

COMMITTEE DATE: 18/03/2020

APPLICATION No. **20/00035/MJR** APPLICATION DATE: 09/01/2020

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: CARDIFF CITY COUNCIL

LOCATION: LAND OFF LECKWITH ROAD, CANTON, CARDIFF

PROPOSAL: RELOCATION OF THE AIR DOME
NEW GRASS STITCHED FOOTBALL PITCH TIER 2
STANDARD (WITH NO FLOOD LIGHTING)
NEW 3G RUGBY / FOOTBALL PITCH
RELOCATED THROWING RANGE
ERECTION OF 2 STOREY CHANGING ROOM BUILDING
(WITH 3 COMMUNITY CLASSROOMS AT FIRST FLOOR AND
1 ON GROUND FLOOR)
ERECTION OF A SINGLE STOREY CHANGING ROOM
BUILDING
NEW PITCH 5
MULTI USE GAMES AREAS (MUGAS) 16 AND 17
PROVISION OF NEW CAR PARKING AREA AND CYCLE
STANDS FOR COMMUNITY PARKING

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

1. C01 Statutory Time Limit
2. This approval is in respect of the following drawings and documents:
 - FHS_ASL_95_XX_DR_L_0900 Rev P8 Site Location Plan Redline Boundary
 - FHS_ASL_95_XX_DR_L_0905 Rev P6 Existing Site Plan
 - FHS_ASL_95_XX_DR_L_0910 Rev P9 Proposed Landscape Plan
 - FHS_ASL_95_XX_DR_L_0911 Rev P4 Proposed Planting Plan
 - FHS_ASL_95_XX_DR_L_0912 Rev P2 Details Sheet 1
 - FHS_ASL_95_XX_DR_L_0913 Rev P2 Cross Sections
 - FHS-ASL-20-00-DR-A-0100 Rev P04 Changing Block 8 Ground Floor
 - FHS-ASL-20-01-DR-A-0101 Rev P03 Changing Block 8 First Floor
 - FHS-ASL-20-02-DR-A-0102 Rev P03 Changing Block 8 Roof Plan
 - FHS-ASL-20-ZZ-DR-A-103 Rev P03 Changing Block 8 GA Sections (01)
 - FHS-ASL-20-ZZ-DR-A-104 Rev P03 Changing Block 8 GA Sections (02)
 - FHS-ASL-20-ZZ-DR-A-105 Rev P03 Changing Block 8 GA Elevations (01)

- FHS-ASL-20-ZZ-DR-A-106 Rev P03 Changing Block 8 GA Sections (02)
- FHS-ASL-20-ZZ-DR-A-107 Rev P02 Changing Block 8 3D
- FHS-ASL-20-ZZ-DR-A-108 Rev P03 Changing Block 8 Room Schedule
- FHS-ASL-20-OO-DR-A-110 Rev P04 Changing Block 9 Ground Floor
- FHS-ASL-20-O1-DR-A-111 Rev P03 Changing Block 9 Roof Plan
- FHS-ASL-20-ZZ-DR-A-112 Rev P03 Changing Block 9 GA Elevations
- FHS-ASL-20-ZZ-DR-A-113 Rev P03 Changing Block 9 GA Sections
- FHS-ASL-20-ZZ-DR-A-114 Rev P02 Changing Block 9 3D
- FHS-ASL-20-ZZ-DR-A-115 Rev P02 Changing Block 9 Room Schedule
- Flood Lighting Report Rev 2 Drawing number HLS175 Vertical Spill – Source Intensity Calculations Vertical Spill
- Drawing number HLS175 Rev 6 – Source Intensity Calculations
- Scheme Lighting Plan: FHS_AECC-00-XX-DR-E-9013 Rev P03 – Fitzalan High School Enabling Works External Lighting Plan
- MACH Acoustics Noise Assessment
- Jubb Transport Statement
- Jubb Flood Consequences Assessment
- Jubb Drainage Report
- Drawing number FHS-JUBB-ZZ-DR-C-0500 Rev P4
- Mackley Davies Ltd Tree Survey Report
- JBA Consulting Ecological Impact Assessment and associated Bat Survey, Reptile Survey, Breeding Bird Survey, Invertebrate Survey, Amphibian Survey, Badger Survey and Otter Survey Reports
- JBA Consulting Biodiversity and Landscape Management Plan
- Capita Great Crested Newt and Dormice Survey Report
- Kier Construction Management Plan Rev 02
- Mott MacDonald Site Investigation Report
- Jubb Supplementary Ground Conditions Assessment Report
- Jubb Remediation Report
- Planning Design and Access Statement
- Wardell Armstrong Soil Resources Plan Feb 2020
- 11746-001A Soil Types in Soft Landscaping
- 11746-001B Soil Types in Soft Landscaping

Reason: To avoid doubt as to the approved plans

3. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will effectively drain foul and surface water and demonstrate measures to protect and ensure access is maintained to the 1200mm public combined sewer. Thereafter, the approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further surface

water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

4. Prior to the relocation of the air dome and commencement of building construction, 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. 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.
Reason: To ensure that the safety of future occupiers is not prejudiced (LDP Policy EN 13).

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

6. No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
 1. A site investigation scheme, based on the preliminary risk assessment that has been completed to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and

remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination (LDP Policy EN13).

7. Prior to the development being brought into beneficial use a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (LDP Policy EN13).

8. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site (LDP Policy EN13).

9. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which

may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution (LDP Policies EN11 and EN13).

10. No phase of development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.
Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development(LDP Policy EN11).
11. Details of the position of security lights, CCTV and their arcs of coverage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into beneficial use.
Reason: In the interests of residential amenities and security (LDP Policy C3).
12. Notwithstanding the submitted plans and prior to any part of the development being brought into beneficial use details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and then be installed as approved, and retained for this purpose thereafter.
Reason: To ensure adequate useable cycle parking is provided (LDP Policy T1).
13. Notwithstanding the submitted plans and prior to the development being brought into beneficial use details of the proposed footways and crossing points on the access route to the car park shall be submitted to and approved in writing by the local planning authority, to include potential for the western part of the access road to operate as a shared surface and for a continuous footway to be provided. Those details shall be implemented prior to beneficial use.
Reason: In order to maximise pedestrian accessibility and safety (LDP policy T1).
14. The development shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) submitted by Jubb dated September 2019 and the following mitigation measures detailed within the FCA:
 - Provision of compensatory flood storage on the site to a 0.1% (1 in 1000 year) standard, as shown on drawing SK008 REV 03 Titled 'Flood Storage Compensation'

Reason: To minimise the risk of flooding by ensuring the satisfactory storage of fluvial floodwater (LDP Policy EN10).

15. Prior to development commencing on site and notwithstanding the submitted plans details of a 3m high acoustic barrier to be erected along those boundaries identified in Mach Acoustics Sports Noise Impact Assessment Figure 6.1 and a timetable for its installation shall be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details and timetable.
Reason. To mitigate noise arising from the use of this land on the users of Ysgol Pwll Coch (LDP policy EN13).
16. Notwithstanding the submitted plans and prior to any of the pitches and MUGAs being brought into beneficial use full details of the fencing to be erected around them shall be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details before the development is brought into beneficial use.
Reason: In the interests of visual amenities and safety (LDP Policies KP5 and C3).
17. Details of the stands and dugouts shall be submitted to and approved in writing by the Local Planning Authority before any construction commences on the stands and dugouts and be implemented in accordance with the approved details.
Reason: In the interests of visual amenities and to avoid any doubt as to the size of the stands and dugouts (LDP policy KP5).
18. Prior to development commencing on site full details of the enhancement measures detailed in Wardell Armstrong's Reptile Ecological Impact Assessment- Enabling Works December 2019 and a timetable for the implementation of these measures shall be submitted for the approval of the Local Planning Authority and then be implemented in accordance with the approved details and timetable.
Reason: In the interests of biodiversity (LDP policy EN7).
19. Prior to any tree being felled the enhancements identified in Section 6 (pg 28) of the Wardell Armstrong Report dated December 2019 shall be more fully detailed and a timetable for their provision shall be submitted to the Local Planning Authority for approval and then implemented in accordance with the approved details and approved timetable.
Reason: In the interests of providing an ecological enhancement for a protected species (LDP policy EN7).
20. Details of a monitoring programme to assess the effectiveness of mitigation measures implemented for reptiles, that ensures the reptile population identified in the Wardell Armstrong's Reptile Ecological Impact Assessment-Enabling Works December 2019 has been maintained at favourable conservation status on the application site and any adjacent area used for mitigation, including the identification of any remedial measures,

shall be submitted to and approved in writing by the Local Planning Authority. The monitoring programme and any necessary remedial measures shall be undertaken annually for three years following the completion of the development.

Reason: In the interests of biodiversity (LDP policy EN7).

21. The development shall be undertaken in full compliance with the Wardell Armstrong Soil Resource Plan (February 2020) and Soil Types in Soft Landscaping plan CA11746-001 Rev. B.

Reason: To facilitate a landscaping scheme that will mitigate for tree loss and maintain and improve the amenity and environmental value of the area (LDP Policy EN8).

22. Notwithstanding the submitted landscaping details, no development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority: -

A hard landscape tree pit and sectional view that shows the root available soil volume for the proposed *Alnus x spaethii* SuDS tree pits. The details shall be drawn up in conjunction with the product suppliers and shall allow for a minimum 20 cubic metres of root available soil per tree.

A detailed planting and minimum 5 year aftercare methodology.

Reason: To facilitate a landscaping scheme that will mitigate for tree loss and maintain and improve the amenity and environmental value of the area (LDP Policy EN8).

23. All planting and seeding shown on approved plans shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is sooner.

Any newly planted or seeded trees, grassland, 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.

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

24. No 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).

25. Prior to development being brought into beneficial use details of lockable gates to the pedestrian and vehicular entrances into the site shall be submitted to and approved in writing by the Local Planning Authority, then implemented as approved and shall be maintained and retained thereafter.

Reason: In the interests of security and crime prevention (LDP Policy C3).

