

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/02851/MJR** APPLICATION DATE: 28/10/2019

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTE STREET, BUTETOWN, CARDIFF

PROPOSAL: NEW BUILD 2 FORM ENTRY PRIMARY SCHOOL & FLYING START AND SPECIAL RESOURCE BASE TO REPLACE EXISTING ST MARY THE VIRGIN CIW PRIMARY SCHOOL

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**RECOMMENDATION 1** : That planning permission be **GRANTED** subject to the applicant providing a Unilateral Undertaking under **SECTION 106** for the requirements specified in paragraph 9.1 of this report and subject to the following conditions:-

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents, unless otherwise amended by any other condition attached to this consent:
  - 1648-CCC-XX-ZZ-DR-A-0001-SITE – Site Location Plan
  - 1648-CCC-XX-GF-DR-A-0002-GAPLAN – Proposed Ground Floor Plan
  - 1648-CCC-XX-ZZ-DR-A-0003-GA PLANS – Proposed First and Second Floor Plans
  - 1648-CCC-XX-ZZ-DR-A-0004-ROOF – Proposed Roof Plan
  - 1648-CCC-XX-ZZ-DR-A-0005-ELES Rev A – Proposed Elevations 01
  - 1648-CCC-XX-ZZ-DR-A-0006-ELES – Proposed Elevations 02
  - 1648-CCC-XX-ZZ-DR-A-0007-SECTIONS – Proposed Sections
  - 1648-CCC-XX-XX-VS-A-0008-VISUALS – 3D Visuals
  - 1648-CCC-XX-ZZ-DR-A-0009-MASTER – Proposed Masterplan
  - 1648-CCC-XX-GF-DR-A-0010-ROUTES – Site Movement
  - 1648-CCC-XX-GF-DR-A-0011-BOUND – Proposed Boundaries
  - 1648-CCC-XX-XX-SU-A-0012-TOPO – Topographical Information
  - 1648-CCC-XX-XX-DR-A-0013-UTILITIES – Existing Utilities
  - 1648-CCC-XX-XX-DR-A-0012-RAILS- Det S2 dated 03/02/20
  - 1648-CCC-XX-XX-CM-A-0015-Details –S4 Rev A
  - 1648-CCC-XX-GF-DR-L-0004-PS-S3 RevB Planting Plan
  - 1648-CCC-XX-GF-DR-L-0006-PTD – Planting Technical Details
  - Plant Specification Maintenance Operations

- Design & Access Statement
- Green Infrastructure Management Strategy dated December 2019
- Statutory Screen Tool incl. Equalities Impact Assessment
- Pre Development Tree Survey & Constraints Plan
- Bat Roost Tree Inspection
- Phase 1 Habitat Plan
- Technical Note Ecology
- Flood Consequence Assessment
- Transport Statement
- Travel Plan
- Acoustic Report
- Site Investigation Surveys and Report

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

3. No demolition, site preparation or development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

- 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.

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 (LDP policy EN8).

4. All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner.

Reason: To maintain and improve the amenity and environmental value of the area (LDP policy EN8).

5. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area (LDP policy EN8).

6. Prior to the commencement of any development works and on completion of the ground gas monitoring and assessment, 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.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

Reason: To ensure that the safety of future occupiers is not prejudiced (LDP policy EN13).

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

The report of the findings shall include:

- (i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

- (ii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets,
  - woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
  
- (iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG NRW guidance document 'Land Contamination: A guide for Developers' (2017).

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

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 (LDP policy EN13).

- 8. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017).

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 (LDP policy EN13).

9. The remediation scheme approved by condition 8 above shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017).

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

10. 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 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 must 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: 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.

11. 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.
12. 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 .

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
13. 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 (LDP policy EN13).
14. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

15. No development shall take place until the applicant has submitted a written scheme of historic environment mitigation to and obtained approval from the local planning authority. Thereafter, the programme of work shall be fully carried out in accordance with the requirements and standards of the approved scheme.  
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 (LDP policy EN9).
16. The colour of the panels on the school and the colour for the weld mesh fencing and perforated metal panels guarding the first floor play area shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the construction of the school building.  
Reason: In the interests of visual amenities (LDP policy KP5).
17. The pavement to be enlarged in Bute Street to the front of the school shall be finished in materials to match the existing pavement.  
Reason: In the interests of visual amenities (LDP policy KP5).
18. Details showing the provision of school cycle and scooter parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle and scooter parking spaces shall be maintained and shall not be used for any other purpose (LDP policy T1).  
Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles and scooters.
19. Details of the junction between the proposed car park and the highway shall be submitted to and approved in writing by the Local Planning Authority, to include details of gates, boundaries, surfacing and crossovers. The approved details shall be implemented prior to beneficial use (LDP policies T1 and T5).  
Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility.
20. Details of the safety/traffic measures specified below shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to beneficial occupation.

  - Raised table parallel zebra crossings on Bute Street (2 no.) and removal of an existing signal-controlled crossing
  - Raised table crossings on Maria Street (2 no.), and at parking bay entrance on Canal Parade, for a continuous footway link
  - Various dropped flush kerbs to suit crossings as required
  - Widened footway sections on Canal Parade and Bute Street
  - Gateways on Bute Street
  - 20 mph speed limit on Canal Parade and Bute Street
  - TRO for provision of School Keep Clear markings on Canal Parade

- TROs for removal of parking bays on Bute Street and Canal Parade and removal of existing School Keep Clear markings on North Church Street and Canal Parade
- TROs for parking enforcement on wide footways/shared use paths
- Removal of existing access control barriers at various locations on the route to school just east of the railway line

Reason: To ensure that the proposed development maximises the potential for non-car trips (LDP policies T1 and T5).

21. Prior to the approved school being brought into beneficial use a Travel Plan shall be submitted to and approved by the local planning authority. This shall include details of modal split targets, the Travel Plan co-ordinator, school travel surveys and monitoring. The Travel Plan shall be implemented in accordance with the approved document.

Reason: To ensure that the proposed development maximises the potential for non-car trips.

22. Prior to the commencement of development a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

- 1) locations for the storage of all plant and machinery to be used in connection with the construction of the development;
- 2) details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
- 3) provision for the on-going maintenance of any such bunds, fences and other measures;
- 4) the control and removal of spoil and wastes; and

The Code of Practice shall indicate:-

- a. the proposed hours of operation of construction activities and deliveries;
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;



- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and wheel washing.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity and future occupiers are protected. (LDP policy EN13)

- 23. Details of the position and arcs of coverage of CCTV and security lighting shall be submitted to and approved in writing by the Local Planning Authority and then be implemented as approved prior to the school being brought into beneficial use.

Reason: In the interests of the amenities of nearby residential occupants (LDP policy EN 13).

- 24. Notwithstanding the submitted plans a noise barrier shall be erected along the southern boundary of the raised play area in accordance with drawing 1648-CCC-XX-XX-DR-A-0012-RAILS- Det S2 dated 03/02/20 prior to the school being brought into beneficial use.

Reason: In the interests of the amenities of adjoining residents (LDP Policy EN13).

- 25. Prior to development commencing on the construction of the bin store and sprinkler tank and plant details of these structures and enclosures shall be submitted to and approved in writing by the Local Planning Authority and then constructed as approved.

Reason: Insufficient details have been submitted and in the interests of the visual amenities of the area (LDP Policy KP5).

- 26. Notwithstanding the submitted plans, details showing the provision of MUGA cycle parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. 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 (LDP Policy T1).

**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 date of commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

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

- 1.1 The proposal is to create a replacement for and expansion of St Mary the Virgin Church in Wales primary school. The school will include:
- A new 2 FE primary intake (420 pupils)
  - 2 x Specialist Resource Base (SRB) classrooms to form part of Cardiff Council's Additional Learning Needs (ALN) strategy, 10 pupils each
  - 48 FTE nursery
  - 24 FTE Flying Start (FS) provision
  - 8 FTE x 30 hour childcare provision (merged with FS, total 32 FTE)
  - Up to 60 FTE staff
- 1.2 The proposed building will also provide opportunities for the community to use parts of the facility namely the halls, kitchen, WCs / Changing Place and a community room.
- 1.3 The proposed school incorporates a Special Resource Base (SRB). A drop-off area is located within the car park within close proximity to the SRB entrance. A Changing Place is located centrally on the ground floor so as to be accessible by all early years and near the main circulation routes. A lift is provided to all levels

including the roof top play and an accessible WC located centrally on each floor next to the lift.

- 1.4 The Design and Access Statement sets out the background to the proposal, the need for it in terms of education provision, additional capacity requirements and how the site constraints, opportunities, and design requirements have influenced and directed the project design.

The building will be of brick construction (wienerberger con mosso) with some render panels, grey aluminium windows and doors, and a membrane finish to the lean to roof with tarmac and rubber crumb to the roof top play area. The rooftop play area will be enclosed by 1.5m high screens. A MUGA (33m x 22m) is to be created along the western boundary of the school enclosed by a 3m high weld mesh fence.

- 1.6 It is proposed to install photo voltaics on the lean to roof facing west.

- 1.7 A long bench around a tree to the front of the school is proposed.

## 2. **DESCRIPTION OF SITE**

- 2.1 The proposed site for St Mary the Virgin Church in Wales school is St Mary's Church Park which lies South of St Mary the Virgin Church. The site is currently accessed via North Church St and the site is flanked on both West and East sides by Canal Parade and Bute St respectively. At the time of the site visit the grass was overgrown and the two football goals were in the process of rusting.
- 2.2 The western end of the site near Canal Parade is currently used as gardens for the existing school.
- 2.3 Immediately to the north of the site is church and a two storey residential building adjoining the site boundary. A little further north is the existing school. To the west is an industrial building. To the south are two storey residential units and associated parking.
- 2.4 Canal Parade links the site to Dumballs Rd to the west and also provides pedestrian access to Callaghan Square and the city centre. Canal Parade extends to undeveloped land to the north of the school site, which results in a dead end for vehicular traffic. Bute St runs parallel with the railway line and Lloyd George Avenue, providing a link to the city centre and Cardiff Bay.
- 2.5 The site identified for redevelopment for the new school is approx.8500m<sup>2</sup> in area and is level.
- 2.6 The 1950 aerial photograph for this site shows it occupied by high density urban development.
- 2.7 The Parish Church of St Mary the Virgin and St Stephen the Martyr, including the forecourt wall and railings are listed as an interesting and well preserved example of this style, for its dominant location, and for its historic interest

### 3. **PLANNING HISTORY**

3.1 None relevant on this site

### 4. **POLICY FRAMEWORK**

4.1 The following LDP policies are considered relevant:

KP3(B) Settlement Boundaries  
KP5 Good Quality and Sustainable Drainage  
KP7 Planning Obligations  
KP8 Sustainable Transport  
KP12 Waste  
KP13 Responding to Evidenced Social Need  
KP14 Healthy Living  
KP15 Climate Change  
KP14 Healthy Living  
KP15 Climate Change  
KP16 Green Infrastructure  
KP17 Built Heritage  
EN6 Ecological Networks and Features of Importance for Biodiversity  
EN8 Trees, Woodland and Hedgerows  
EN9 Conservation of the Historic Environment  
EN12 Renewable Energy and Low Carbon Technologies  
EN13 Air, Noise, Light Pollution and Land Contamination  
T1 Walking and Cycling  
T5 Managing Transport Impacts  
C1 Community Facilities  
C3 Community Safety/Creating Safe Environments  
C4 Protection of Open Space  
C6 Health  
C7 Planning for Schools  
W2 Provision of Waste Management Facilities in Development

4.2 It is considered that the following SPGs are relevant to this development:-

Green Infrastructure  
Managing Transportation Impacts (Including Parking Standards)  
Planning Obligations  
Planning for Health and Wellbeing  
Residential Design Guide  
Soils and Development  
Trees and Development  
Waste Collection and Storage Facilities

### 5. **INTERNAL CONSULTTEES RESPONSES**

5.1 The Waste Officer states:  
The proposed storage area for waste and recycling is acceptable.

Waste management have no further observations or objections to the proposed development.

5.2 (a) The Tree Officer originally stated:

In the absence of an Arboricultural Impact Assessment I cannot be certain about the precise impact upon the arboricultural resource, but comparing the Tree Constraints Plan with the site plan, I think that at least 20 'B' (moderate quality and value) items will be lost and at least 5 'B' category items will see encroachments within their Root Protection Areas (RPAs). 'Items' in some cases means more than one tree, so the total number of trees impacted exceeds 20. In addition, the impact on the densely clustered trees in the NW corner of the site is unclear – it is quite possible that in removing trees in the southern half of this cluster, retained trees in the northern half will be structurally vulnerable as a consequence of increased exposure. In any event there will be a very substantial loss of trees that should be retained and protected as part of development, unless overriding design justifications are given for their loss and that loss is offset by new planting. Many of the trees lost are of large, long-lived species (ash, black walnut, horse chestnut and sycamore) and/or comprise a continuous line or integrated group that has importance as part of a green corridor.

