complex was in place by the time the Police comments were received. The layout provides for light and circulation space between the classrooms. The Police comments and the comments of other consultees have been forwarded to the applicant.

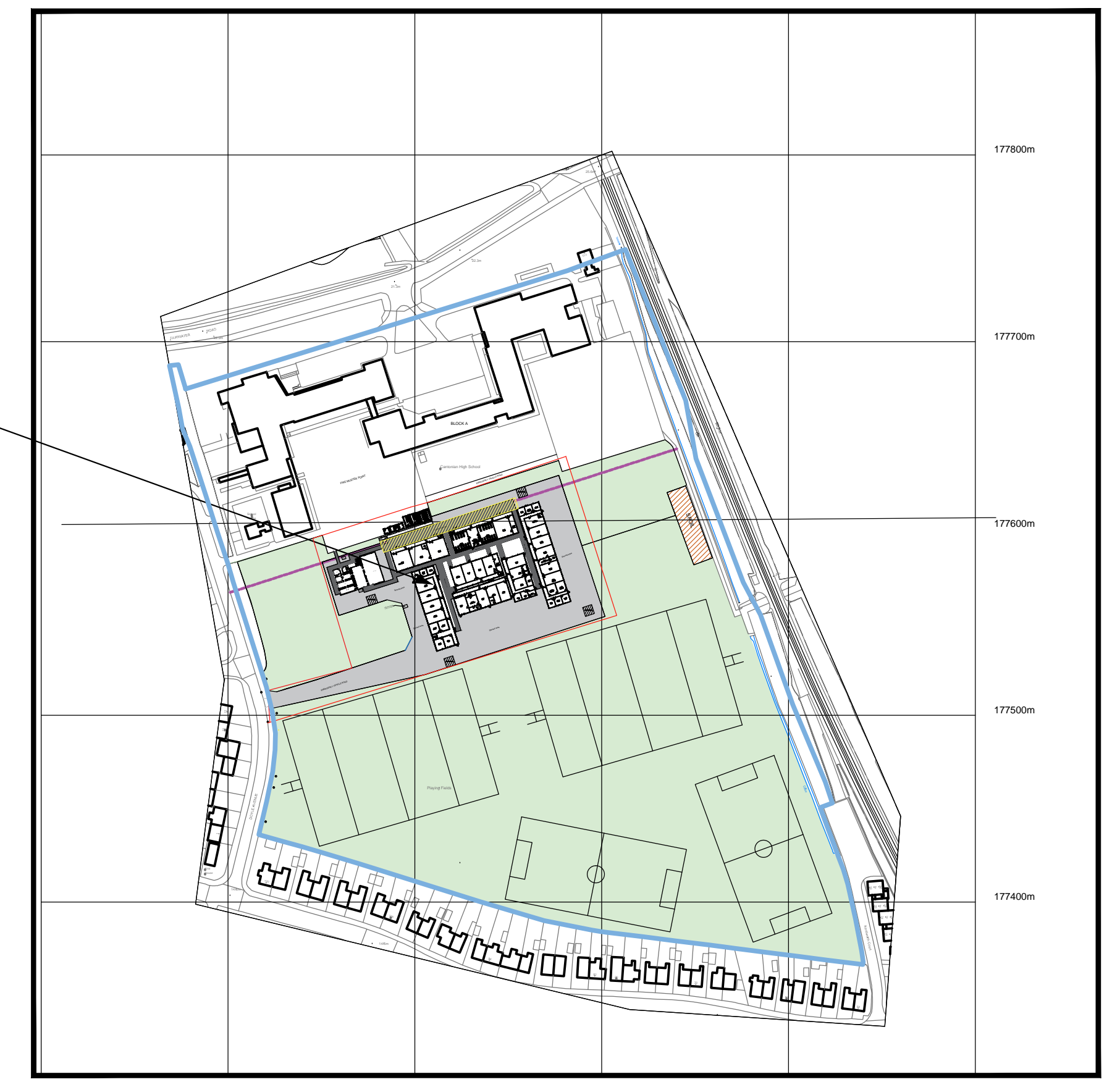
- 8.6 This temporary proposal is not contrary to the Local Development Plan policies.
- 8.7 It is recommended that temporary planning permission be granted subject to conditions. The conditions and advisory notes reflect the fact that the development has been carried out.



BLOCK PLAN
scale 1:500



Proposed location of temporary school complex.