26. There shall be no deliveries to the site between the hours of 8.05-9.00am and 2.45-3.30pm Monday to Friday.

Reason: In the interests of safety (LDP Policy C3).

27. Details of the type and size of the temporary hoardings around Ysgol Pwll Coch shall be submitted to and approved in writing by the Local Planning Authority, then implemented before work commences on site and shall be maintained and retained during the construction period.

Reason: In the interests of users of the adjoining school (LDP Policies EN13 and C3).

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

- (i) determining the extent and effects of such constraints;
- (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 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations

1. **DESCRIPTION OF PROPOSAL**

1.1 The Full planning application seeks permission for the following:

- Relocation of the Air Dome;
- New grass stitched football pitch Tier 2 standard;
- New 3G rugby / football pitch;
- Relocated throwing range;
- Erection of 2 storey changing room building (with 3 community classrooms 2 at first floor and 1 on ground floor);
- Erection of a single storey changing room building and provision for storing tractor;
- Provision of new car parking area (53 spaces including 4 disabled bays and 102 cycle stands;) for community parking;
- Two MUGAs;
 - New Grass Football/Cricket pitch.

1.2 A new access road is to be provided into the centre of the site, as an extension of the existing Stadium road. This will serve the new car park and provides maintenance access to the Air Dome, changing blocks and pitches. Pitches are

laid out around the central parking area and north south pedestrian access route.

- 1.3 To the south of the new access road, the relocated football pitch (pitch 1) and throws area are to be positioned.
- 1.4 The existing Air Dome is proposed to be relocated from its current position to the western end of the site close to the fences around the GOL 5-a-side football area. The dome would be 115m south of the southern boundary of the existing Fitzalan HS, 155m from the nearest dwelling in Clos Halkett and 105m west of the nearest part of the main building of Ysgol Gymreig Pwll Coch.
- 1.5 The larger changing room building is two storeys with a mono-pitch roof, which provides additional spaces for learning and community use at first floor. This building is located adjacent to the new grass stitched football pitch, to the south of the proposed site. It is proposed that the maximum height of the roof would be 8m above the ground level. The maximum length of this building would be 20.8m and the maximum width 18m.
- 1.6 The smaller changing room provides only changing rooms and associated ancillary facilities in a single storey building. This building would be 20.8m long and 8.2m wide. The proposed mass and form are intended to reflect that of the larger building with a mono-pitch roof form, with a maximum roof height of 4m above ground level. This is a similar scale to GOL's single storey structures. This building would be 110m south of Lawrenny Avenue, 4m from the new boundary with Ysgol Gymreig Pwll Coch and 75m from the nearest part of the main school building.
- 1.7 A buff brick will be the primary external finish to the walls of the changing rooms with a standing seam mono-pitch roof wrapping down one elevation of the buildings. This seeks to echo the approach taken on the Athletics stadium, albeit on a much smaller scale. The proposed doors and windows to the buildings will be powder coated metal with matching rainwater goods. The same approach is to be taken for any required ventilation grilles within the building façade.
- 1.8 Both changing room blocks are designed to be fully inclusive, incorporating accessible sanitary facilities for both sports team participants, staff, spectators and visitors to the community and seminar rooms. The two storey building will have an accessible platform lift to provide access to the first floor for all. Corridors will be sized to allow for wheelchair movement and turning.
- 1.9 Ancillary facilities for the sport pitches 1 and 4 will include single tier spectator stands and team dugout facilities. The stand for pitch 1 will be 35m long (pitch 1 is to be sited close to the A4232) and two small stands each 7m long for pitch 4 (which is close to Lawrenny Avenue).
- 1.10 It is intended that the two MUGAs will be used by the future High School and are to be located south west of Pwll Coch and separated from the relocated Dome by the proposed car parking.

- 1.11 Accessible pedestrian access into and around the buildings and sports pitches will be provided across the site. There will be a safe DDA compliant footpath along the new access road, giving access for pedestrians approaching from Leckwith Road. This will connect through, down to the new Lawrenny Avenue path, which will be of a generous width to accommodate spectators or pupils, accessing the future school or sports facilities. The path will need to ramp down to Lawrenny Avenue and will follow recommendations set out in Part M. The submitted drawings show that pedestrian link would be separated from the new school boundary to the east by a 2.4m high weld mesh fence. In part the footpath would be on a retaining wall. The applicant says that the pedestrian route will only be open morning and evening for pupils from Broad Street to access the safest route to/from school and for sports access after pupils of YPGC have gone home for the day.
- 1.12 Cycle parking is proposed for the larger changing block (20 cycles), smaller changing block (6 cycles) and next to the proposed car park (80 cycles).
- 1.13 Car parking has been provided to replace the existing spaces available at the Canton Rugby Club located at Lawrenny Avenue, which would be demolished in the future proposed development of the new Fitzalan High School.
- 1.14 The Construction Management Plan details that a new site entrance will be created from the roundabout at the end of Lawrence Avenue. The intention is for there to be restricted timed use of this entrance for all vehicles, including deliveries and construction traffic. This will provide vehicle access onto site for earthmoving machinery and establishing a site compound, gatehouse and wheel wash at the entrance. Security fencing/hoarding will also be established around the site boundary. The haul road will be installed progressively from the new entrance to prevent mud being taken onto the road. A temporary bunded area near the entrance is to be created to allow the developer to store any arisings, before removal.
- 1.15 (a) The applicant has confirmed the specification of vehicles importing/exporting material:

Vehicle	Capacity	Length	Width	Height
8 Wheeler	20 tonnes	31'7" / 9.63m	8'4" / 2.5m	11'6" / 3.5m

(b) and the average number of lorry movements during the construction of the enabling works development. As you can see these are considerably lower than the potential and rare peak numbers in the CMP.

Splitting the project into the following:

1st April – End June 2020 - Averaging 20 No. per day.

1st July – End September 2020 – Averaging 28 No. per day.

1st October – End December – Averaging 10 No. per day.

The peak export of materials will take place for 6 weeks from mid-May 2020 to ensure the peak import of materials for pitch construction is taking place during the 6 week school holidays. This is the best fit to ensure we are capitalising on the summer holidays and half-term in May.

(c) and a peak of between 50-60 vehicle movements per day during the cut and fill operation.

- 1.16 The proposal involves a readjustment of Ysgol Gymreig Pwll Coch's boundaries to accommodate the proposed development.
- 1.17 Approximately 4558 sqm of level grass land to the west of the primary school is to be included within the school's boundaries.
- 1.18 An existing grass bank to the south of the school building and within the current school curtilage, 135m long and 10m wide, is to be remediated/capped and reseeded with wildflowers. A few trees would be removed to facilitate the remediation/capping. The bank would be separated from the school by a 1m high steel bow top fence. The bank would be separated from the pitch by a 2.4m high weld mesh fence and the planting of a native hedge.
- 1.19 A grassed area some 4100sq m in size with trees along its eastern boundary and a gazebo, and allotments south of the school building just beyond the grass bank is used by Ysgol Gymreig Pwll Coch and would be used as part of the proposed grass football/cricket pitch. Part of this land is likely to become part of the curtilage of and recreational facility for Fitzalan School, subject to planning approval being granted.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is 6.4 ha in area and comprises predominantly grassland. The site is accessed from Lawrenny Avenue, with a secondary access from a non-adopted road accessed via Leckwith Road. The parcel of grassland is located to the rear (west) of the Cardiff Athletic Stadium and south of Lawrenny Avenue. There is an existing throwing area and football pitch on the site (both of which would be repositioned further to the south nearer the A4232).
- 2.2 The site levels vary and there is a raised bund which dissects through the middle section of the application site. There are a number of trees along the northern boundary and scrub vegetation/trees along the southern boundary.
- 2.3 Leckwith Road is 210m to the east of the eastern boundary of the site. Cardiff Athletic Stadium is situated approximately 20m east of the application site. The stadium is approximately 15m in height and will obscure the view of the proposed Tier 2 football pitch and Throws Area. To the north east is the existing Air Dome, which is an inflatable sports facility. The Air Dome is approximately 18m high and is white with blue and yellow graphics. The Air Dome currently occupies a prominent position and is highly visible from Leckwith Road. The air dome is 45m from the nearest part of the adjoining school building.

- 2.4 Canton Rugby Club changing rooms are situated to the north east of the application site and is a single storey red brick building, which is accessed from Lawrenny Avenue. The Club has a car park with circa 50 parking spaces. These are to be relocated as part of this application site as well as two pitches for rugby and football club use.
- 2.5 Pwll Coch Primary School is located north of and adjoining the application site.
- 2.6 To the north west of the application site is GOL, which is a football and laser / paintballing games company. GOL has a number of existing flood lit pitches.
- 2.7 The nearest housing is located on Clos Halket and Lawrenny Avenue.

3. **PLANNING HISTORY**

3.1 **Rear of Athletics Stadium**

07/01860/W PROVIDING OF NEW THROWS AREA INCLUDING ERECTION OF CAGE FOR USE BY SCHOOL AND IN ASSOCIATION WITH NEW ATHELETICS STADIUM INCLUDING ACCESS RAMP FROM PROPOSED STADIUM

Land adjacent to Athletics Stadium, Fitzalan High School, Lawrenny Avenue, Canton, Cardiff Approved

3.2 **To western side of Primary School**

11/00724/DCO INSTALLATION OF 2NO DOUBLE DEMOUNTABLE CLASSROOM UNITS YSGOL GYMRAEG PWLL COCH, LAWRENNY AVENUE, LECKWITH, CARDIFF, CF11 8BR Approved. This was for a temporary period only that required the classrooms to be removed from the site by 1/9/14 and the land restored.