Full details of new planting are not provided but so far as I can see no more than 12 new trees are to be planted, 7 of which are in constrained beds in terms of above and below ground growing space. Green corridors are absent or tenuous at best. Taking this information together I can only conclude that there will be unacceptable harm to trees of amenity value putting the development at odds with EN8 and KP16. If tree loss is unavoidable at this site, new planting must offset the loss, so it must include not only equivalent replacements in numerical terms, but more trees than are lost to make up for the fact that many of those lost are large and long lived trees. Planting a single tree in a constrained bed does not offset the loss of a mature black walnut or sycamore for example.

The overall design features extensive areas of hard surfacing and car-parking that substantially constrain the scope to offset tree losses and provide green corridors. A softer, 'landscape led' design would be appropriate, wherever possible retaining existing trees.

According to the Soil Resource Report there is a valuable, re-usable topsoil resource at the site but no re-usable subsoil. The re-use of site won topsoil should be prioritised, subject to it meeting geotechnical/geo-environmental criteria. I note that potentially phytotoxic levels of lead have been identified for part of the site and it is obviously important that such soils are not used for sensitive landscape types. In general terms, the topsoil resource should only be used for landscape types that it is well suited to support. Rain garden/swales soils are likely to have performance criteria in terms of drainage and nutrient retention that site won topsoil doesn't meet, or doesn't meet unless it is ameliorated. The project soil scientist should be consulted to ascertain what functions the soil will support and what modifications would be appropriate to ensure good functionality. Where it will not be possible to re-use site won soil, imported topsoil and subsoil should be provided in line with a detailed topsoil and subsoil specification. Since the site is currently largely soft landscaped, it is essential that the disturbance to/sealing of site soil is

compensated for by the planting of landscape types that are effective at 'creating' or protecting soil and its functionality and mitigating the predicted impacts of climate change. Large, long-lived trees are especially effective in this regard and the loss of/harm to the soil resource and consequent conflict with KP15 are another reason why amendments to design to secure the retention of existing trees wherever possible, and the planting of large, long-lived trees to offset unavoidable losses, is considered an important part of design.

A detailed, upfront landscape scheme should support the application and comprise a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views to show root available soil volumes, planting methodology, aftercare methodology, implementation programme and evidence to show that services (including drainage), existing and proposed, will not conflict with planting. Specialist landscape functions such as rain gardens and swales will require specialised planting types dependent on the prevailing hydrological regime. A limited range of trees will tolerate alternately inundated and then dry soils, and these are not the same as those trees that will tolerate very dry soil or very wet soil only.

Once the design is finalised an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan will be required.

(b) And following the submission of further information including a Green Infrastructure Management Plan the Tree Officer stated:

I welcome the planters with seating to the rooftop play space, the climbers to the south boundary and hedging to Bute Street, though more and larger planters could be accommodated given the space available? Sectional drawings are required for the planters in order to understand the soil profile, irrigation and drainage.

My reservations remain with regard to the proposed planting of *Abies koreana* and *Ligustrum indicum*. The *Abies* is I think too slow, squat and drought sensitive to make a significant long-term contribution, and I think *Pinus cembra*, *Pinus heldreichii* or *Pinus sylvestris* better options here. Whilst the *Ligustrum* is I understand tolerant of heavy soils, it is not drought tolerant and is not, so far as I can ascertain, available as a tree, only as a shrub. A better option for the context is *Acer x freemanii* 'Armstrong' or *Liquidambar styraciflua* 'Slender Silhouette'.

I understand that off-site planting is being considered to mitigate losses? Upfront details of such are preferred to give comfort that the planting will be done and is not just a 'wish list' that may never be fulfilled.

### 5.3 The Specialist Services Officer – Environment states:

The following information was submitted with the application – Earth Science Partnership, June 2019; Exploratory Geotechnical & Geo-environmental Assessment Report Ref: ESP.7048.02.3208 Rev1; Figure 2 Investigation Point Plan.

The above report includes contamination and ground gas assessments undertaken at the development site. Laboratory testing indicated generally low levels of contaminants, with

the exception of localised elevated lead (sampling point HDP3). The development Master Plan and Investigation Point Plan indicate this to be in the vicinity of an area proposed for soft landscaping within the outdoor Nursery area. On this basis, Section 6.1.2 of the above report confirms the need for further sampling, and contamination assessment to determine whether remediation measures are required.

The above report refers to an ongoing ground gas monitoring programme and assessment. This will need to be completed.

Amended ground gas and contamination conditions are recommended in relation to the above concerns.

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

Shared Regulatory Services would request the inclusion of the following 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:

### CONDITIONS

Prior to the commencement of any development works and on completion of the ground gas monitoring and assessment, 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 LPA. 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.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

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

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

The report of the findings shall include:

- (i) an intrusive investigation to assess the extent, scale and nature of contamination

which may be present, if identified as required by the desk top study;

- (ii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
  
- (iii) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

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.

Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must 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 must 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

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



offsite receptors.

The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must 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 must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

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

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 LPA.

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

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 LPA.

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

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.

## ADVISORY/INFORMATIVE

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.

#### 5.4 The Ecologist states:

I have previously engaged with the applicant at this site before and during the pre-app process, and in terms of ecology the submission largely conforms with what has previously been agreed. A number of trees were identified as having low bat roost potential, and guidance suggests that if these trees are to be felled then they should be subject to inspection by an arborist and/or bat ecologist immediately prior to felling, and that 'Soft-felling' may be advised in certain circumstances. I have previously advised the applicant that ideally, if trees are to be felled then it should be done in accordance with BS 8596: Surveying for bats in trees and woodland for non-specialists. The Arboricultural Association provide guidance and training on this British Standard, and we should be satisfied that any contractor can comply with this standard if they fell trees identified as having some bat roost potential. This remains my advice.

Mott Macdonald in their Technical Note have advised that if roosting bats are found to be affected by the development works, then a development licence will need to be obtained from Natural Resources Wales (NRW). This application may take up to 6 weeks or 30 working days from submission to NRW (following grant of planning permission), and the applicant should take note of this advice.

As there is some vegetation management and tree removal proposed, we should attach the following condition to protect nesting birds:-

Condition: No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

I do not consider there to be any great extent of reptile habitat on the site, so I would not ask for any surveys or mitigation.

The impact upon green infrastructure is my main concern in relation to this application, and I have previously advised that the application should be supported by a Green Infrastructure Management Strategy (GIMS). The purpose of a GIMS is to bring together the ecological mitigation, the landscaping, SuDS and tree protection into one coherent strategy which avoids conflict between these elements whilst securing multiple benefits for wildlife and people. The GIMS should also set out how the GI at this site will be managed into the future.

Although it is difficult to be sure from the information supplied, it appears that more trees than anticipated are to be removed, and this will have a detrimental effect upon the diversity, extent, condition and connectivity of green infrastructure at this site. This green infrastructure provides many benefits, not just in terms of biodiversity, but also in terms of the attractiveness of the site, the opportunities for education and climate change. Cardiff Council has declared a 'Climate emergency' and green infrastructure at sites such as this contributes to climate change mitigation and adaptation. For example, trees and vegetation will absorb CO2 and store carbon, as well as providing shading / cooling in hot weather, helping to attenuate and infiltrate stormwater, prevent soil erosion and ameliorate local air quality. Therefore there is a strong imperative to maximise the green infrastructure at this site, through retention and planting of trees and landscaping. In particular a GIMS should set out how retention and planting of trees and other landscaping can be used to ensure good ecological connectivity across this site, as well as providing the aesthetic and climate change ecological services as above.

A green roof to the school building will also contribute to the green infrastructure of this site, and it is not acceptable that accessible roof have been provided without any vegetation or landscaping. Planting on these green roofs will greatly enhance their aesthetic and educational value, as well as contributing to cooling the building and helping attenuate stormwater as part of an overall SuDS scheme. There needn't be a great loss of play area on these roofs if the landscaping is designed well and integrated into play features.

Therefore I look forward to us receiving a GIMS which takes an integrated approach to addressing the comments made by myself as above, Ed Baker the Tree Officer, and colleagues in drainage (for SuDS) and Parks Services.

(A GIMS was subsequently submitted in December 2019 and was forwarded to the Tree Officer and Ecologist and no further comments have been submitted).

- 5.5 The Noise Officer states:  
Happy not to make any objections in relation to noise as long as the recommendation to incorporate a 1.6m high noise barrier into the southern boundary of the raised play area are included into the build.
- 5.6 (a) The Drainage Officer originally stated:  
I can confirm the development will require SAB approval. I understand the applicant is currently in discussions with the SAB team at Cardiff Council and discussions are ongoing.

The Welsh Government Local Authority Guidance on Implementation of Schedule 3 highlights the following in relation to SAB/Planning:

“Developers should demonstrate compliance with the statutory standards and local policy when submitting planning applications”.

Given the above it is recommended the Local Planning Authority request a statutory standards compliance statement, which indicates how the applicant intends to meet the requirements of the statutory standards within their development, including the allocation of sufficient space to such features.

Submission of the statement will satisfy the above guidance and also comply with policy EN14 of the Cardiff Local Development Plan. In the absence of such it is recommended the application be refused.

It is recommended that the developer engage with the SAB in pre application discussions.

(b) And following SAB approval states:

The SAB statement is not needed as I recommend they submit the SAB approval document to yourself so it can be placed on the planning portal so it is in the public domain that Drainage / flooding has been considered as part of the process.

This is an ideal situation and the best way forward in achieving SAB approval before planning consent as instead of the statement all they need to provide is the consent documentation.

- 5.7 (a) The Parks Officer has advised the Education Officer that the current MUGA on site at Canal Park is available for use but is a free play area and may cause conflict of usage between the school and other communities. This is a low risk but you need to be aware.

In partnership with CAVC the Council are developing a fully fenced 3G Floodlit pitch, 2 x Fenced and floodlit MUGA in Canal Park at the top end of the site nearest the school. The new facilities are funded by a Welsh Government Capital grant specific to Education and the bid and grant offer stipulates the priority use for local primary school with positive and proactive engagement from CAVC to deliver and support school programmes and usage in curricular time.

The advice from our Parks Planning Officers is that each tree would have a replacement value depending on species and size as each tree would have consumed a certain amount of carbon and this is the element that is considered for mitigating planting.

Parks requirement will be to have a tree planting plan over the next 3 years to the value of £15,000 in order to mitigate for the loss of trees as a result of this school's development. The scheme will allow for the 12 trees that Education are planting with the remainder being allocated within the Butetown Ward.

(b) Following the comments of the Sports Council for Wales the Parks Officer

confirmed that the existing multi use sports area on Canal Park will be available for a minimum of 7 hours per week for schools use.

### Cycle Parking

It is acknowledged that the site is a constrained one and that steps have been made to provide school cycle/scooter parking at the standards in the SPG, and summarised in the table by Vinny. Whilst we are marginally below this figure for cycle parking, the amount proposed is deemed acceptable. With regards scooter parking, the 'minimum provision' figure outlined below of 30 spaces is some way below the 52 spaces required, although the reference to subsequently identifying additional spaces (up to 50) is noted and welcomed, and thus the school cycle/scooter provision can be conditioned.

With regards the MUGA facility it is disappointing that no cycle parking provision is proposed, as we want to encourage these users to access the site by non-car modes, and if cycling, they will want to ensure their cycle is securely parked, or at least is clearly visible to them. Whilst it is understood that Education have concerns with anything that affects the secure boundary of the site, we need to enable some cycle parking for MUGA users. This could potentially be accommodated by providing some fixing bars outside the northern boundary of the MUGA, so that the cycles are visible from the MUGA but are not interfering with the pitch area, although the disadvantage is that cyclists would need to move their bike from the proposed gate right across the MUGA pitch to the cycle parking area. We will be looking for some cycle parking provision, and thus request the below separate condition for MUGA cycle parking.

### Highway Access

I have not seen any additional details of the car park access, but this can be conditioned. The revised swept path assessment is OK in terms of scale; it does show the vehicle going through the pupil entrance but it is clear there is room for it to route through its designated entrance so this is fine.

### Emergency Access

I had a concern/query in having two sets of permanent vehicle gates in place that would virtually never be used, and whether it would be better if a combined pedestrian/vehicle gate would allow a more beneficial use of space. However this is ultimately a management matter and I have no further comments on this.

### Safety and transport improvements/measures

As set out in the Transport Statement the school development will be providing various transport/safety schemes to mitigate its impact, and these are summarised in a condition below. In addition, a 5m shared footway/cycleway will be provided between North Church Street and Canal Parade, although this will be facilitated by a contribution from Education and achieved outside of this planning application, although it is intended to be in place for the opening of the school.