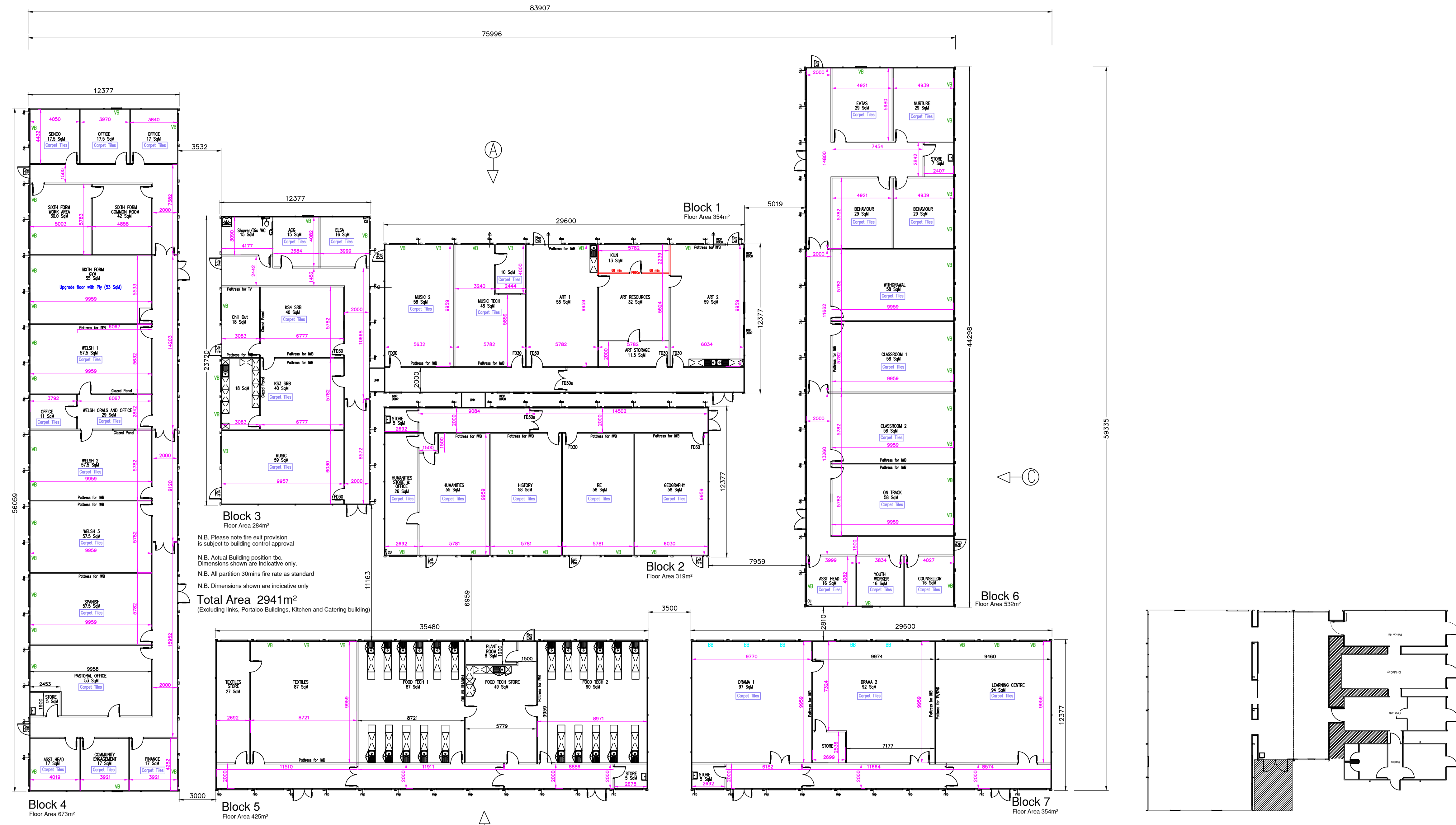
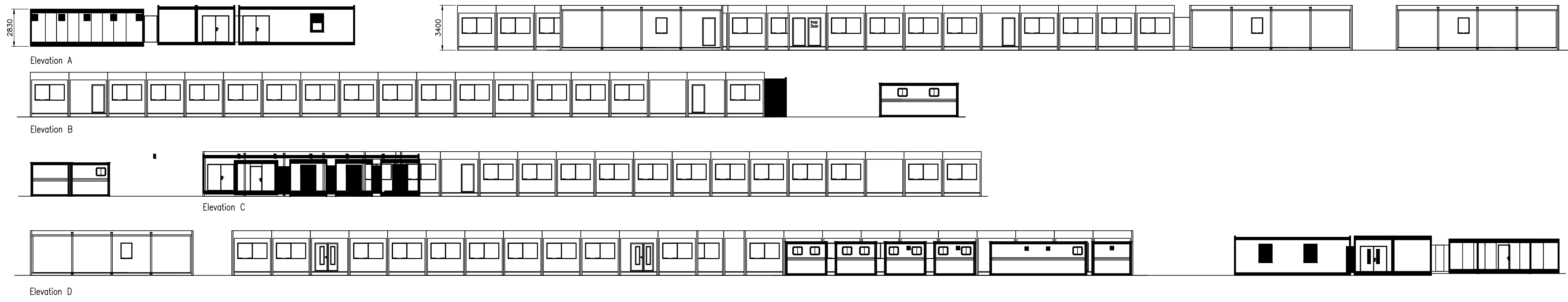