3.3 **To rear/side of GOL centre**

04/02629/W PROPOSED NEW CHANGING FACILITIES, OFFICES AND FUNCTION SUITE AND ASSOCIATED FOOTBALL PITCHES AND PARKING Fitzalan School Playing Fields, Lawrenny Avenue, Canton, Cardiff Approved

05/00384/W PROPOSED NEW CHANGING FACILITIES, OFFICES AND FUNCTION SUITE WITH ASOCIATED FOOTBALL PITCHES Fitzalan School Playing Fields, Lawrenny Avenue, Canton, Cardiff Approved

16/00402/MNR OUTDOOR LASER TAG COMBAT FACILITY GOL CENTRE, LAWRENNY AVENUE, CANTON, CARDIFF, CF11 8BQ Approved

18/00352/MNR DISCHARGE OF CONDITION 3 (REPTILE MITIGATION STRATEGY) OF 16/00402/MNR GOL CENTRE, LAWRENNY AVENUE, CANTON, CARDIFF, CF11 8BR Approved

3.4 **On site of proposed Fitzalan high school**

16/02098/MNR ERECTION OF AIR DOME OVER EXISTING PITCH PLUS ERECTION OF PERIMETER FENCES PLUS ERECTION OF SPECTATOR STANDS EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

17/01280/MNR DISCHARGE OF CONDITION 4 (LIGHTING SCHEME) OF 16/02098/MNR EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

17/00958/MNR VARIATION OF CONDITION 5 OF 16/02098/MNR TO NOW READ 'THE DOME SHALL BE STRUCTURED OF FABRIC THAT IS WHITE AT UPPER LEVELS BUT COLOURED CLOSER TO THE GROUND AS DRAWINGS 3056-P-401 AND 3056-P-402' EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

16/01338 UPGRADING OF PITCH TO 3G STANDARD PLUS PERIMETER FENCE TO THIS AND ADJACENT PITCH EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

16/00613/MNR UPGRADING OF PLAYING SURFACE TO 3G STANDARD PLUS PERIMETER FENCE EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF approved

4. **PLANNING POLICIES**

4.1 It is considered that the following LDP policies are relevant to this development:-

KP3 (B) Within the Settlement Boundary
KP5 Good Quality and Sustainable Design;
KP8 Sustainable Transport
KP9 Responding to Evidenced Economic Needs
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
KP17 Built Heritage
EN4 River Corridors
EN5 Designated Sites
EN7 Priority Habitats and Species
EN8 Trees, Woodlands and Hedgerows
EN9 Conservation of the Historic Environment
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
T1 Walking and Cycling
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
C1 Community Facilities

C2 Protection of Existing Community Facilities
C3 Community Safety/Creating Safe Environments;
C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6 Health
C7 Planning for Schools
W2 Provision for Waste Management Facilities in Development.

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

Managing Transportation Impacts (incorporating parking standards)
Archaeology and Archaeologically Sensitive Areas
Green Infrastructure
Ecology and Biodiversity
Soils and Development
Open Space
Public rights of Way and Development
Trees and Development
Waste Collection and Storage Facilities

4.3 Planning Policy Wales (Edition 10)

5. **INTERNAL CONSULTATIONS**

5.1 The Tree Officer states:

The only significant arboricultural feature affected is the 'B' category group of sycamores (G3) to Lawrenny Avenue, where x5 trees are to be removed to enable access and where drainage works may also cause harm. The precise nature and therefore the potential impact of drainage works is unclear and requires clarification to demonstrate that the works will not impact significantly on these trees. Furthermore, I seek clarification on any level changes within the Root Protection Area (RPA) of G3 associated with the removal of contaminated soils and placement of capping soils, since this too could result in harm via root asphyxiation and/or root loss if there is any removal of in-situ soil within the RPA.

Area A7 does not feature in the tree schedule but might conceivably be impacted by drainage works implemented as part of this development, so further details are required in this regard.

A finalised Arboricultural Impact Assessment should inform an Arboricultural Method Statement and Tree Protection Plan.

It is important that capping works align with soft landscape soiling specifications. The ESP report refers to a 600mm capping layer whereas the Jubb report refers to a 400mm capping layer. In terms of supporting the landscape functions proposed it is important that capping soils align with the landscape requirements and vice versa. Consequently, there must be no capping soil profile less than 400mm, assuming the Jubb requirement represents a minimum. This means for example that the most shallow

landscape soil profile (150mm topsoil over 150mm subsoil) should feature an increased subsoil depth of minimum 250mm or a profile of 200mm topsoil over 200mm subsoil. If 600mm is the minimum then profiles should be similarly adapted, but topsoil profiles should not extend below 300mm depth. The requirement for geotextiles and capillary breaks at the interface between capping and in-situ soils should be made clear in landscape soil sections, and it must also be clear how soil horizons will be 'keyed in' to avoid interfaces between imported topsoil and subsoil and between imported soils and underlying substrates. Capping soil overlying an in-situ substrate that does not drain may rapidly suffer from waterlogging and anaerobism. It must be clear no stripped topsoil (or subsoil) will be re-used for landscaping purposes until it has been shown to be fit for purpose via a Soil Resource Survey and Plan (see for example section 2.2 of the CEMP). Testing stripped soils to ascertain compliance with British Standard 3882:2015 (topsoil) and BS 8601:2013 (subsoil) is not sufficient to show fitness for purpose because these Standards are very flexible in what is certifiable. Compliance with the BS does not mean fitness for purpose in terms of the landscape function proposed. In this regard it should be clear in sectional plans and specifications that no imported planting soil will be used until it has been found via a soil scientists interpretive report to be fit for the specific landscape function proposed. Consequently the soil scientist must be provided with the proposed landscaping drawings and specifications. A full topsoil and subsoil specification should be drawn up setting out the parameters for imported soils, soil handling, storage, remediation, amelioration and placement.

Twin staking to trees as shown in the tree pit section is not supported since it prevents stem flexure and creates a stress notch where the ties and spacer are fitted. A three stake support system with flexible ties (e.g. 'Nature-tie', 'Arbor-tie') should be specified. The irrigation/aeration product must be specified for the avoidance of doubt. Mulch circles should ideally be to 1.2m radius wherever practicable, but ensure the mulch is depicted in section tapering to 25mm depth over the surface of the root-ball. All non-biodegradable root-ball wrappings must be removed prior to planting, as must biodegradable ones unless root-balls lack cohesion for reasons of soil texture rather than lack of root development. In these cases retain wrappings until the tree is in position but cut back and remove wrappings for the top third of the root-ball whilst backfilling. Trees of EHS and above should have the root-ball sat on a cushion of 150-400mm horticultural grade sharp sand (depth between 150-400mm dependent on weight of root-ball) to minimise compaction to underlying soil. Trees should be annotated as 'tree compliance with Table 1, p.21, BS 8545:2014 established via inspection at nursery and on delivery, all non-compliant trees to be rejected and no substitute species without written approval from the LPA following submission of amended plans'.

A tree pit section is required for hard landscape and SuDS functions. Where these involve the use of Green Blue Urban products, site specific sections should be drawn up with the assistance of Green Blue Urban. It will be noted that the proposal to allow for 12 cubic metres of soil to support *Alnus x spaethii* is not considered adequate and this volume should be doubled at minimum. *Tilia cordata* and *Acer campestre* are not considered appropriate trees for

SuDS functions and should be replaced by tolerant trees such as Acer x zoeschense 'Annae' and Quercus bicolor.

A detailed landscape specification is required incorporating or cross referencing a topsoil and subsoil specification, tree pit sections and planting plans, and should include a planting and minimum 5 year aftercare methodology and implementation programme.

And

Whilst I have no objections to the Soil Resource Plan (SRP), I would refer you to my previous observations regarding the need for a hard landscape tree pit section (the GreenBlue Urban SuDS tree pits). The SRP refers to a GreenBlue tree pit detail but I cannot find it amongst the submissions and I reiterate my previous observation that a 12 cubic metre tree pit for the proposed Alnus x spaethii is not considered sufficient – I would be looking for double this volume to support this large species tree growing in isolated pits. A full planting and aftercare methodology cross-referencing the SRP remains a requirement.

And

I think you will need a condition requiring that development is undertaken in full compliance with the Wardell Armstrong Soil Resource Plan (February 2020) and Soil Types in Soft Landscaping plan CA11746-001 Rev. B. There remain some outstanding matters in terms of landscaping so a condition along the lines of the following may be appropriate:

Notwithstanding the submitted landscaping details, no development shall take place until the following have been submitted and approved: -

A hard landscape tree pit and sectional view that shows the root available soil volume for the proposed Alnus x spaethii SuDS tree pits. The details shall be drawn up in conjunction with the product suppliers and shall allow for a minimum 20 cubic metres of root available soil per tree.

A detailed planting and minimum 5 year aftercare methodology.

An additional landscaping condition likely to be appropriate is: -

All planting and seeding shown on 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.

Any newly planted or seeded trees, grassland, 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.

In terms of tree protection, you will need: -

No 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.

Unless written consent is obtained from the LPA, 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.

5.2 The Waste Officer states

The details are acceptable.

5.3 Contaminated Land state:

Jubb Consulting Engineers Ltd, December 2019; Enabling Works Supplementary Ground Conditions Assessment Report Ref: FHS-JUBB-95-XX-AR-C-0504 Earth Science Partnership, Exploratory Geo-Environmental and Geotechnical Report Ref: ESP.7051b.3106

Jubb Consulting Engineers Ltd, December 2019; Enabling Works Remediation Strategy Ref: FHS-JUBB-95-XX-AR-C-0503

The above Geo-Environmental and Geotechnical Report and subsequent Supplementary Ground Conditions Assessment Report provide details of the extensive contamination assessments undertaken at the site. Appropriate

ground gas assessments are also included. The risks to human health and the environment for the Enabling Works phase of the development are clearly identified; these include the occurrence of elevated lead and PAH and low concentrations of asbestos in soils.

The ground gas regime in relation to methane and carbon dioxide has been characterised as 'CS2'.

The above Enabling Works Remediation Strategy document provides a detailed remediation and mitigation strategy to minimise the risks identified: Appropriate remediation measures are proposed in relation to soil contaminants, including a 400mm cover of clean soil over geotextile marker in soft landscaped areas.

The Enabling Works Remediation Strategy document includes details of an appropriate scheme for ensuring imported materials are suitable for the proposed use and validation of these and site won material (under the CLAIRE DoWCoP Materials Management Plan).