### Travel Plan

It is intended that the Travel Plan Co-ordinator will likely be a member of staff. The Travel Plan will need to set appropriate targets for non-car use. Further Travel Plan requirements can be secured via condition.

## CONDITIONS

### School Cycle/Scooter Parking

Prior to development commencing details showing the provision of school cycle and scooter parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle and scooter parking spaces shall be maintained and shall not be used for any other purpose.

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

### MUGA Cycle Parking

Prior to development commencing details showing the provision of MUGA cycle parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. 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.

### Access Junction

Prior to development commencing details of the junction between the proposed car park and the highway shall be submitted to and approved in writing by the Local Planning Authority, to include details of gates, boundaries, surfacing and crossovers. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility.

### Safety and transport improvements/measures

Prior to development commencing details of the below safety/traffic measures shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development maximises the potential for non-car trips.

- Raised table parallel zebra crossings on Bute Street (2 no.) and removal of an existing signal-controlled crossing
- Raised table crossings on Maria Street (2 no.), and at parking bay entrance on Canal Parade, for a continuous footway link
- Various dropped flush kerbs to suit crossings as required
- Widened footway sections on Canal Parade and Bute Street
- Gateways on Bute Street
- 20 mph speed limit on Canal Parade and Bute Street
- TRO for provision of School Keep Clear markings on Canal Parade
- TROs for removal of parking bays on Bute Street and Canal Parade and removal of existing School Keep Clear markings on North Church Street and Canal Parade
- TROs for parking enforcement on wide footways/shared use paths

- Removal of existing access control barriers at various locations on the route to school just east of the railway line

#### Travel Plan

Prior to development commencing a Travel Plan shall be submitted to and approved by the local planning authority. This shall include details of modal split targets, the Travel Plan co-ordinator, school travel surveys and monitoring. The Travel Plan shall be implemented in accordance with the approved document.

Reason: To ensure that the proposed development maximises the potential for non-car trips.

A standard Construction Management Plan condition should also be added.

(b) And further states:

As discussed, I am OK with the transport conditions being pre-occupation, although as a number of them require details to be submitted/approved first they will still need to submit them in good time in order for us agree matters in line with their required programme.

With regards the MUGA cycle parking I note their comments although adequate cycle parking for this element will be required, and this can be discussed further when they seek to discharge the condition.

## 6. **EXTERNAL CONSULTEES RESPONSES**

### 6.1 GGAT states

Thank you for consulting us about this application; consequently we have reviewed the detailed information on your website and can confirm that the proposal will require archaeological mitigation.

Information in the regional Historic Environment Record, curated by this Trust, shows that the application area is located adjacent to St. Mary the Virgin Church. A Grade II Listed Building; built in 1843 in 'Round-arched Style', replacing the destroyed medieval church. It is listed as an interesting and well preserved example of this style and for its dominant location and historic interest (Cadw ref: 13981). There are no known archaeological sites noted within the proposed development area. However, the 1845 Tithe map of the parish of Saint Mary, Cardiff shows a cottage and garden in the west area of the proposed development and a review of the historic Ordnance Survey maps, dating 1880 to 1942, shows that the area was also previously comprised of a public house and residential houses. On the Second Edition OS map, dated 1901, some of the houses have been replaced with a school.

Whilst the structures, as depicted on the historic mapping, have since been demolished, it is possible that below-ground remains still exist and consequently, it is likely that archaeological remains may be encountered during the course of any ground intrusion works.

As a result, it is 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.

We envisage that this programme of work would take the form of an archaeological watching brief during the groundworks required for the development, 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 investigated and recorded; 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 model condition 24 given in Welsh Government Circular 016/2014: No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. 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. We also recommend that a note should be attached to the planning consent explaining that: The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), ([www.archaeologists.net/codes/ifa](http://www.archaeologists.net/codes/ifa)) and it is recommended that it is carried out either by a CIfA Registered Organisation ([www.archaeologists.net/ro](http://www.archaeologists.net/ro)) or an MCIfA level accredited Member.

## 6.2 NRW state:

We have no objection to the proposed development as submitted and provide the following advice.

**Flood Risk** The planning application proposes a new build 2 form primary school and flying start resource base (highly vulnerable development) in Zone C1 of the Development Advice Map (DAM) contained in TAN15. Our Flood Map information, which is updated on a quarterly basis, confirms the site to be at risk from the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff, which is a designated main river.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

We consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk.

Therefore, we have no further comment regarding tidal flood risk in this instance.

With respect to fluvial flood risk we have reviewed the following information submitted in support of this application:

- St Mary the Virgin School, Flooding Consequence Assessment, prepared by Mott MacDonald, dated 16 November 2018.

We previously issued a response to an application for preliminary advice, as quoted within the FCA, our reference CAS-68437-C1B2, dated 27 September 2018. In this response we requested an FCA be submitted in support of any planning application. Since then we have refined our approach to assessing applications within this area of Cardiff. This was confirmed in an e-mail to Laura Sanford, Cardiff City Council, dated 27th February 2019. In this response we stated that we would not require an FCA to be prepared in support of any planning application. However, we have reviewed the FCA submitted in support of this application.

The FCA states that the external ground levels should be at a minimum level of 7.3m AOD and internal finished floor levels should be at a minimum level of 7.6m AOD.

We confirm that the site is predicted to be flood free in the 1 in 100 year plus 25% climate change allowance and 1 in 1000-year fluvial flood event from the River Taff.

We do not consider there is a fluvial or tidal flood risk from the River Rhymney at this location.

We do not consider that the raising of levels on site would cause no displacement or loss of flood storage at this location.

In consideration of the above, we are satisfied that the FCA shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the proposals.

Please note, we do not normally comment on or approve the adequacy of flood emergency response plans 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. As a result, determining the acceptability of any access/egress arrangements proposed will be a matter for the LPA not NRW.

European Protected Species - Bats We note that the tree survey for bat roost potential submitted in support of the above application (Tree Survey for Bat Roost Potential, Land at St Mary's Primary School, Butetown, Cardiff, prepared by David Clements Ecology, dated December 2018) has identified that no direct evidence of bats was observed in any of the tree's on site. We therefore have no comments to make on the application as submitted.

## Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our website for further details.

### 6.3 (a) Sports Council for Wales states:

The proposal involves the loss of the school's playing field and as the statutory consultee on developments affecting playing fields, Sport Wales would like to comment as follows.

In the first instance, reference is made to the relevant policy in Planning Policy Wales which states that "All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:

- facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or
- there is an excess of such provision in the area."

In assessing the proposal against the above policy; the development affects the whole site so the first exception is not applicable; a MUGA is being provided but it is far smaller than the playing field and cannot sustain the same type of activities so the second exception is not met and there is no information addressing the third exception so the proposal fails to satisfy the policy.

Secondly, as a school field, Sport Wales makes reference to the statutory minimum team game playing field areas set out in the Schools Premises Regulations. For a school of 420 pupils, it should have a minimum of 5000m<sup>2</sup> of playing fields but unless it has access to other playing fields nearby it will have none which will have a detrimental impact on the health and well-being of the pupils.

Sport Wales would like to ask what are the plans for the area where the school is currently located? Will this be converted into a playing field? Otherwise will the school have access to other playing fields within easy reach?

Until satisfactory information can be provided explaining that the playing field is no longer needed and the school will have access to sufficient playing field areas Sport Wales would like to object to the application.

### (b) And following the Parks Officer's first comments stated:

Could you confirm the school will have sufficient access to the new 3G and MUGAs to meet its needs (at least 7 hours per week as required by the Schools Premises Regulations)? Presumably they will be sharing with the college and possibly other primary schools?

Also, in light of the fact that the 3G and MUGAs will be fencing off currently publicly accessible land, could you confirm the community will have access to the new facilities outside of school hours?

6.4 South Wales Police state:

South Wales Police have no objection.

South Wales Police have been engaged in detailed pre application consultations on the above project. South Wales police advice has been accurately reflect in the Design and Access statement and we have been informed that the School will be built to Secured by Design standards which will significantly reduce the risk of crime at the new school site and lead to a safer school environment.

7. **REPRESENTATIONS**

7.1 This application has been advertised on site and in the press. The local members, and nearby residents were notified of the application

7.2 No objections have been received in writing from the local member, local residents and local businesses.

8. **ANALYSIS**

8.1 The application proposes the replacement and expansion of St Mary the Virgin Church in Wales Primary School to serve the Butetown community. In addition the school building will provide opportunities for community use.

8.2 The application sites falls within the settlement boundary as defined by the Local Development Plan proposals map and comprises St. Mary's Church Park which lies south of St Mary the Virgin Church.

8.3 Policy C7: Planning for Schools recognises that the Council has a statutory duty as local education authority to ensure that there are a sufficient number and variety of school places available to meet the need of the population of the county. Policy C7 advises that new primary schools should be well designed, well related to neighbourhood services and amenities and easily accessible to sustainable transport modes and; include, where appropriate, provision for other appropriate community uses in addition to their education uses.

8.4 In addition, the application site is identified as a mixture of educational open space and children's play space in the latest Open Space Survey (May 2019). Policy C4: Protection of Open Space provides the following criteria against which the loss of open space is assessed:-

- The level of existing provision of recreational open space against the standard and acceptability of compensatory facilities.
- The quality of the open space.
- The functional and amenity value of the open space.
- The nature or historic conservation value of the open space.

- 8.5 The supporting Design and Access Statement accompanying the application provides evidence that demonstrates the existing open space is fenced off due to high levels of anti-social behaviour and is only used for play during school hours. There is currently no loss of open space in terms of leisure amenity value as the site is inaccessible to the public. This proposal enables the site to be brought back into community use and provides a MUGA off Canal Parade where it can also be used out of school hours. In addition a roof top play area is to be provided with some external play areas in the grounds of the school. The site is just north of Canal Park which contains various sporting and play facilities.
- 8.6 The proposal does result in the loss of an existing school playing facility. The Sports Council for Wales initially objected. The Sports Council for Wales were advised of the Parks Officer's initial comments and provided a revised response in paragraph 6.3 (b) of this report. Since that time the then CAVC application has been withdrawn and the grassed playing field is still available for use. The Park's Officer has recently confirmed that the existing multi use sports area on Canal Park will be available for a minimum of 7 hours per week for schools use which meets the Sports Council for Wales requirement.
- 8.7 Assessed against the overall policy framework and taking into account the nature of the development and context of the area, a new school, located within the existing community, in a highly sustainable location along with the additional opportunities to support community uses, including the provision of a MUGA that caters for the need of the local community out of school hours and which provides a qualitative improvement to other open space on the site, the proposal raises no land use policy concerns.
- 8.8 Being a Church in Wales school, the intention is for the school and Church to sit side by side, to complement each other without dominating the Church. The new building will sit in line with the Church building providing a frontage to Bute St set back from the nearby residential dwellings, so as not to restrict views of the Church. This allows for landscaping provision at the front to soften the main elevation as well as an opportunity to retain some of the existing trees
- 8.9 Community facilities such as the Hall and Community Room (along with Kitchen, WC, storage facilities) are located at the front of the building close to the main entrance with the allowance for out of hours use. The MUGA (Multi Use Games Area) is located off Canal Parade where it can also be used out of hours. No floodlighting is proposed for the MUGA.
- 8.10 The significance of Church derives from its evidential, historic, aesthetic and communal values which are expressed within its fabric, through its architectural composition and through its function, which the architectural arrangement clearly defines. The urban context of the Church set within the residential area of Butetown to the south of the city centre adds to an appreciation of its associated values; the church is designed to be seen within its setting, its projecting twin towers adding prominence to the building and drawing attention within the streetscape. This prominence would have reflected the historic role and importance of the church and religion generally within everyday life.

- 8.11 A review of historic mapping identifies that the church was set amongst terraced housing, shops, schools, pubs and clubs with the proposed school site, comprising a grid of terraced housing and a school. The school at that time had no play facilities.
- 8.12 The setting of the church has undergone change as a result of the redevelopment of Butetown in the 1960s and the Church now appears isolated in the much-changed townscape. Potential future development of the whole area will once again change the face of Bute St with the aim of developing it into a vibrant high street, creating a strong link to the city centre and embracing present and past relationships in the landscape.
- 8.13 There is no archaeological objection subject to proposed condition 15
- 8.14 The applicant says that:

This proposal is an opportunity to bring a lively and welcoming face to the future high street, whilst maintaining a sympathetic relationship with the Grade II listed Church. The contemporary treatment of the school in terms of its form and finish contrasts to the clear ecclesiastical form and composition of the Church aiming to contribute subtly to the appreciation of the architectural form and religious function of the Church heightening its significance on the streetscape

The school's main elevation sits in line with the Church, providing a striking 3 storey elevation to Bute St. The contemporary nature of the main facade with its heightened features and simple lines aims to contrast to the traditional ecclesiastical form and detailing of the Church which so expressively reveals its function. The design approach will help ensure that the school is read honestly as a new building whilst sustaining the historic prominence of the Church within the area. Historical maps show that the original South Church St School was located on this area between circa 1900-1970, which would have stood proud amongst the then 2 story terraced housing.