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LOCATION PLAN
scale 1:2500

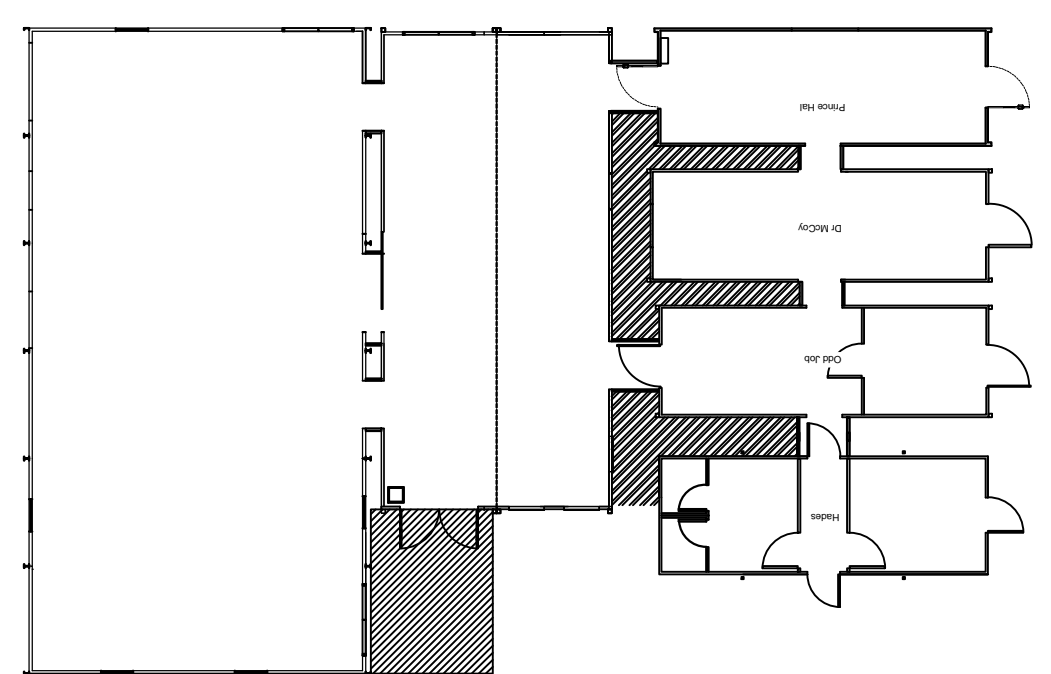
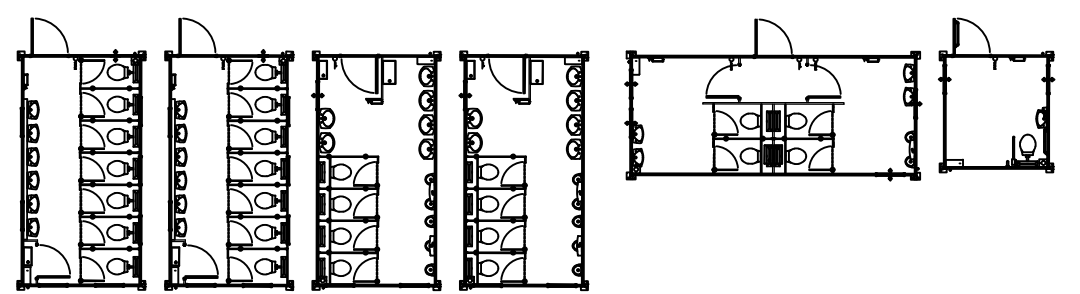
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Portakabin	Total Solutions
Proposed Temporary School Complex For Cantonian High School at Fairwater Road, Fairwater, Cardiff, CF5 3JR.	
Date: 19th December 2016	
Scale : 1:500 & 1:2500	
Drawing Number	TSKN220136018 rev 5



N.B. Please note fire exit provision is subject to building control approval.
 N.B. Actual building position i.e. Dimensions shown are indicative only.
 N.B. All partition 30mins fire rate as standard.
 N.B. Dimensions shown are indicative only.
Total Area 2941m²
 (Excluding links, Portaloos Buildings, Kitchen and Catering building)

Standard Portakabin vinyl throughout unless where Carpet Tiles stated
 VB indicates venetian blind
 BB indicates blackout blind



Duplex
 Building System

Portakabin Limited Huntington York YO32 9PT
 Telephone 01904 611655 Fax 01904 611644

Project Classroom Accommodation
 Client Cardiff City Council

Title Proposed Layout
 70 x DX402
 Duplex Modules
 School Complex

Date 29.09.16 Drawn MAT

Scale 1:200 @ A1

Drg. No. HD/10079/02 Rev. A