Ground gas protection measures are also proposed, but the details of these are currently unavailable as the designs for the on-site structures have yet to be finalised. Design and specification details for these measures will need to be submitted for approval. An amended ground gas condition is recommended below in relation to this.

The document includes a clear and appropriate process by which to validate the completed remediation and protection works including gas protection measures, imported and site won materials. It also provides strategies in relation to any unsuspected contamination, should it be encountered. A validation report that meets the requirements of WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) will need to be submitted for approval on completion of these works; an amended condition is recommended below in relation to this.

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

CONDITIONS

PC13. GROUND GAS PROTECTION (amended)

Prior to the relocation of the air dome and commencement of building construction, 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.

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.

PC14C. CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION (amended)

The remediation scheme submitted 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.

PC14D. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

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.

ADVISORY/INFORMATIVE

R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

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

- (i) determining the extent and effects of such constraints;
- (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 Transport Officer states:

Car Parking

The reports submitted indicate that the new car parking area (53 spaces) is to compensate for the loss of the existing parking for Canton RFC. However, it is clear from other text provided that the development is not just for Canton RFC, but involves provision for CAVC and other sports clubs, and will be available for private hire. The parking is also referred to as 'public parking' and it appears obvious that the parking will be used by the various different users of the site, including, but not limited to, Canton RFC.

I question the below calculation of our SPG for Sports and Leisure. Whilst the SPG is not explicit on what is covered by the category, I take the view that it is more geared towards buildings (e.g. Leisure Centres) and not sports pitches. It seems logical that the existing parking to the south and south-east of the existing Air Dome will be used in part by existing users of that facility and the pitches beyond. What are the future proposals for these two parking areas?

Notwithstanding the above, and considering the information provided below, it does not seem unreasonable for 53 parking spaces to be provided to cover the Air Dome and pitch use, but I would have concerns if all of the existing parking to the south/south-east was being retained, as this would seem to indicate a potential over-supply of car parking.

Cycle Parking

No additional rationale for the proposed level of cycle parking has been put forward. However, it is noted that taking the pitches area as calculated by Jubb below then around 350 cycle parking spaces should be provided. I would be content though if around 100 cycle parking spaces are provided to serve the sports facilities for this enabling works application, and consider that a 'details to be submitted' condition could suffice to deal with this matter further.

I am not aware that Cardiff CC (and certainly not Transport Development Control) have previously agreed the level of car/cycle parking that is being proposed for this site.

Access Road, Car Park and Servicing Area

My comments below in relation to the need for a crossing point and the potential to make the far end of the road 'shared surface' have been noted although I'm not sure if this is intended to be picked up by a revised plan? My view is that this is a detail matter which should not interfere with the remainder of the site layout and could be dealt with via an appropriate condition?

I am content that the submitted swept path drawing shows a Fire Tender can turn at the northern end of the car park. Whilst no swept path has been submitted for the service area to the south of the Air Dome, I don't envisage any problems, and this could perhaps be dealt with via the condition I reference above.

Pedestrian/Cyclist Paths

My understanding on paths from Lawrenny Avenue (per 5.3.2 of TS) is that the existing access point south from the roundabout will now only be the entrance to the 3G pitch. To the east of this pitch there will be a 3m pedestrian/cycle link that will connect Lawrenny Avenue with the changing rooms/pitches.

School TA/Methodology

I have seen an email indicating that the scope of Junction Assessment proposed for the school is acceptable, but not any wider agreement of the school TA, and know there is no agreement from Development Control. I am aware that the School site is progressing and that traffic documents/scoping are being submitted and we will work with regarding technical aspects of that application, so as much can be agreed as possible prior to planning submission.

5.5 The Noise Team state:

I agree with the assessment methodology and proposed mitigations would be necessary. If the barrier were to be removed the new proposed school could not comply with BB93: Acoustic Design of Schools, creating a poor acoustic environment for work and study, or would place an undue burden on the school to comply with such standard short of being fitted with acoustic treated windows or redesign with no facades facing the tennis court. In regards to the complication with the fencing proposed by the police, I would put this to the acoustic consultant for alternatives who benefit the modelling equipment to trail alternatives.

If the acoustic report is to be an approved document we would not need to condition this requirement, if not I would recommend a condition as follows:

1. As specified in revision 01 of the Sports Noise Impact Assessment dated 13/12/2019 submitted in support of this application, a 3m acoustic barrier shall be installed as detailed in section 6.0 of the same report, in locations as specified in Figure 6.1.

In respects to the construction phase, I would make the applicants aware of the following operating times stipulated by Shared Regulatory Services, to avoid separate enforcement action:

“To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.”

Finally, I cannot see if there has been a Construction Environmental Management Plan submitted, or been advised to the applicant as necessary – but would expect them to work within best practicable means for dust suppression on site during construction as to avoid causing nuisance. I would draw their attention and the attention of the appointed contractor to IAQMs Guidance on the Assessment of Dust from Demolition and Construction.

(The Noise Team has been advised that a Construction Environmental Management Plan has been submitted).

5.6 The Health and Safety Officer states:

In terms of use of the parcel of land and embankment, following remediation and protection of the banking from the effects of erosion, the parcel of land could be put back into use. In addition suitable access to the land would need to be provided, in line with accessibility requirements.

I would agree with suggested curriculum use as opposed to unsupervised general use of the area.

As the main contaminant is asbestos, if a remediation scheme is required please let me know.

6. **EXTERNAL CONSULTATIONS**

6.1 (a) South Wales Police state:

South Wales Police can confirm that as part of the phased development plans for this area we have been engaged with the council and developers in pre application discussions on community safety issues regarding the proposals for the new Fitzalen comprehensive school and associated facilities. South Wales Police welcome the indications from the developers that the new school will be built to Secured by Design (SBD) standards, which have been shown to reduce crime risk by up to 75%. South Wales Police have no objection to the proposals but would comment as follows;

South Wales Police have provided the council/developers with advice in relation to the following, design and layout of the buildings, perimeter fencing, CCTV, Lighting, landscaping, vehicle access to site, cycle storage, security on doors windows PAS24:2016, access control, reception area design, control measures for visitors, secure areas, PA system, alarms and adjoining playing fields. South Wales Police will continue to liaise and work with the council as part of the Secured by Design Process as the project develops to address any community safety issues. South Wales Police will consider further comment when such matters are presented for planning approvals.

This application focuses on the development of the adjoining playing fields, and this issue did form part of the pre application discussions. As a result of a site visit with developers, it was agreed that some of the existing boundary

treatment palisade fencing on sports ground and steel railings bordering Lawrenny Avenue, could stay in situ as they provide an adequate boundary perimeter fence to the general sports area, providing they are maintained, and there was adequate security to protect facilities in the sports area.

Having considered the detail of the application, South Wales Police make a number of further recommendations.

1. South Wales Police would recommend that where use of individual sporting pitches and other playing facilities need to be controlled, these facilities should suitably enclosed by appropriate additional fencing and secure gating reason *this is to ensure that only controlled and authorised use is made of such facilities and to prevent animals from using pitches.*
2. The changing room facilities are fairly isolated and given the local crime rate could be subject to burglary or damage. South Wales Police would therefore recommend the following;
 - The changing rooms are fitted with entrance/exit doors which comply with the following security standards PAS24:2016 or LPS1175 SR2 reason *to prevent burglary.*
 - Any windows fitted to the changing rooms comply with PAS24:2016 security standards reason *to prevent burglary and theft.*
 - Any windows and doors on such facilities are protected by roller shutters which should comply with at least LPS 1175 SR1, reason *to prevent damage.*
 - South Wales Police would recommend that the exterior of the changing rooms should be included as an area to be covered by CCTV in a future scheme of work to be submitted to the authority for approval reason *to prevent crime.*
3. The proposal contains details of covered insecure cycle stands (6.16 Design and Access Statement), this proposal could provide an unofficial shelter area and as such attract anti-social behaviour problems. South Wales Police would recommend the following remove any cycle shelter proposals and replace with open hoops for locking bikes or if shelters are to remain, gate the cycle storage area at each end, so after sports facilities are closed the area can be secured reason *to prevent anti-social behaviour problems developing on site.*
4. The pre application consultations did not involve the adjacent site of an existing junior School Ysgol Pwll Coch, other than considering appropriate boundary treatment. South Wales Police recommended that the boundary with this site should be 2.4m weld mesh fencing, the rationale for this is that it would provide a robust security boundary between the playing fields and the junior school site but would allow maximum surveillance of both the junior school buildings and the sporting facilities, thereby reducing the possibilities of crime. It would appear that the current application contains amended proposals which

replace this with a 2.4m timber feather board fencing. South Wales Police consider that such a proposal will reduce surveillance on both sites and increase the risks of crime, a wooden fence would also be more prone to damage. South Wales Police recommendation remains that the boundary should be 2.4m weldmesh fencing reason *that this offers an effective secure boundary and maximises surveillance on both sites.*

5. In terms of lighting the current proposal includes an isolux lighting diagram which show lighting levels around bike stands etc. For pedestrian only routes then an average of 20 lux should be achieved, the current isolux diagram does not confirm what lighting levels are to be achieved on all the connecting pedestrian routes. South Wales Police would recommend these are an average of 20 lux when site is in use and a detailed scheme of work in respect of lighting in all areas including lux levels is submitted to the authority for approval, reason *for site users.to enhance personal safety.*
6. Parking South Wales Police are unable to view any detailed map of proposed new parking provision but would recommend that any parking area provided is overlooked and lit to a lux level of at least 10 lux min average, parking areas should also be included in any scheme of work for lighting and CCTV coverage on the site. Reason *to enhance personal safety and prevent crime.*

South Wales Police welcome the opportunity of working with developers and Cardiff City Council to ensure that community safety issues are addressed in the development of the site, and the site achieving Secured by Design standards.