The scale and height of the front elevation creates a progression in scale, from the residential dwellings up to the Church which remains the most prominent element within the streetscape.

Detailing opportunities allow for reveals and shadows in line with the language of the Church without imitating, and colours used so that the building is better recognised as a school and community facility.

Maintaining the front boundary of the school in line with the Church boundary indicates their close functional relationship which complements the communal value associated with the Church. The new primary school will once again become an integral part of the community and endeavours to create a strong visual impact complementary to the Church, on the Bute St Streetscape.

Additionally, maintaining the wall enables a widened footpath linking through in front of the Church. The height and materiality of the wall are considered so as to

provide a secure school site whilst representing a sensitive response to the aesthetic intention of wall and railings.

The school building diminishes in scale behind the high façade to allow for a primary school setting scale with bursts of colours as wayfinding moments to each year base. Small canopy entrances are proposed with colour to mark each entrance, bringing a playful and child friendly scale to the early years part of the school and ties in with the surrounding residential area.

The step in levels allow for a rooftop play, pivotal for a school on a constrained site. The year bases progress up through the school's levels so that the eldest are housed on the highest (second) floor. The stepped sections provide outdoor play and learning environments on each level with a smaller, terrace available for Years 5 & 6 on the second floor.

Wherever possible the design will promote, specify and use locally sourced materials which have a commitment to sustainability and the environment. Cardiff Council is committed to sustainability, the following are some of the measures proposed to be incorporated in the design of the scheme:

- The scheme shall achieve BREEAM Excellent
- Sustainable urban drainage system
- Photovoltaic
- Natural Ventilation
- Control of solar gains •Rainwater Harvesting
- A or A+ rated materials in accordance with BRE Green Guide to Specification

- 8.15 It is considered that the above submissions by the applicant are fair comments on the design, siting, scale of the proposed school and its relationship with the church.
- 8.16 It is anticipated that the development will have a minimal impact on air quality as a highly efficient new building which replaces the existing school buildings will improve the air quality and reduce the impact of the urban heat.
- 8.17 There are no objections on grounds of contamination subject to proposed conditions 6 – 13 (inc).
- 8.18 In November 2018 a Flood Consequence Assessment was carried out on the site by Mott Macdonald Ltd. The assessment indicated that the site is positioned within Flood Zone C1, within the 1% (1 in 100 years) and 0.1% (1 in 1000 year) annual probability fluvial / tidal flood outlines. The applicant has made a number of recommendations regarding the design of the building on this site and the management of the site by the end users.
- 8.19 The site is in Zone C1 which is an area of the floodplain which is developed and served by significant infrastructure, including flood defences. Development can take place in such areas subject to the application of a justification test and acceptability of the consequences. The existing school is also within Zone C1. Having regard to the FCA and the applicant's confirmation that the recommendations given in the FCA will be fully implemented in the final detailed

design of the scheme and that the scheme is to replace an adjoining school it is not considered that this application should be refused on grounds of flooding. Furthermore the NRW has raised no objections on grounds of flooding.

8.20 The Drainage Officer's comments have been addressed by SAB approval and the submission of the SAB approval of the project to the Planning Department by the agent.

8.21 The Tree Officer and Ecologist originally raised concerns about the loss of trees on this site. The trees to be lost are primarily located towards the rear and southern boundaries. Two trees towards the front of the site and visible from Bute Street would be lost and four retained. The mature trees just to the north within the church grounds are to be retained. The loss of trees is regrettable but relatively limited in terms of visual impact. An improved landscaping scheme together with a Green Infrastructure Management Strategy have been submitted during the processing of this application. In addition a Unilateral Undertaking should be required to fund tree planting within the school grounds and within the Butetown Ward to mitigate for the tree loss that is necessary to enable the delivery of this inner city school on a constrained brownfield site. Education have confirmed that they will provide £15,000 to the Parks department to mitigate tree loss in relation to the development of SMTV primary school.

8.22 The agent has discussed the tree species with the Tree Officer and agreed the substitutions required as follows:

Abies koreana replaced with Picea ormirika

Ligustrum indicum replaced with Liquidambar styraciflua 'Slender Silhouette'

Plan and maintenance schedule amended accordingly

He also discussed the proposed planter details and proposed soil profile along with the construction detail for the narrow planting area along the southern boundary, which he is finalising details for. He says that the Tree Officer seemed broadly in agreement with the proposal for 500mm Green-tree Roof Garden Substrate – Intensive topsoil overlying a 150mm expanded clay aggregate drainage layer for the roof top planters with a Greentech Mona ring 24 irrigation system for each planter. Drainage will be via seepage through the base of the planter system and via the play roof surface to the downpipes and rain gardens.

He also discussed the compensatory planting options with the Tree Officer who advised that between 8 and 10 compensatory trees could be planted. 8 planted in 2 locations in Canal Park the other 2 proposed in the existing school site to the north of the development, subject to client approval and confirmation that they won't be affected by future development of the site.

8.23 The agent further confirmed that he will make the modifications to the planter soil spec as follows:

Roof top Planters

300mm Greentech 4 Intensive roof garden soil

200mm Greentech 4 Roof garden subsoil

Planting trench

Given that the planting trench is located in the position of the current hedgerow



along the southern boundary I feel that there may be some useable subsoil available from this area which could be stockpiled and reused. However to address Ed's concerns I shall amend the not to read

Subsoil from site or Green tech 4 roof garden subsoil .

The planting area is adjacent a large green area on the other side of the fence so whilst it appears constrained in the section there is available soil volume outside the fenceline that the planting will be able to access

- 8.24 Education confirm, the specification/type of shelters proposed for cycles across the whole site will be covered and secure. The scooter parking will be within the secure boundary.
- 8.25 Education are generally happy with Highways response, however, Education have highlighted the limitation of space faced with on this site and particularly with the small size of the MUGA which is already far from ideal. Education say that solutions suggested to include cycle parking and other changes to the layout are impractical and compromise the Health & Safety of the School staff and children. Education are seriously concerned about changing the secure boundary of the site as this may leave the school vulnerable and impact on operations as well as create additional spaces for anti-social behaviour. Education further states that due to the limited out of school use of the MUGA and the need for education to prioritise use of the MUGA by school children, cycle parking will have to be accommodated on an informal basis on the Southern boundary of the MUGA.
- 8.26 Education state that if Highways want additional cycle parking for MUGA users they consider incorporating this on the existing highway as Education cannot compromise on any further space on site. Whilst the MUGA is not particularly large the SPG Managing Transportation Impacts (Including Parking Standards) requires the provision of six cycle parking spaces when the MUGA is available for community use.
- 8.27 Education queried why all of the proposed highway conditions are 'prior to commencement' conditions. In anticipation that there will be a significant number of other pre-commencement conditions, this will place a significant pressure on the time allocated from contractor appointment to start on site, and could well result in delays to commencement. Transport has confirmed that the pre-commencement conditions can be amended but Education should not delay in progressing their discharge.
- 8.28 Some of the highway conditions can be amended to require the implementation of details prior to beneficial use but condition 22 needs to be addressed before any development commences on site.
- 8.29 The Noise Officer initially raised concerns about noise from the school. The applicant is to alter the 1600mm high balustrading to the southern edge of the rooftop play such that there are no perimeter gaps, or any perforations on the infill panels. This now addresses the Noise Officer concerns.
- 8.30 There is a residential building within the south west corner of the church grounds

that is used as apartments. First floor windows in this building will be 17.4m from the single storey element of the school building. It is not considered that the privacy of occupants of the apartments would be adversely affected. The Church has raised no objection to the proposed development.

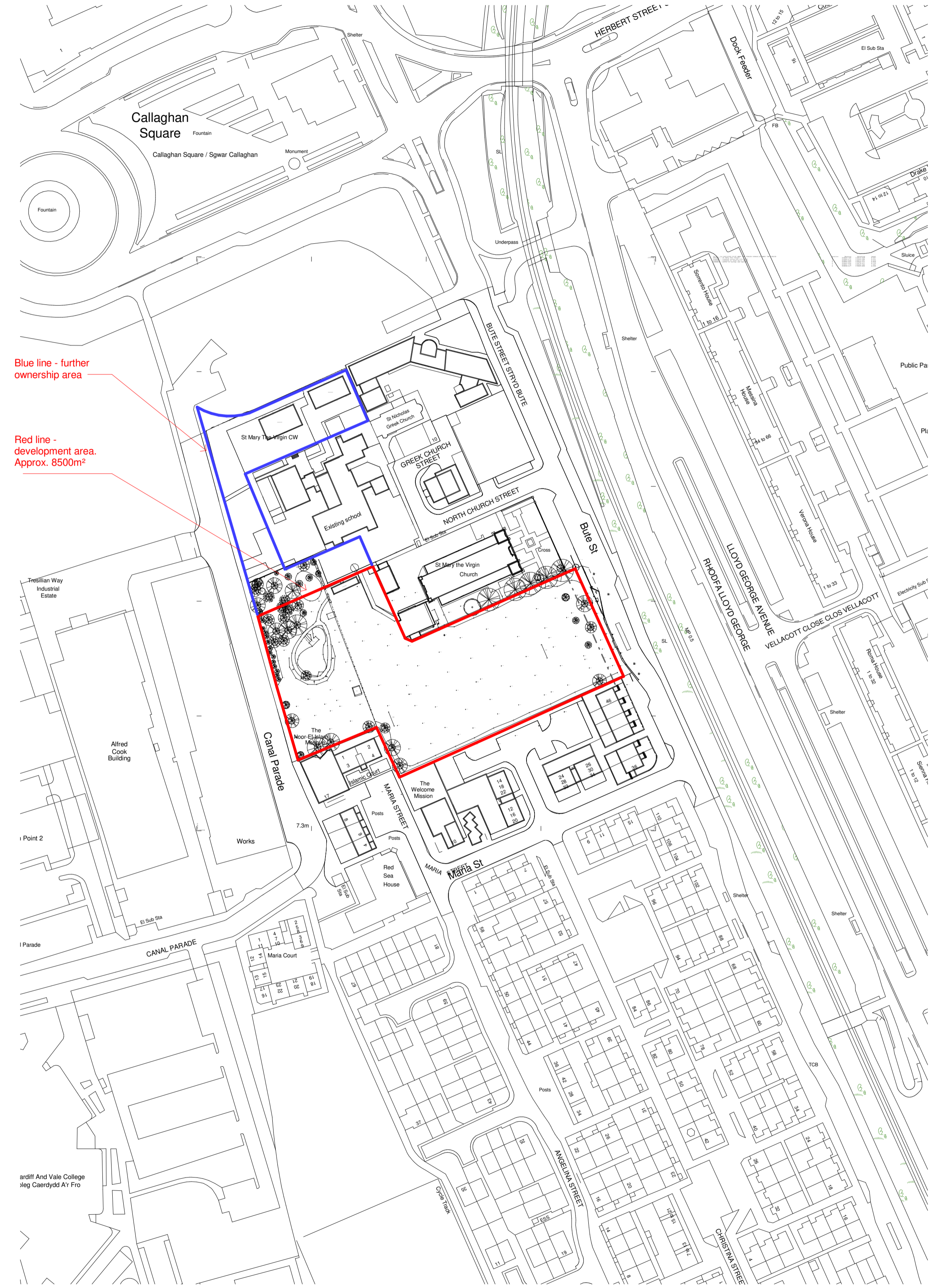
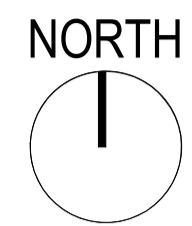
- 8.31 There is residential accommodation attached to the mosque near the south west corner of the school grounds. The accommodation is set off the boundary by 3.5m and is some 12m from the proposed MUGA. No objection has been received from the mosque.
- 8.32. The nearest house to the proposed school is located 9m from the south east corner of the school building. The house is flank wall onto the school, set forward of the school and the nearest habitable window is in the rear elevation of that dwelling is at a 45 degree angle to the school. It is not considered that the proposed school would unduly dominate the adjoining dwelling. There is an existing timber fence some 1.8m high running along the northern boundary of this dwelling's curtilage. A green planted means of enclosure with 2.1 m high weld mesh fence will also separate the school and dwelling.
- 8.33 Overall, the project aims to result in betterment to the community, in terms of quality of education provision, its impact on the relationship between the school and Church. Bringing this site back into positive use and ensuring St Mary the Virgin Primary School has a strong visual presence on Bute St alongside its Church aims to bring a sense of pride for the Butetown community. The setting results in the positive inclusion of St Mary the Virgin Church on the streetscape by subtly complementing its scale and presence without detracting from the architectural language of the Church itself.
- 8.34 This scheme brings to a currently socially problematic section of land social, economic and environmental value to the surrounding area and its people. This proposal will result in a new, fit for purpose, 21<sup>st</sup> Century school, improving the lives and education of its pupils, provide for the inclusion and integration of SRB pupils and create an inspiring setting for the community to be involved.
- 8.35 Cardiff Council has recently published a draft Single Equality Scheme. This outlines the Council's commitment to promoting independence and involvement of all people (including disabled people) in the life of the City. Cardiff Council, in line with The Equality Act 2010, has carried out a review of our original Strategic Equality Plan published in 2012. As a result of this review Cardiff Council have produced a new Strategic Equality Plan with new equality objectives entitled 'Equality Making a Difference for Cardiff'. The equality objectives contained within the plan demonstrate Cardiff Council's ambition for equality to "make the difference" in building a fairer society for all of Cardiff's citizens, and help us achieve our vision of Cardiff becoming Europe's Most Liveable Capital City. The Strategic Equality Plan is linked directly to the What Matters Strategy, the Corporate Plan and all service area business plans.
- 8.36 Equality Act 2010 – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil

partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or adverse effect on, persons who share a protected characteristic.

- 8.37 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. The provision of this school built to incorporate sustainability measures will further the wellbeing of future generations in this part of Cardiff.
- 8.38 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. The Police were consulted and have no objections

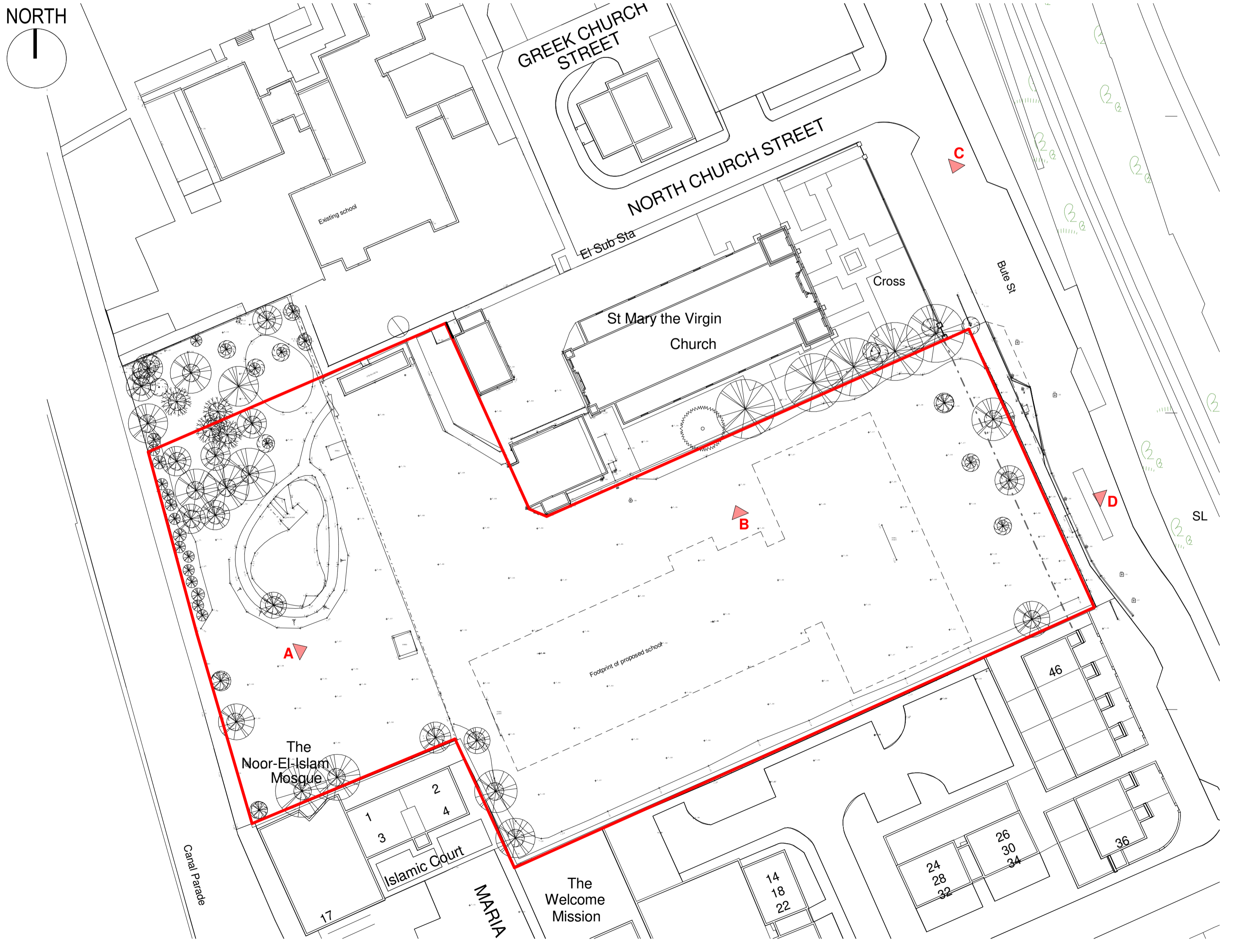
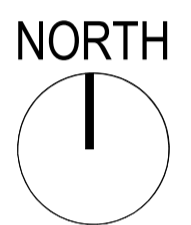
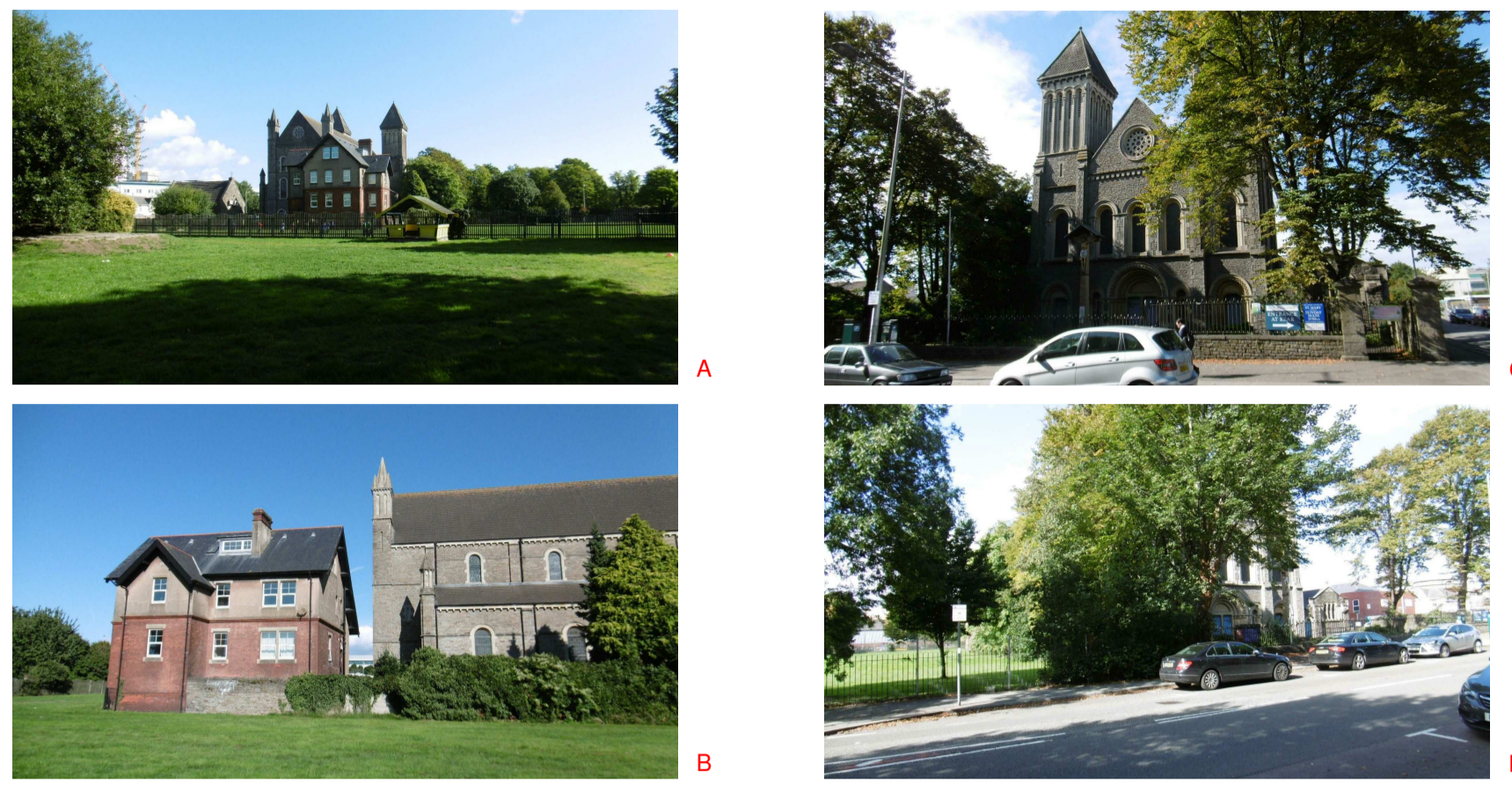
9. **SECTION 106 UNILATERAL AGREEMENT**

- 9.1 To provide a planting plan and £15,000 for the 12 trees that are to be planted within the grounds of the school and the remainder being allocated within the Butetown Ward in order to mitigate for the loss of trees as a result of this school's development.



**Site Location Plan**  
1 : 1250

Existing site photos

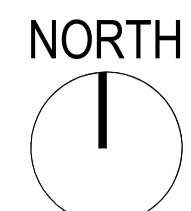


**Existing Site Plan**  
1 : 500

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date	06/09/19	checked	MS	Detail	Site location plan				

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Significant Risks:



rev/date/by	revision

Project	Originator	Zone	Level	Type	Role	Number	Description	Suitability	Revision
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date	checked	Detail							
10/16/19	MS	Site Masterplan							

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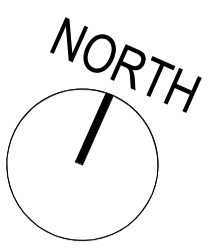
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**Jeff Townsend**  
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Significant Risks:



Vehicular access  
Access for maintenance only

Car park 20 spaces

SRB drop off/ Deliveries

3 existing parking bays (approx. location)