(b) And then further stated:

Further to previous correspondence I can confirm that I have attended a meeting at County Hall, Cardiff on the 11th of February and in view of additional information and clarifications provided am happy to amend the police comments as follows in relation to the previous police response sent to planning dated 21/1/2020 (copy attached for ease of reference). Below is a summary of points discussed;

Lighting (Item 5 in Police response to planning)

Having been sited of lighting plan at the meeting I am happy that lighting proposals will provide adequate lighting for proposed re development of sporting and associated facilities.

Requirement for roller shutters (Item 2 in Police response to planning)

Following discussion which included some health issues and further detail on the proposed doors and windows and the assurance that these will meet PAS24:2016 standards along with confirmation that there will be minimal contents of value overnight, then the requirement in advice for roller shutters can disregarded.

Reference advice on insecure cycle shelters (item 3 in Police response to planning).

The advice in relation to insecure cycle shelters remains the same. However, the council request some more information surrounding the rational of such advice. There have been many examples of unprotected shelter areas in communal or sporting facilities within South Wales Police area becoming unofficial meeting and gathering points for young people and have become areas that attract anti-social behaviour problems which have included illicit drinking and drug use. Such issues not only create a risk to site users but create on going management issues and costs. South Wales Police believe that the most cost effective remedy is through a design solution of either removing the proposed cycle canopy (shelter) leaving just cycle hops for security of bicycles or enclosing all sheltered cycle storage points with a secure gated area that can be locked when facilities are not in use.

Advice in relation to Ysgol Pwll Coch Junior School boundary treatment (item 4 in Police response to planning)

The advice provided by South Wales Police on this issue remains the same. But on behalf of South Wales Police the Design Out Crime Officer has agreed to be available to attend any further meetings in which it may be useful to explain the rational which is behind the police recommendation with regard to the boundary fencing of Ysgol Pwll Coch Primary School.

Further to the above matter I can confirm that I have attended a further meeting with John Richards (Kier) Julie Holmes (CCC) and Alwen Bowen Assistant Head teacher at Ysgol Pwll Coch Junior School on 28/2/2020, where the advantages and disadvantages of different boundary fencing was discussed. The rational behind the South Wales Police recommending weld mesh as boundary treatment was explained, as it would provide for far greater surveillance of Pwll Coch school site leading to significantly lower crime risks. Conversely it is the view of South Wales Police that the installation of a solid fence would prevent surveillance of the Pwll Coch School site and lead to higher risks of crime and other types of occurrences on the Ysgol Pwll Coch site.

6.2 Welsh Water state:

We have reviewed the information submitted as part of this application with particular focus on sections 11 and 13 of the planning application form, the soakaway test results and the drainage strategy drawing number FHS-JUBB-95-ZZ-DR-C-0500 Rev P6.

We acknowledge that a SAB application has been submitted under reference SABF00027 and advise that our formal assessment of the specific details of the surface water arrangement will come under this application, however it is prudent to provide comments on the general principles as these may ultimately affect the layout and we still consider surface water to be a material planning consideration.

We note that infiltration test results have concluded that the use of soakaway is not achievable and refer to section 11 of the application form that states that a combination of SUDs and mains sewer connection will be utilised to dispose of surface water. This appears to conflict with drawing number FHS-JUBB-95-ZZ-DR-C-0500 Rev P6 indicates that flows will drain via detention/bioretention to an existing highway sewer. For the avoidance of doubt and completeness we seek to clarify whether the proposal intends to convey any surface, land or highway water to the public sewerage system.

Whilst we seek clarification outlined above we also note the proximity of the detention basins to a 1200mm public combined sewer which cross through the development site. This is a strategic asset and will form the main focus of our response. Initial discussions have taken place with the applicants' consultant and preliminary site investigations carried out to confirm the exact location of the asset. Due to the size and depth of the sewer the required protection zone of 6 meters either side of the centreline of the sewer should be adhered. We request further plans are submitted to demonstrate distances between the detention basins and the sewer to confirm the protection zone can be maintained.

We note that this will be possible for the entire site and we have discussed options as to how this can be overcome. Preliminary discussions with the developer have explored options where we might consider a bespoke build over sewer agreement in which we will assess the foundation details and potential risk to the public sewer. We request that the applicant continue to engage with us to progress this agreement. We recommend that evidence that this agreement has completed is included as part of the subsequent application to discharge a drainage related planning condition.

To facilitate the air dome and enable the public sewer to be built over we require a manhole which would be located under the proposed dome to be relocated to ensure that we can maintain access to carry out duties to repair and maintain the public sewer network.

In light of the above we request that if you are minded to grant planning permission that the following Conditions and Advisory Notes are included within any subsequent consent.

Conditions

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will effectively drain foul and surface water and demonstrate measures to protect and ensure access is maintained to the 1200mm public combined sewer. Thereafter, the agreed scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or

detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

6.3 NRW state:

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following conditions to the permission. Otherwise, we would object to this planning application.

Conditions 1-6: Land Contamination – To ensure an acceptable scheme to deal with land contamination is agreed with the planning authority.

Condition 7: To minimise the risk of flooding by ensuring the satisfactory storage of fluvial floodwater.

We received a statutory pre application consultation notice for this proposal under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. We provided a substantive response to that consultation on 31 October 2019.

We note there are documents not seen at statutory pre-application consultation stage submitted to support the planning application. Also, other documents seen at statutory pre-application stage appear to have been updated, although the pre-application consultation report does not indicate what the changes are to these documents. As such, we do not refer to our statutory pre-application

consultation response and comment as follows on the new information submitted in support of this proposal.

We note there is no location plan on your website. It is noted that plans with different study/site boundaries have been submitted. This response relates to the redline boundary in landscape drawing ref FHS- ASL- 95- XX- DR- L- 0905. If the application site is larger than this and you require further advice, please reconsult us.

Conditions 1-6 Land Contamination and Controlled Waters
We have reviewed:

- Fitzalan High School Enabling Works, Construction Management Plan, Prepared by Kier Construction Western & Wales for Cardiff Council, Document No: FHS-KCWW-XX-XX-FM-W-00001_ConstructionManagementPlan REV 01, 6th December 2019.
- Proposed Fitzalan High School, Cardiff Exploratory Geo-Environmental and Geotechnical Report. Prepared by Earth Science Partnership. Report Reference: ESP.7051b.3106 dated February 2019 – covers larger site.
- Enabling Works Supplementary Ground Conditions Assessment Report, Fitzalan School (Enabling Works) Cardiff, Jubb, December 2019.
- Enabling Works Remediation Strategy, Fitzalan School (Enabling Works) Cardiff, Jubb, December 2019.

It is recognized that there have been tiered risk assessments on this site, and that the information submitted includes support from the Local Authority's Environmental Health Officer. However, this is in relation to human health rather than controlled waters.

The site is a historic landfill, which is listed as accepting a range of wastes including commercial, household and special wastes. Site investigation reports reference hydrocarbon odours during site investigations, which are suggestive of a potential risk to controlled waters.

However, the assessment of risk to controlled waters is based on one round of groundwater monitoring of which four locations are within the current redline boundary. There are several different groundwater bodies/perched waters on site in the different geologies and it is not clear which boreholes are installed in which geologies. As such, we do not consider the risk to controlled waters to be well understood on the site and require the following conditions be attached to any grant of consent your Authority may be minded to issue.

Condition 1

No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning

Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

NOTE: it is recognised that element 1 of this condition has been completed.

Condition 2

Prior to the <occupation or operation> of the <development or phase of development> a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Justification:

To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Condition 5

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 6

No <development or phase of development,> shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Further Advice

Overall the information provided does not satisfy the requirements of current best practice guidance. We recommend that the guidance below is referred to, prior to submission of future information:

- The risk management framework provided in CLR11, 'Model Procedures for the Management of Land Contamination' when dealing with land affected by contamination.
- The Environment Agency's '[Guiding Principles for Land Contamination](#)'.
- The [Environment Agency's \(2017\) 'Approach to Groundwater Protection'](#)

If future submissions do not reach the minimum standard for land contamination reporting, then it could result in a significant delay to development proceeding.

Any site that is not remediated to an appropriate standard may be inspected and subsequently determined by the local authority as Contaminated Land under Part 2A of the EPA 1990.

It is noted that dewatering of excavations are required and permissions required have been considered. Please note that dewatering of excavations may also need an abstraction licence and further advice should be sought from our permitting team or our website.

<https://naturalresources.wales/permits-and-permissions/water-abstraction-and-impoundment/find-out-if-you-need-a-water-abstraction-or-impoundment-licence/?lang=en>

Condition 7: Flood Risk

The planning application proposes recreational development. Our Flood Risk Map, which is updated on a quarterly basis, confirms the site to be partially within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability flood

outlines.

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 have considered the Flood Consequences Assessment (FCA) by Jubb Consulting Engineers Ltd dated September 2019 ref: FHS-JUBB-95-XX-AR-C-0500. We note that the data used is from 2017 and the area to which the data relates does not correspond exactly to the application site boundary. However, we further note that the areas of the application site outside the area for which data is given generally relates to pitch and detention basin usage. Given this, we are of the view that updated data and a revised FCA is not required.

In consideration of the information contained in the FCA, we comment as follows:

- The proposed 3G rugby/football pitch could be affected by the 1% (1 in 100 year) plus an allowance for climate change and 0.1% (1 in 1000 year) flood events. Whilst no ground levels, flood depths or velocities are provided for this area, we understand this area is already being used as a grassed sports pitch.
- Part of the site that is to be used for construction of the Airdome, car parking and changing rooms, together with a smaller area below the proposed FAW Tier 2 football pitch are also within the 0.1% (1 in 1000 year) flood outline. However, to facilitate construction, ground raising is required. To prevent any increase in flood risk elsewhere as a result of the ground raising, Section 1.19 of the FCA states that compensatory flood storage will be provided, by lowering the 3G rugby/football pitch, to achieve a compensatory volume of 1074m³. Whilst we are satisfied that this proposal will result in a small net benefit in flood storage provision (an additional 199m³), your Authority should be aware that it also results in an increase in flood risk to the 3G rugby/football pitch. From consideration of the plan provided in Appendix C of the FCA (SK008 Rev 03), it appears predicted flood depths on this area of the site could be increased by up to 300mm from the current situation. Your Authority needs to be satisfied that this increase in risk is acceptable.
- The FCA identifies recommending all occupants are aware of the flood risk, occupiers signing up to floodline warnings direct and an escape and evacuation route.

Having regard to the above, we therefore request the following condition is attached to any grant of consent your Authority is minded to grant.

Condition 7

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) submitted by Jubb dated September 2019 and the following mitigation measures detailed within the FCA:

- Provision of compensatory flood storage on the site to a 0.1% (1 in 1000 year) standard, as shown on drawing SK008 REV 03 Titled 'Flood Storage Compensation'

Justification

To minimise the risk of flooding by ensuring the satisfactory storage of fluvial floodwater.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant 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.

European Protected Species

We have considered:

- Fitzalan High School, Bat Ecological Impact Assessment – Enabling Works, V2, December 2019 by Wardell Armstrong
- FHS_AECC-00-XX-DR-E-9013 Rev: P04 Fitzalan High School Enabling works External Lighting
- HLS175, Fitzalan High School Source Intensity Calculations Vertical Spill
- HLS175 Fitzalan High School Source Intensity Calculations
- Fitzalan High School, Cardiff Sports Pitch Floodlighting REV2 – Impact Study/Overspill Readings

We welcome the recommendations detailed in the Bat Ecological Impact Assessment dated December 2019 by Wardell Armstrong.

We note that some of the recommendations within the report, in particular the recommendation for dark corridors along the southern and eastern boundaries of the site, do not appear to be compatible with the details submitted in the flood lighting and external lighting schemes.

Section 5.4.25 of the Bat Ecological Impact Assessment states that Pitch 7 is not proposed to be lit, however, the floodlighting report and calculation plans indicate lighting in this location which will result in the illumination of the vegetated corridor bordering the site, in contradiction to conclusions and recommendations within the bat ecological impact assessment.

We advise your Authority to ensure the recommendations in the Ecological Impact Assessment are implemented.

Foul Water

We note foul water is to be disposed of via mains sewer and as such have no further comment.

Watercourses and Pollution Prevention

Adequate pollution prevention measures should be employed to prevent pollution of any watercourses in/adjacent to the site.

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/licences relevant to their development. Please refer to our [website](#) for further details.

6.4 GGAT state:

Information on the Historic Environment Record, curated by this Trust, shows that there are a number of archaeologically significant sites in the vicinity, including a late Bronze Age-early Iron Age hoard containing axes, chisels, sickles and razors. Roman finds have also been recovered within the area. There are no recorded archaeological sites within the application area and a review of the early historic Ordnance Survey maps, dating from 1880 to 1940, shows the area to be open land with no features of apparent archaeological interest.

We note the application's supporting documents, in particular the Enabling Works Supplementary Ground Conditions Assessment Report (dated December 2019, Reference: FHS-JUBB-95-XX-AR-C-0504). The ground investigation work that has been undertaken indicates that the ground has been extensively disturbed. Previous disturbance of the site includes the works associated with the straightening and redirection of the River Ely and the subsequent construction of drainage ditches, aligned northwest to southeast, that run across the application area as depicted on the Ordnance Survey map dated 1963 to 1965. The Ground Conditions Assessment Report also details that the ground within the application area has also been raised coinciding with landfill records and the identified levels of made ground detailed in the report. Consequently, the underlying Tidal Flat deposits and Alluvial deposits, which have a high potential of containing archaeological remains, are deeply buried beneath the layer of Made Ground which has an average thickness of approximately 2.4 to 3.2 metres across the site (Table 6 and 7; detailing

summary of ground conditions). Therefore, it is considered unlikely that the proposed works will encounter significant archaeological remains and features.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.

The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of this Trust.

6.5 Sports Council for Wales states:

Sport Wales is the statutory consultee on developments affecting playing fields and would like to comment as follows.

In looking at this application in isolation and comparing the existing sports provision of the application site (essentially grass pitches) against the proposed (3G pitches, grass pitches and MUGAs), there will be some loss of playing field area to accommodate the new facilities, access road and car park but overall Sport Wales is satisfied that the proposals will result in improved sports provision.

However, Sport Wales does have some concerns. The redrawing of the Ysgol Pwll Coch site results in a greater footprint but the shape of its proposed new playing field does not lend itself to games and activities as well as the existing squarer field. In addition, within its proposed boundary, Ysgol Pwll Coch will not meet the statutory minimum playing field requirements of the Schools Premises Regulations. Will the school have access to any of the proposed new facilities surrounding in order to meet the Regulations? The supporting Design and Access Statement states that Ysgol Pwll Coch will have access to MUGAs numbered 18 and 19. Where are these MUGAs and will they be sufficient?

Also, as mentioned, this application in isolation might result in improved sports facilities within the confines of the application site but the impact on the whole site including the area to the east of Ysgol Pwll Coch, where the new Fitzalan High School will be built on an existing football pitch, is not yet clear. Will the proposals result in an overall improvement at Leckwith and will Fitzalan High School have the statutory minimum playing field provision?

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted. No comments have been received to date.
- 7.2 The proposal has been advertised in the press and by site notice as a major application.
- 7.3 Neighbouring occupiers were consulted by letter. Various objections and concerns have been received. Reproduced below are letters from the

Governors, Ysgol Pwll Coch Parent Steering Group and GOL .

7.4 Response of Ysgol Gymraeg Pwll Coch Governing Body

Background:

1. As noted in our response to the PAC, Governors at Ysgol Gymraeg Pwll Coch [YGPC] warmly welcome the fact that Fitzalan High School is to be provided with new buildings and we look forward to a mutually rewarding partnership over the coming years.
2. It is of course inevitable that these developments will have a significant impact on YGPC. We note Cardiff Council's commitment to us that the School and its pupils will, in the medium and long terms, gain from these new developments. It is also the case, however, that it has not been possible as yet to articulate those gains in any detail or with any sense of certainty. As such, it has been very difficult for Governors to discharge their responsibilities to weigh the short-term disruption against longer-term gain.
3. The same may be said of the Community Benefits Scheme to be made available by the contractors. As these are not ring-fenced, it is not possible to plan for the future of the School. We would therefore expect that the school is given a clear indication of the amount of funds to be made available.
4. In our response to the PAC consultation we noted:
 - (i) that the children at the School should have access to (at least) the same amount of outdoor space for play and learning as they do currently;
 - (ii) that the School should not be exposed to significant disruption or noise;
 - (iii) that the educational experiences of the children at the School should be enhanced by any developments.

With regards to (i) we were pleased to see that the latest iteration of the plans has a greater grass area for the School. We shall address (ii) below. As noted above, we are yet unable to ascertain how we might measure (iii).
5. In terms of (i) and the layout of the grounds, we ask that the footpath at the top of the bank to the "cae" be removed. This would allow for an additional 3m of "buffer" between YPC and the development. Access to pitches would be unaffected.
6. As noted in the PAC response, the School community felt strongly that the retention of the "cae" was the preferred solution. Should that not prove to be possible, we noted that all efforts be made to enable children to access as much green space as possible. Any plans that do not retain the "cae" would also require mature landscaping, a Forest School, adequate shelter, and open space available to the children, to replace

any facilities that might be lost In particular, we feel that the bank of the "cae", which is to be retained in Pwll Coch's grounds, should be accessible for children as appropriate.

7. (ii) We remain concerned about the amount of disruption to the School during building activities. We are pleased to understand that no site traffic will arrive during school opening and drop off times. However, it is during break and dinner time that children are most likely to be affected as it is then that they are outdoor for longest. We would therefore expect that no deliveries occur during these times either.
8. We are pleased to note that there will be constant monitoring of the site for fumes, noise and dust. Any baseline for this monitoring must be taken from within the School grounds and we ask that this is formally confirmed.
9. Governors are concerned about the drainage to our proposed new field. We require reassurance that changes to the ground surfaces adjacent to our field will not negatively impact on our site and cause potential issues with surface water drainage.
10. We require a double gated access point from our proposed new field directly onto Lawrenny Avenue for the purpose of grass cutting and/or emergency access.
11. As a school, we request a covered and lockable bike shelter to be placed on our site in order to promote sustainable methods of travel to/from school and thus reduce traffic along Lawrenny Avenue.
12. As previously noted, the current plans also indicate a significant reconfiguration for the School, a matter which was not addressed in the PAC documentation. There is real concern that this matter is not directly addressed in the current plans and that there are no specific funds available to improve the layout of the School, and the demountable classrooms in particular. We therefore feel that it is of paramount importance that the Local Authority allocate a specific budget for remediation, reconfiguration and development work at Ysgol Gymraeg Pwll Coch.
13. We are firmly of the opinion that maintaining both demountable classrooms is of high importance to our vision for future provision at our school.

Conclusions :

14. As noted above, we are pleased and excited at the prospect for new provision for Fitzalan High School. Our concerns lie in the lack of certainty: over the terms of any access to community facilities; LA or Community Benefits Scheme to develop YGPC site.

We expect that the LA will work closely with YGPC in the next stages of the development to offer more certainty and resources for the School's future. We feel that it is essential that the LA arranges a permanent and binding agreement for the use of the proposed new facilities at Fitzalan High School by pupils of Ysgol Gymraeg Pwll Coch.

- 7.5 Ysgol Pwll Coch Parent Steering Group (Objects) This letter is on behalf of the Ysgol Gymraeg Pwll Coch Parent Steering Group, a group that includes parents of children in all years of the school and representation from pupils themselves. The strength and depth of feeling amongst the parent body on the issue of the Fitzalan High School development is huge, as indicated by the substantial number of parents actively contributing and working with the steering group (>60). Naturally, across the group there are differences in what concerns some parents and pupils compared to others, however there several common concerns that are shared by all members of the group, and which are the basis of our objection to this planning application. We strongly believe that alternative plans that enable a new, much needed, Fitzalan High School but also protect the education and safety of Ysgol Pwll Coch pupils are achievable.