42 m<sup>2</sup> SpTank & Plant  
27 m<sup>2</sup> Bin Store

Refer landscaping plan

MUGA 34mx22m

Canal Parade

Access for emergency vehicles only  
Pedestrian access

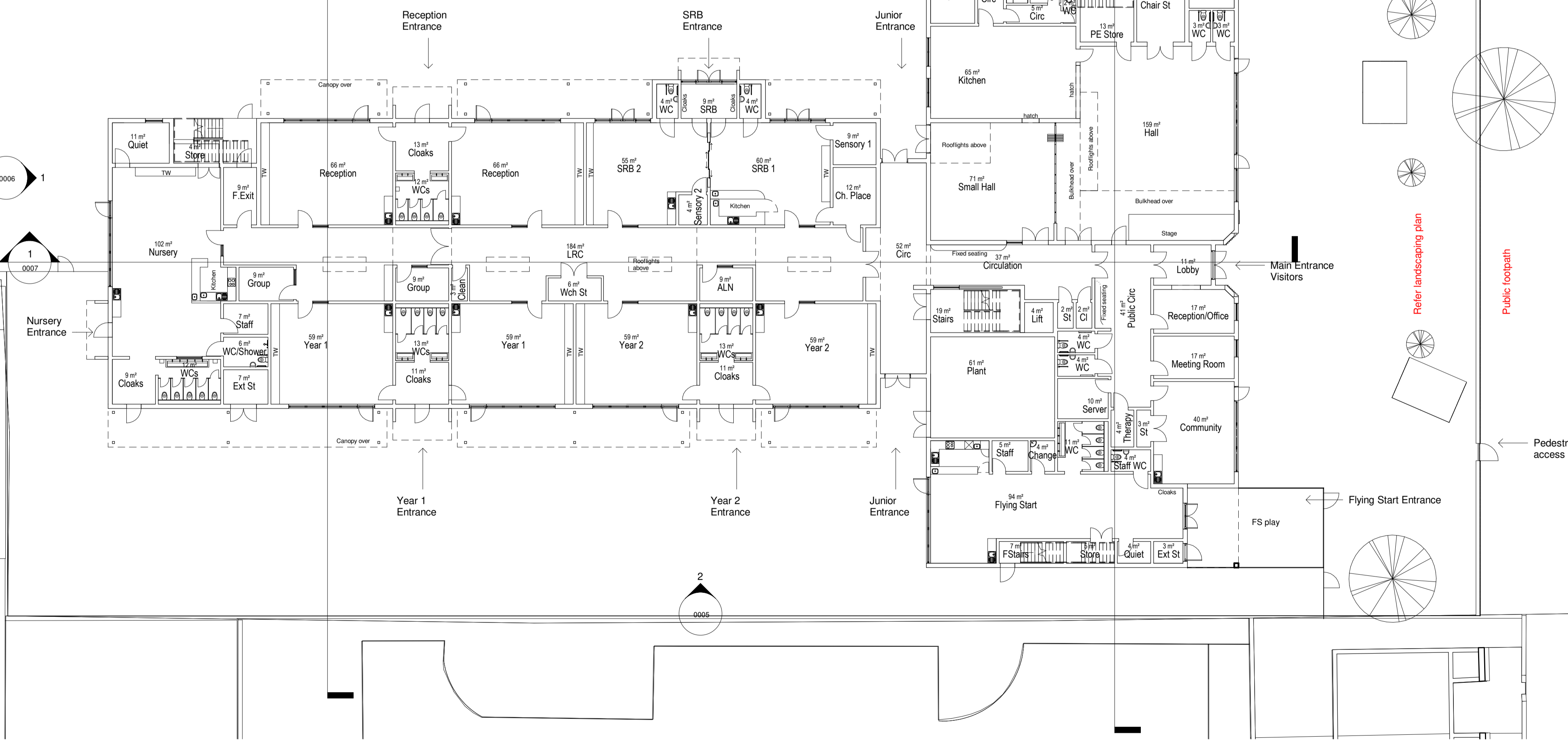
Pedestrian access

Bute St

Refer landscaping plan

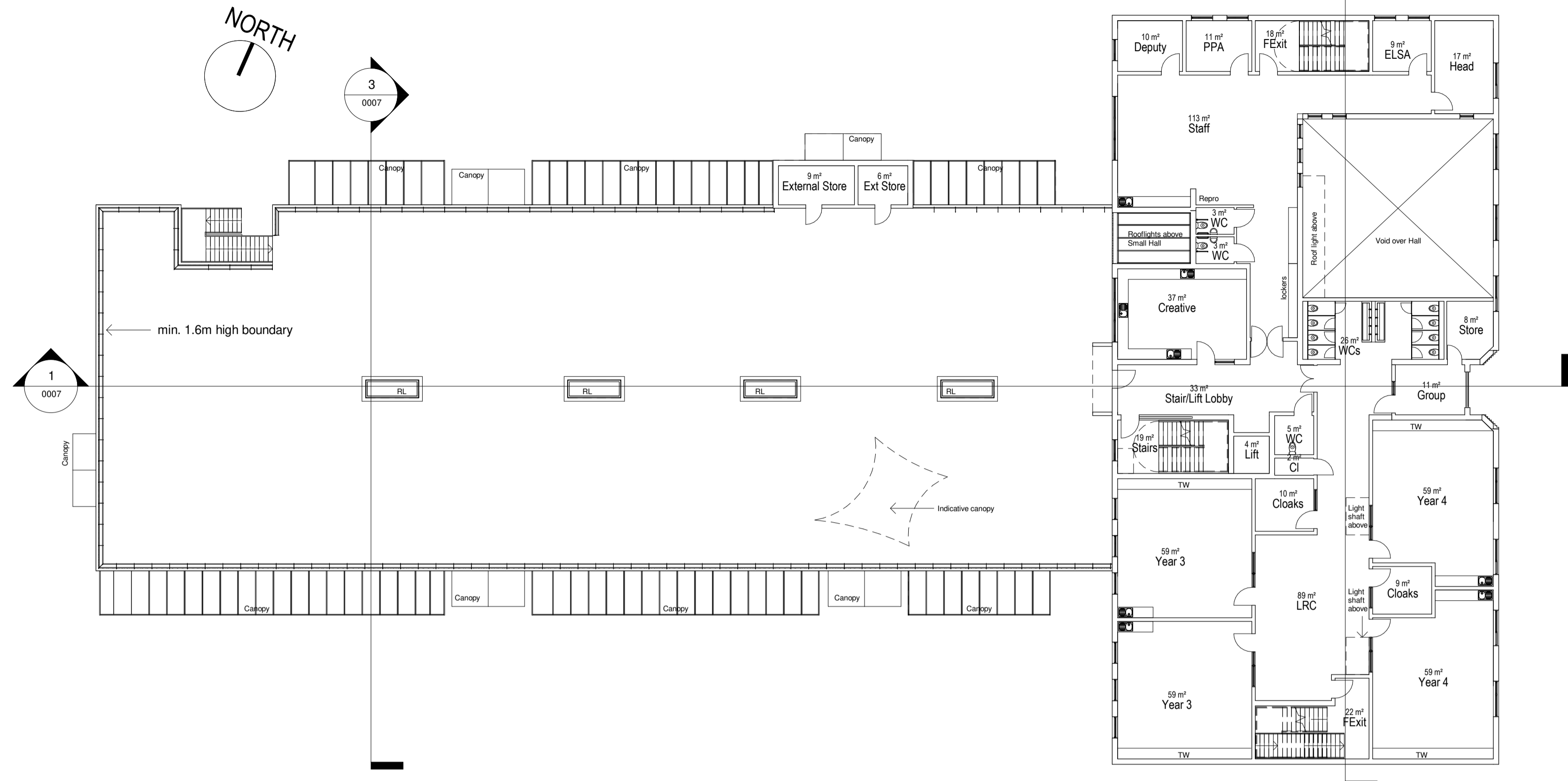
Public footpath

Pedestrian access

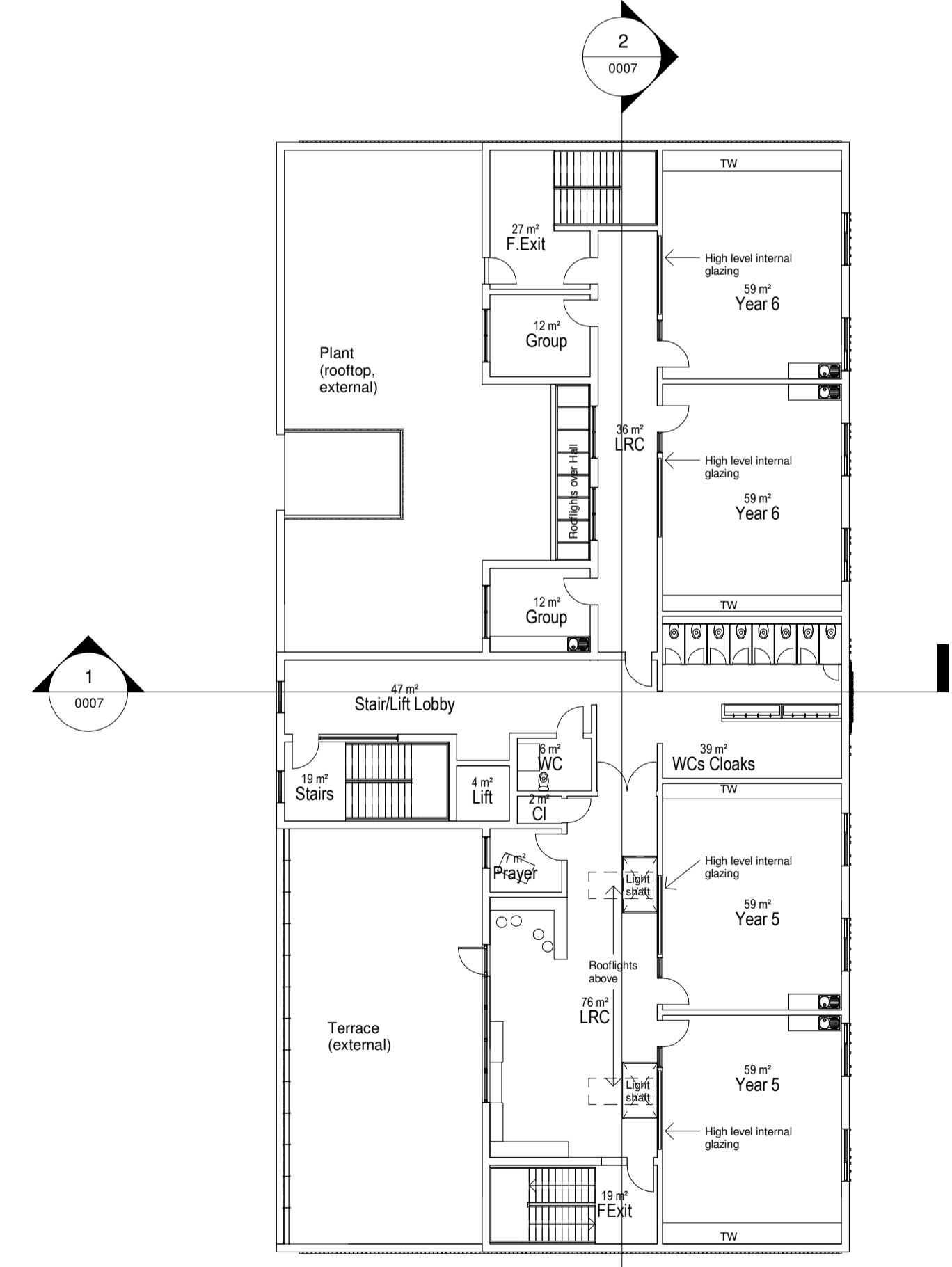


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date	06.09.19	St Mary the Virgin Primary School				Detail			
					Proposed Ground Floor Plan				

Significant Risks:



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Project Title				St Mary the Virgin Primary School			Detail		
				Proposed First & Second Floor Plans					

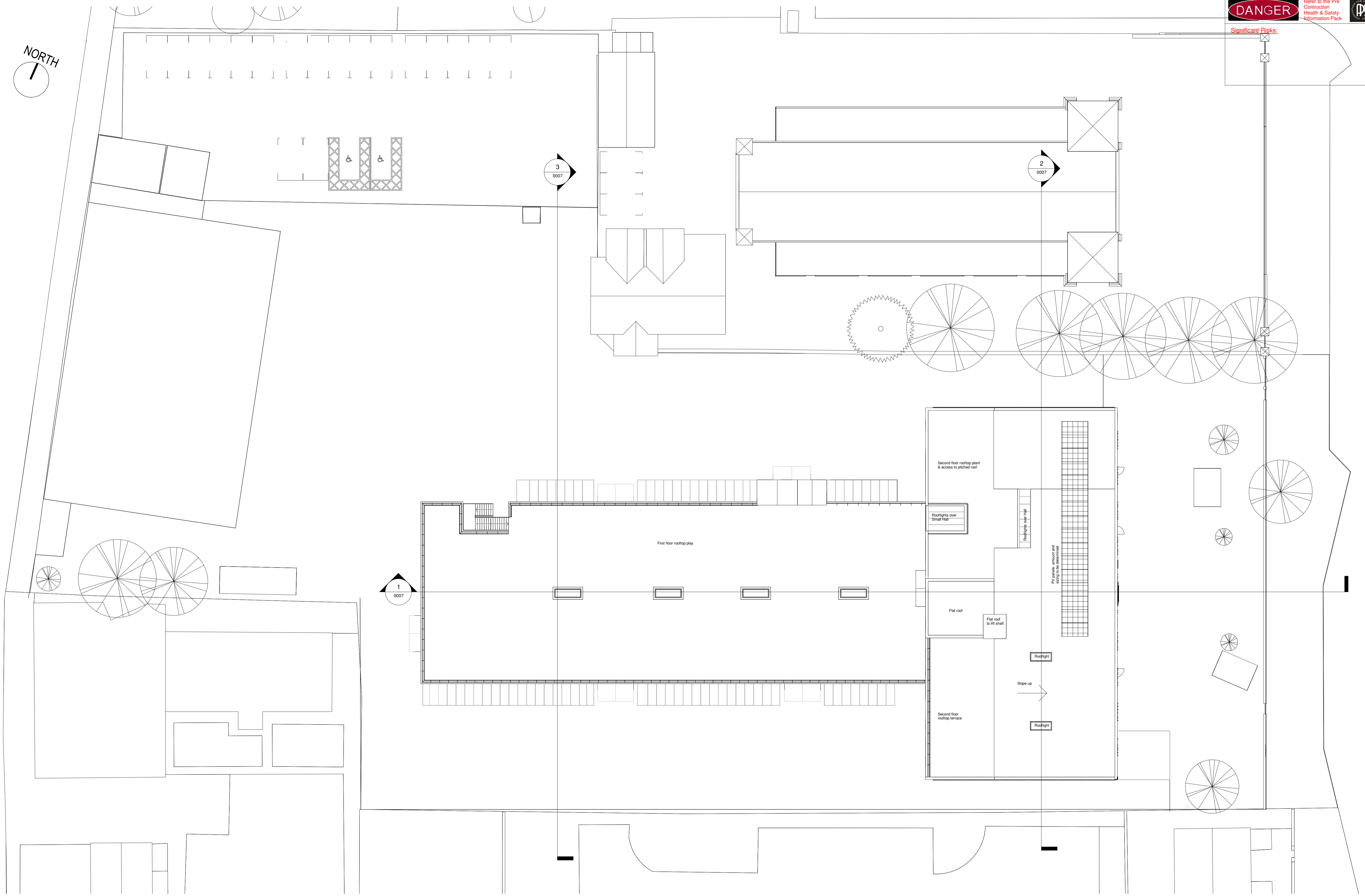
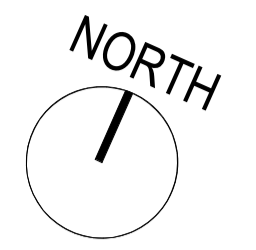
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**Jeff Townsend**  
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		Project Title					Detail		
		St Mary the Virgin Primary School					Proposed Roof Plan		