Below are specific objections.

1. Redrawing of Ysgol Gymraeg Pwll Coch (YPC) boundary

The changes to YPC boundary, as detailed in this application, pose an unacceptable detriment to the pupils and staff of YPC, current and future. These proposed boundary changes will result in the loss of workable access to large outdoor space for learning, sport and play, destruction of an award winning Forest School (an important learning resource with mature trees that cannot simply be replaced), loss of an open, undeveloped visual aspect, loss of the opportunity for future growth for YPC, increased safeguarding issues due to increased proximity between young primary-age pupils and older High school Pupils and substantial loss of privacy.

These plans would replace open, green space with developed facilities, leaving YPC surrounded on all 4 sides. The plans include detailed and budgeted designs for substantial changes to YPC boundary that will materially damage the experience of YPC pupils and staff, however they include no consideration whatsoever of the impact of this on YPC pupils and the quality of their learning experience. Whilst we appreciate the efforts made by Cardiff Council to consider feedback provided during the Pre-Application Consultation (PAC), specifically the dimensions of the replacement playing field, it remains that the new space has substantial access issues that are not considered in these plans. Specifically, there are 2 temporary buildings (demountables) blocking access to the new field; this layout is unacceptable. We request that a commitment to these being moved to a position that doesn't restrict the movement of pupils from the yard to the field and maintains a line of sight from the school yard to the field to allow for safe supervision.

We object to a public access footpath running along the eastern boundary of Ysgol Pwll Coch. This footpath should, as a minimum, be gated at both ends,

with timing of the locking and unlocking controlled to specific times of the day. Additionally, the plans indicate that the fence on the southern boundary of YPC would be a form of mesh combined with the buffer zone to avoid high solid fences making Pwll Coch playground into a prison yard. While we support this effort, the removal of the buffer zone should warrant a rethink of the border design, since a mesh fence alone would not suffice as an effective barrier between the schools. A more suitable approach could be to consider planting a tight row of conifer type trees along the border. These are relatively cheap and easy to plant, fast growing and create a sufficient natural barrier between the schools.

We object to the plans that show the YPC side of the Cae becoming a decorative planted bank with no access for children. This space should not be counted within the measurements of compensatory space offered up against the loss of the Cae as, under these proposals, it is not available for learning or recreation. Some creative design could make this space (described as a buffer zone during parent consultation meetings) available to the children of YPC. Any buffer zones (i.e. space between YPC facilities and the new boundaries, which could mitigate some aspects of my concern) should not be achieved by taking space from inside YPC boundaries.

2. Traffic and delivery access via Lawrenny Avenue.

We object to the proposal for site and construction traffic to use Lawrenny Avenue as the route of entry to the construction site, which takes these vehicles directly between two school sites. Based on firm analysis and information, it is estimated that they'll be 50-60 vehicle movements per day at times, with labour movement on top. Each year there are a large number of road traffic accidents involving HGVs, specifically those over 3.5 tonnes. A disproportionate number of these are construction vehicles. Intentionally sending HGV site traffic between a primary and a secondary school along a cul-de-sac road that is the main access for both schools shows a disregard for the safety and wellbeing of pupils and parents of both YPC and Fitzalan HS, as well as users of the Gol Centre.

Parking on Lawrenny Avenue is limited, and to avoid illegal and dangerous parking, and/or moving children across or along a busy road many YPC parents chose to park at GOL. However, the plans show the access to the site being just east of the entrance to GOL (i.e. between GOL and YPC), therefore removing the option of parking at GOL as it would force children and parents to cross the main site entrance, which is unworkable. As a result, we are concerned that these plans may force parents and children to use more dangerous options, escalating the situation even more.

The junction in to Lawrenny Avenue is not light-controlled and is a point where many pupils from YPC and Fitzalan HS cross the road. Having many HGVs turning in and out (where they will have to turn right) is incredibly dangerous.

We object to the current construction traffic restrictions (between 8.15am-9.00am and 2.45 - 3.30pm). They are not remotely sufficient for the following

reasons:

- YPC Breakfast club starts at 8.10am, therefore pupils will be arriving before the planned restrictions start.
- YPC Meithrin pupils (the youngest and most vulnerable) do not start until 9am, therefore some will still be arriving and parents/carers leaving as the trucks start at 9am
- YPC Meithrin class morning pupils are collected at 11.30am, at which point no restriction will be in place.
- YPC Meithrin class afternoon pupils are dropped off at 12.45pm, at which point no restriction will be in place.
- 15 minutes is insufficient window to allow for pupils leaving the school at 3.15pm
- Children and families from Pwll Coch and Fitzalan schools are extensively involved in after school clubs, sports and activities well after 3:30pm, as well as sports at Gol.

As outlined above, the proposed plans completely fail to properly consider the safety of Fitzalan and Ysgol Pwll Coch pupils, parents, staff and that of local residents.

3. Environmental impact

We object to the loss of important green space that includes mature grassland, hedging and mature trees. In destroying these aspects, the plans will be detrimental to the overall aspect of YPC school and have a negative impact on the health and wellbeing of the young children who attend the school, staff who work there and local residents. Offsetting the effects of the nearby roads and associated traffic pollution (including the busy A4232) should be a priority for Cardiff Council, and I am concerned that these plans undermine the established barriers, namely the aforementioned hedging and trees.

The immediate area surrounding Ysgol Pwll Coch provides important habitat for protected species (bats) that thrive in the area. Over-development of an area that includes S.S.S.I is contradictory to conservation. Whilst not the subject of this planning application, the next stage for development of the new High School, for which this application is the enabling works, is expected to involve the removal of substantially more trees, including a mature and important corridor for bat feeding. By splitting the entire development across at least 2 planning applications the total impact on the environment is not visible. We ask that you consider how this planning application will work with the future plans for the area immediately adjacent, and how these will protected species.

We object to any part of the schedule for the enabling works that prioritises the needs of the grass growing season over the welfare of YPC pupils. The work

to create the new grass pitches adjacent to the Pwll Coch site will be hugely disruptive and have the potential for serious impact in terms of noise and dust. Prevailing south westerly winds will blow any dust onto school premises during dry late spring/summer months. We have been told that the Cae is contaminated with asbestos and pupil safety must be given priority over every other planning consideration.

We object to any site work taking place where air quality monitoring and benchmarks have not been established prior to work starting. Air quality monitoring must take place inside school boundaries (where the children will be) in order to be meaningful.

4. General

When being communicated to stakeholders, general public and indeed Cardiff Councillors, the proposals and plans for this development have constantly and consistently been associated with hypothetical benefits for YPC pupils and staff, such as access to new sports facilities and improvements to the current school site. However, as mentioned in point 1 above, whilst the plans for changing the boundaries of YPC are real and have a budget assigned, any of the claimed benefits for YPC are unfounded, uncommitted and with no guarantees of ever becoming a reality. We object to this planning application as it presents the unacceptable scenario that the losses to YPC are planned and budgeted, yet the betterments are not. We object to any plans that fail to include reparations and betterments to YPC in the formal plans that are a binding commitment. From discussions with YPC PTA, school leadership and Governing Body, suggestions for such include:

- Moving of the demountables to a suitable location, or replacement with suitable permanent alternative
- Moving of the fence in front of YPC Meithrin to include the area of trees within the new playing field
- Replacement of Forest school
- Replacement of allotment
- New climbing frame and associated equipment
- Additional secure bike and scooter storage

Whilst this development poses the potential for benefits to YPC and Fitzalan HS pupils, the current plans prioritise the building of the new development over and above all other concerns, specifically the crucial primary school education of hundreds, and long term thousands, of Welsh-speaking culturally diverse Cardiff pupils. In objecting to these plans we, as representatives of YPC parents, are asking the planning committee to redress this imbalance and facilitate a new Fitzalan High School that genuinely and creatively adds to the local environment whilst assuring the education and safety of our children are

not compromised in any way whatsoever.

7.6 Objection is on behalf of the GOL Football Centre, an established business which borders the proposed development site.

As background, GOL is a football centre based on the western edge of the site. Our business operates from within the building on the site, and we provide outdoor football pitches for use by the general public. During 2019 we provided £90,000 of free and discounted pitches to junior football teams, charities and local schools.

Whilst we support the ultimate planning proposal, which is to relocate Fitzalan High School, we have major concerns that these enabling works will have serious detrimental impact upon our business.

The proposed relocation of the outdoor 3G pitch, which will run east to west between Ysgol Pwll Coch and GOL Football Centre will have potentially serious and dangerous impacts upon our existing business. The orientation of the pitch means that one goal will be next to our business, with players shooting in the direction of the centre. This means that whenever the pitch is in use footballs will be being kicked in the direction of the centre. I have outlined below my main issues with the location and orientation of this pitch:

- The implications of this are that in many instances the balls will fly over and wide of the goal and will be repeatedly hitting the roof of the centre. The roof is a metal roof and as such the noise will not be insignificant. This is going to be disruptive to our staff and the work they are undertaking and could affect residential neighbours. Additionally it is going to have a detrimental impact upon the enjoyment of customers using the bar and party room which border the pitch.
- The repeated impact of footballs on the roof of the centre is also likely to cause damage ultimately to the fabric of the roof, which will result in additional operating costs to the business.
- In addition, footballs which overshoot the border fence are also likely to land on our patio area. This is an area which is part of our licensed premises. As such customers are often sitting here enjoying a drink. The possibility of a football landing amongst these unsuspecting customers is a serious health and safety issue, which these plans totally ignores. The potential injury to customers drinking on the patio should not be ignored when considering the implications of this development
- There is also a risk to our customers using the pitch closest to the relocated 3G pitch. Footballs that are being shot towards the goal and miss the target are likely to be travelling at a significant pace. Our customers using pitch 1 at GOL, will not be expecting balls to suddenly appear on their pitch from an unlikely direction. This is another potential health and safety risk, which this proposal ignores. There is also the impact on the business of balls repeatedly landing on the pitch spoiling the enjoyment of our customers.