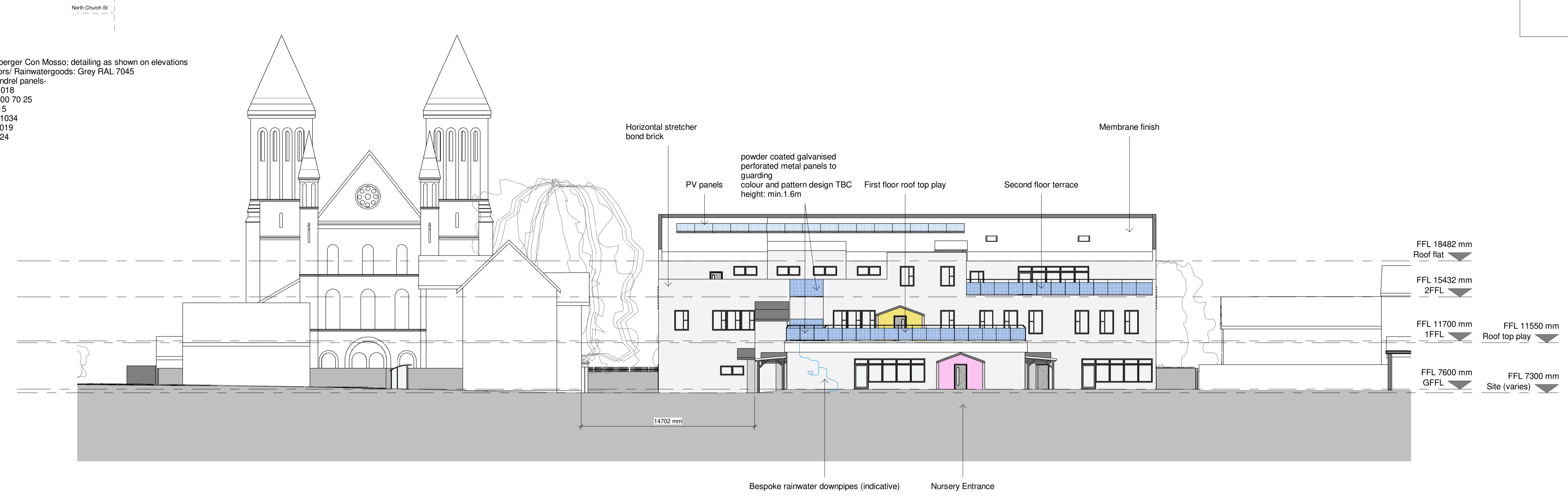




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 Windows/ Doors/ Rainwatergoods: Grey RAL 7045  
 Render & spandrel panels-  
 Yellow: RAL 1018  
 Purple: RAL 300 70 25  
 Pink: RAL 3015  
 Orange: RAL 1034  
 Green: RAL 6019  
 Blue: RAL 5024



**Proposed South West Elevation (rear)**  
 1 : 200



**Proposed North West Elevation**  
 1 : 200

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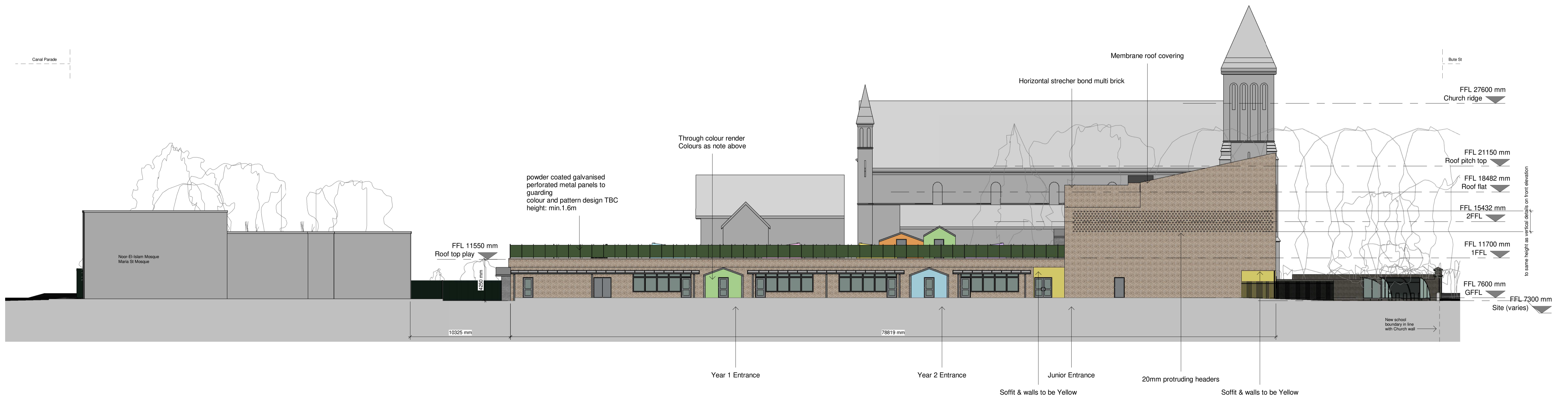
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 Telephone: 029 2233 0200

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06/09/19	Project Title		St Mary the Virgin Primary School						Detail	
								Proposed Elevations 02		

Brick: Wienerberger Con Mosso; detailing as shown on elevations  
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 Render & spandrel panels-  
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 Orange: RAL 1034  
 Green: RAL 6019  
 Blue: RAL 5024



**Proposed North East Elevation (main)**  
 1 : 200



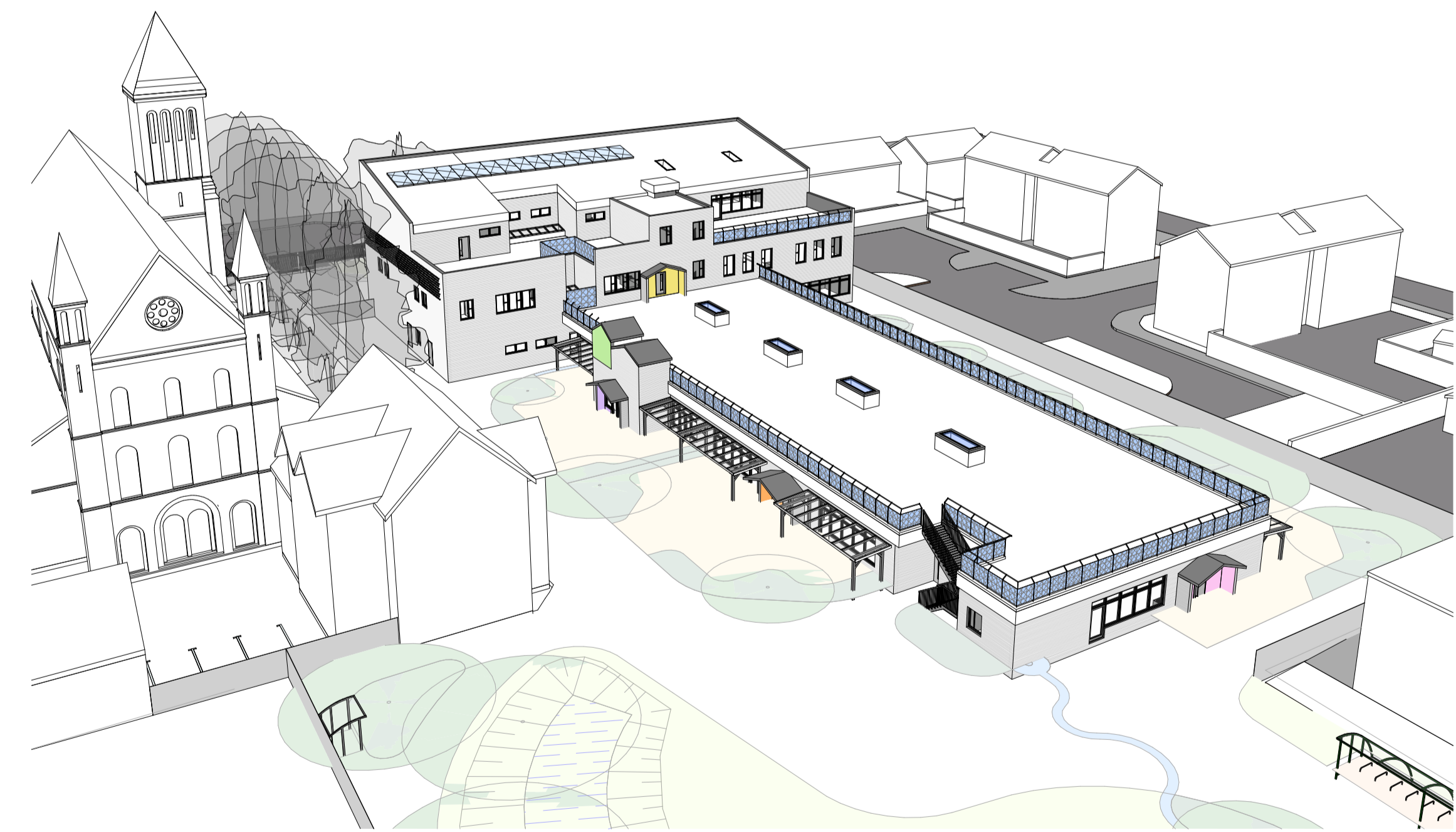
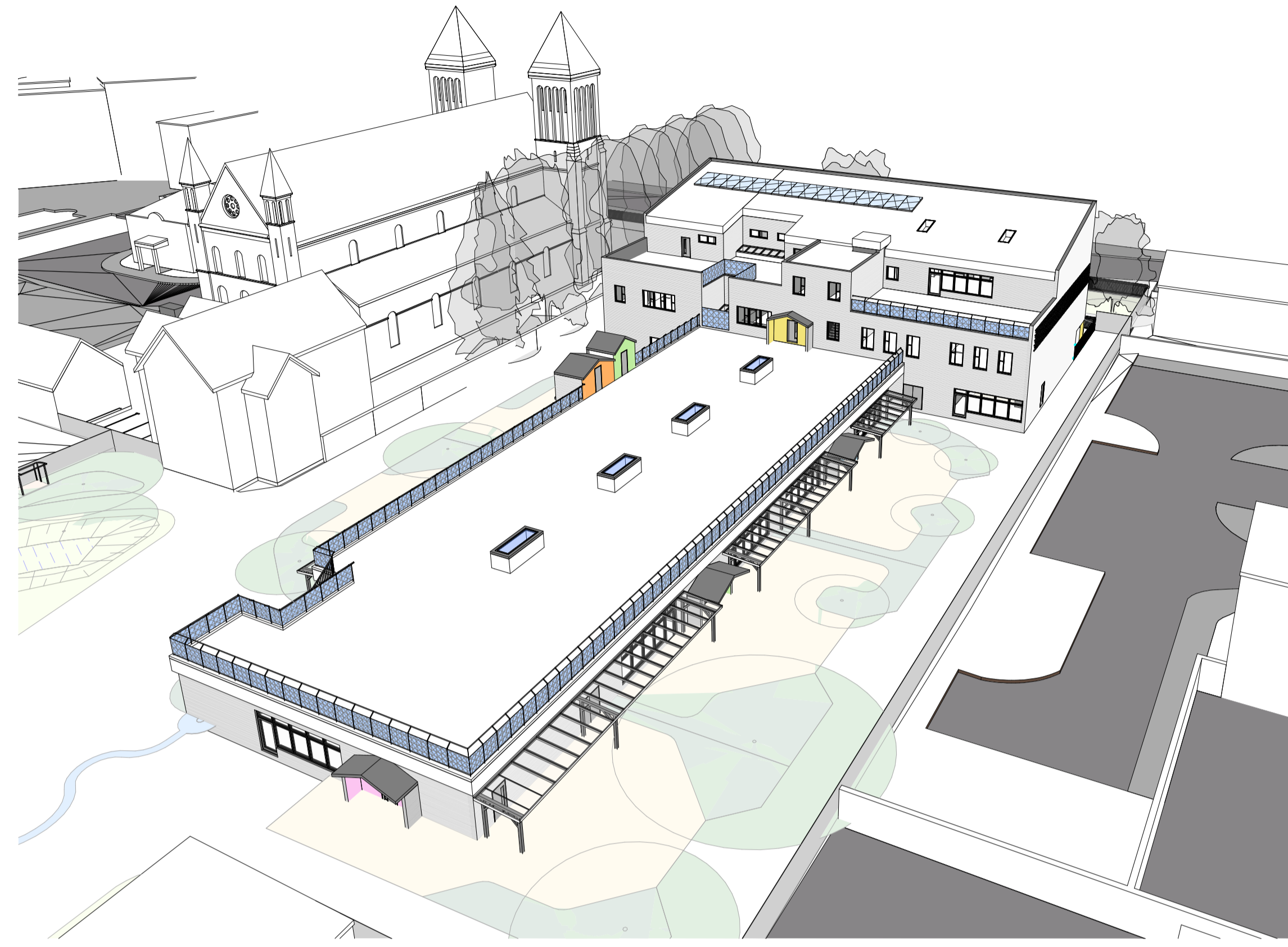
**Proposed South East Elevation**  
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date	06/09/19			checked	MS				
Project Title				Detail					
St Mary the Virgin Primary School				Proposed Elevations 01					

A 17.12.19 Alterations to North East elevation: First floor windows' height increased to 2700mm and second floor windows' height decreased to 2700mm. Additional soldier and stretcher courses added to the upper area above second floor windows. New mullion division to curtain wall above main entrance.

Significant Risks:

Drawings to be read in conjunction with Landscaping Plan BUT1802-01-04



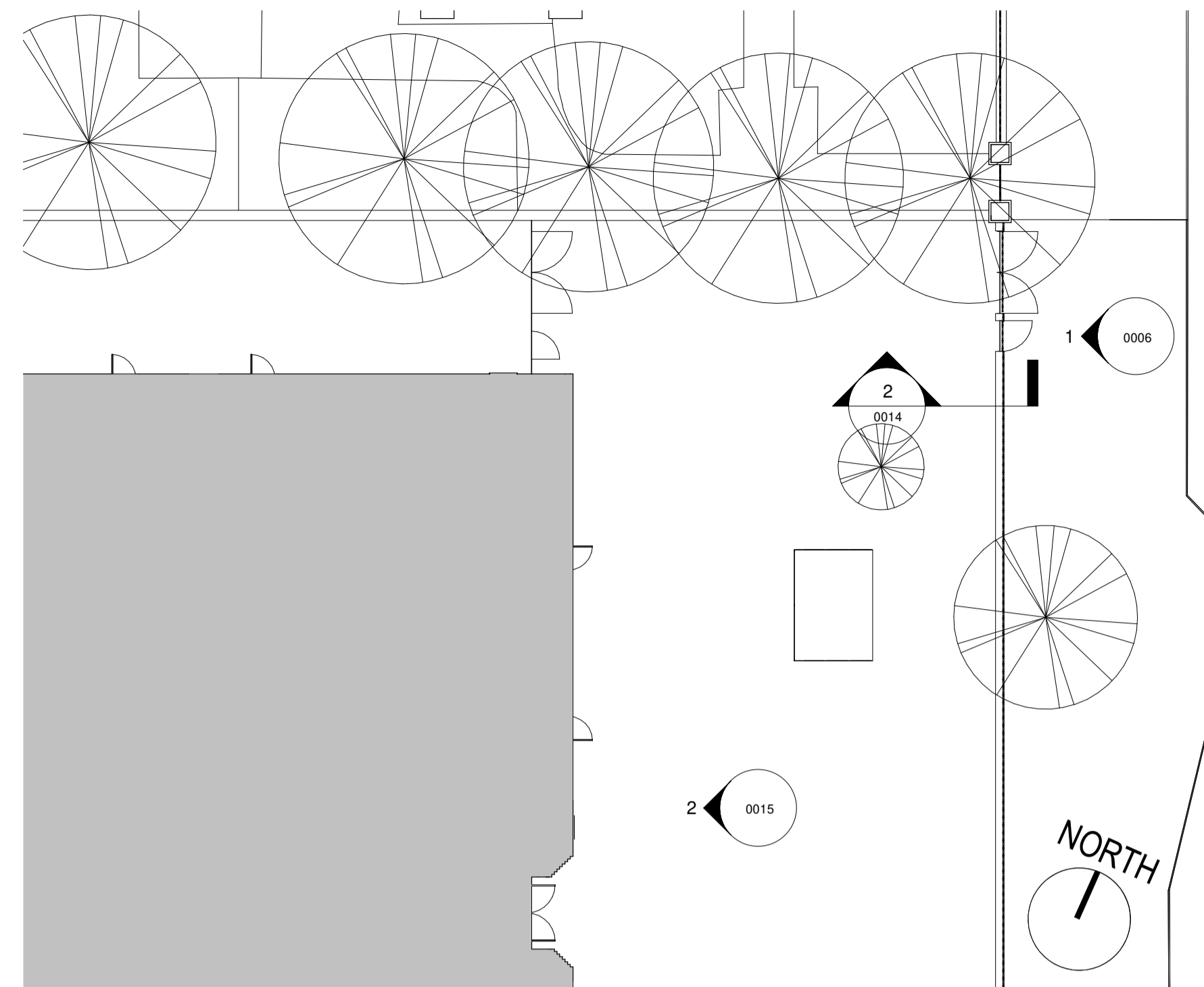
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Project Title				Detail					
St Mary the Virgin Primary School				3D Visuals					

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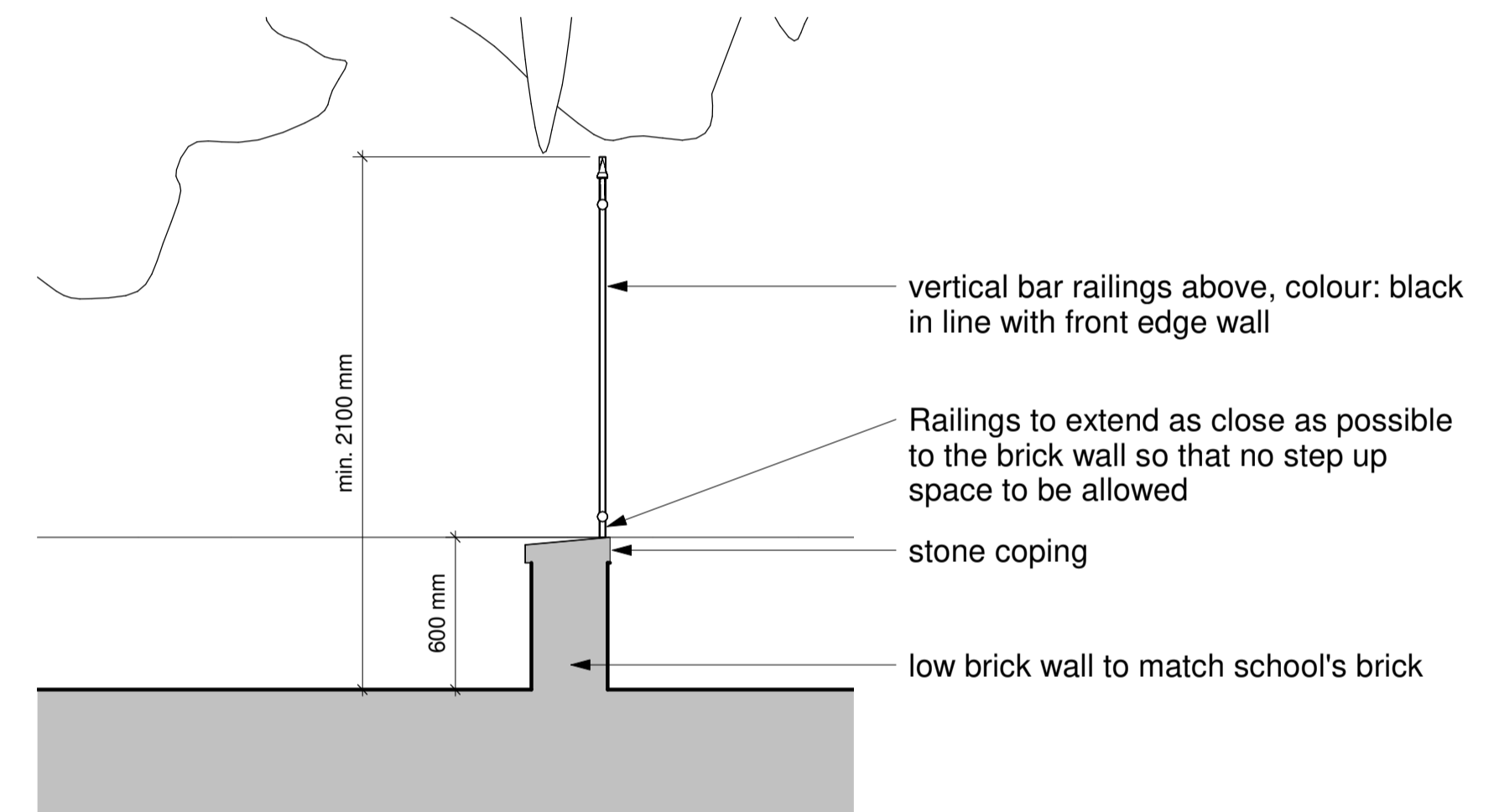
**FS 25745**  
**JEFF TOWNSEND**  
 RHEOLWR GWETHREDOL DROS DRŴ  
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 CF10 4LW  
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**1 Railing & Wall - Plan**  
1 : 200

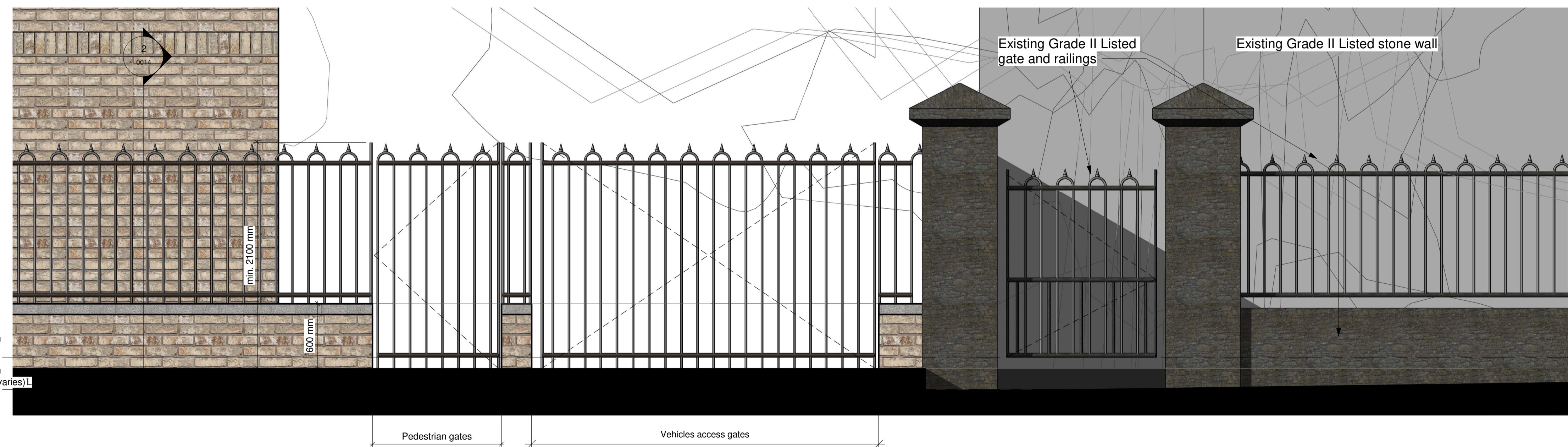
- Proposed front fence and gate to replicate as close as possible the existing Grade II Listed railings and gate, including pointed ornaments to bowtop and horizontal rails to prevent intruders from climbing over.
- Proposed front fence to be Secured by Design compliant.
- Fence to be designed in accordance with Approved Document K of the Building Regulation 2018, to insure that a 100mm-sphere cannot pass through any openings, and to BS 1722-9 2006.



**2 Railing & Wall - Section**  
1 : 25



Existing Grade II Listed stone wall, gate and railings



**3 Railing & Wall - East Elevation**  
1 : 25

FFL 7600 mm  
GFFL  
FFL 7300 mm  
Site (varies)L

A 13.12.19 Coping stone to eastern front wall  
revision

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Project	Originator	Zone	Level	Type	Role	Number	Description	Suitability	Revision
1648	CCC	XX	XX	DR	A	0014	RAILS DET-	S4	A
scale	As indicated @A1	drawn	AT/LM	Project Title	St Mary the Virgin Primary School				
date	06/12/19	checked	MS	Detail	Railing Details				