- Pitch 1 at GOL (the nearest to the proposed development) is our main pitch at the Centre. This is used for children's parties and as one of our pitches for coaching at our soccer schools. The risk of injury to children who are hit by footballs coming over from the relocated pitch are significant. We are unable to modify the operation of our business to mitigate the impact of this, as this is the closest pitch to the Centre, and the one which allows the youngest children quickest access to the building for use of toilets. Also it is the only pitch which allows parents to watch the parties from the comfort of the building or from the patio area.
- 6. I have serious concerns about the language that will come from players using the relocated pitch. Whilst not overly concerned during the evenings when we have adults using the Centre, the potential for loud, foul language to impact upon the quiet enjoyment of parents at their children's party is significant. Who would want to hear repeated foul language at their 5 year olds party? We manage this internally by keeping our adult bookers away from the party pitch, but we will be unable to have any control over this external pitch, and its use on Saturday and Sunday (our main party times).

The proposed solution of erecting high netting will mitigate the issue slightly, but no matter how high the fencing will never remove all of the risk, as footballs will frequently go above the netting even at 15 metres high. Also, any fencing put in place will need to be maintained to a very high standard, with repairs being carried out immediately, which is unlikely to happen.

It is not reasonable to expect an existing small business that provides employment to 16 people to have to change its operation to deal with the issues raised above. The Council and CAVC should be aware of these issues and should be expected to deal with them appropriately in any planning proposal. Having drawn attention to these dangers we cannot see how GOL will be liable for any resulting accidents.

There are also concerns regarding the location of the Dome. We have concerns that the Dome at 18m high and being to the east of the GOL Centre site will impact upon the ability of the sun to defrost three of our pitches until late in the day. Should the three pitches which will be adjacent to the Dome not get the early morning sun, then it is possible that with overnight frost, that three of our pitches will be out of action until much later in the day. This could have a detrimental impact on our ability to provide pitches for bookings or soccer schools, in particular on Saturday and Sunday mornings when they are primarily used by children. If GOL are required to cancel bookings as a result we would expect to claim for any lost income and damage to the reputation of the business.

Our final objection is in relation to the location of the proposed pedestrian access to the relocated 3G, changing rooms and Dome. The pedestrian access on Lawrenny Avenue will allow users of the facility to park on Lawrenny Avenue and to walk through the proposed access to the relocated facilities.

The nature of people is that a significant number of these users will prefer to park in a nearby car park rather than to use roadside parking. As the GOL Football Centre is only going to be around 50 metres from the pedestrian access, a significant number of the CAVC facilities will choose to use the car park at GOL. The car park is already under pressure from our existing customers and it is going to have a significant impact upon our customers' ability to park in GOL's car park. If customers are unable to park in the Centre's car park this will have a negative impact upon their experience at GOL, and will negatively impact the business.

This will not only be an issue during the evening but also on Saturday mornings when U7 and U8 football is played on the relocated 3G pitch. There are already between 35 and 50 cars parked along Lawrenny Avenue as a result of this activity. If a portion of these cars park in the GOL Centre car park, this will displace our customers the majority of whom at this time will be bringing children to the Centre. If our customers are forced to park on the road and then have to walk into the site this will cause a significant health and safety issue as children aged between 4 and 8 primarily have to access the site via the main vehicular access.

As a small business we cannot afford the implications of managing the car park to ensure only bona-fide customers of GOL are using the car park. The management of the car park would cause an intolerable burden upon the business, and should not be required as a result of this development. We fully understand the wish to provide a pedestrian access for Fitzalan High School pupils on their route to and from school, however, we feel that access to the CAVC facilities should be made via the main site entrance and that the pedestrian access should be closed outside school hours.

7.7 The standard letter of objection received states:

I object to annexing Ysgol Pwll Coch's playing field to this development. It would be unnecessary with a less overbearing design. The immediate fencing and boundary will impact on noise and privacy during school hours for those in early years education. The loss of essential green space will be detrimental to the visual aspect in the area, to the school and directly influence the health and wellbeing of young children.

I do not accept the land is contaminated as defined by National Resources Wales and the soil testing remains inconclusive.

I object that the replacement area offered to YPC does not hold the same value in size or natural resource. The measurement given by council representatives includes an area of bank that will not be accessed by the children. It also includes land already in use by YPC. The size of the replacement play area is less than that of the annexed field. This is not acceptable and decreases the ability for YPC to further develop in-line with council 21st century school visions and welsh medium provision.

I object to planning on the grounds that no formal agreement is in place to

mitigate the impact on YPC. Design suggestions put forward by council representatives have been vague, absent on plans and without a budget to provide betterment to the school that will suffer reduced amenities and footprint. A defined proportion of the main contractors' Social Value contributions must be ring-fenced for YPC. It is essential that an agreement is in place so children are able to benefit from any replacement learning resources.

I object to the public access paths that surround Pwll Coch leaving young children subject to public nuisance. The path marked on the southern boundary of YPC is far too close and unnecessary given the amount of alternative access paths. Plans would be improved by including that strip of land within the boundary of YPC to mitigate the substantial loss of the school field and enable the council/school to replace the valuable learning resources such as forest school and allotment.

I object to the main access for construction in its planned location by Gol. It forces construction traffic down Lawrenny Avenue, between two schools and will increase congestion in the local area. There is a main access point from CAVC which would alleviate the problem as they are not used during peak hours. With a primary school being surrounded by construction for over 3 years its essential to reduce the risk of air/dust/noise pollution as much as possible. Benchmark testing for air monitoring must be undertaken immediately from INSIDE the boundary of YPC. Assurances from developers that pollution will be monitored from outside the boundary is not acceptable given the safe levels for children are lower.

I object to planning on the grounds that the traffic assessment is incomplete. Any additional pressure on traffic/parking in this congested area will affect travel to and from school, the local residents and commuters. Plans to increase active travel will work better with the infrastructure already in place to support it.

I object to planning on environmental grounds. The immediate area surrounding YPC provides important habitat for protected species (Bats) that thrive in the area. Over-development crammed into an area that includes S.S.S.I's is contradictory to conservation. A more thoughtful approach to design and mitigation must be used to halt further destruction of valuable habitat in line with the wider opinion regarding climate change, conservation and reduce flood risk.

- 7.8 In addition 110 standard letters of objection from parents at Ysgol Pwll Coch were received, 21 similar letters to the standard letter of objection from parents at Ysgol Pwll Coch were received, and 47 individual letters from parents, former parents, children and forest school leader have been submitted covering many of the issues raised above. One letter of objection has been received from a resident in Lawrenny Avenue and none from residents in Clos Halket (the nearest residential properties to this site).

8. **ANALYSIS**

- 8.1 The proposed re-location of existing sporting facilities is to make land available for the new Fitzalan High School which will be the subject of a future planning application. Fitzalan is one of the schools categorised as D rating, which means it is life expired. A replacement High School is a priority for the Council and it falls within the Band B funding programme. Nevertheless the current application has to be assessed on its individual planning merits and against the LDP policies.

LDP Policies

- 8.2 Paragraph 5.347 of the LDP states:

The Council has a statutory duty as local education authority to ensure that there is a sufficient number and variety of school places at primary and secondary level, available to meet the needs of the population of the County.

- 8.3 The proposal is for development on open space and Policy C4 of the LDP is for the Protection of Open Space and states:

Development will not be permitted on areas of open space unless:

- i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
- ii. The open space has no significant functional or amenity value; and
- iii. The open space is of no significant quality; or
- iv. The developers make satisfactory compensatory provision; and, in all cases;
- v. The open space has no significant nature or historic conservation importance.

- 8.4 Supporting paragraphs 5.325 and 5.326 state:

Where a development proposal involving the loss of open space would exacerbate a local or countywide deficiency of functional open space, compensatory provision for open space or alternative provision of equivalent community benefit may be acceptable. This will be explained further in the Open Space SPG.

The appropriateness of compensatory open space or replacement facilities will be assessed having regard to the importance of the resource to be lost and the needs of the locality. Compensatory provision should:

- Contribute towards meeting the needs of the local community;
- Be of at least equal value to that being lost;
- Be reasonably related to the original site to serve the population affected by the loss;
- Be provided in accordance with the Open Space SPG; and
- Be agreed between the Council and the developer.

- 8.5 It is not considered that the proposed development would involve the loss of open space, other than for some ancillary facilities to better facilitate the use of

this land, and would satisfy the criteria identified in the supporting paragraphs above.

- 8.6 The application site falls within the River Ely corridor. In assessing the development proposals for this River corridor, significant weight should be afforded to the pressing need to relocate the existing Fitzalan High School, to continue to provide quality sport facilities for CAVC.
- 8.7 It is considered that the proposal will make a very important contribution towards helping to meet existing and future needs of the community, and that this outweighs the loss of that part of the site within the river corridor that is undeveloped. Paragraph 4.4.2 of PPW 10 states that 'when considering development proposals planning authorities should consider the needs of the communities and ensure that community facilities continue to address the requirements of residents in the area'.
- 8.8 The site will retain its openness and natural character, and will keep on contributing to the 'strategically important corridor of mixed open spaces that run through the heart of the urban area' highlighted at para 5.99 of the Cardiff Local Development Plan. The dome which is an inflatable structure already exists within the Ely river corridor.
- 8.9 The proposal is therefore considered to be in line with Local Development Plan Policy EN4 which states:
- The Natural Heritage, character and other key features of Cardiff's river corridors will be protected, promoted and enhanced, together with facilitating sustainable access and recreation.
- 8.10 It is considered that the proposed development is in accordance with the LDP and there are no policy objections to this proposal.

Privacy

- 8.11 The mass of the changing rooms are considered appropriate given their locations in the centre of the site with no issues of overlooking or neighbouring structures. The scale and mass of the spectator stands and dugout facilities are appropriate to the context and to their intended use to support the wider sports provision and use of the site. No residential property's privacy would be adversely affected and fencing is proposed around the school boundaries, which are over 50m from the main school building.

Transport

- 8.12 The application was accompanied by a Travel Plan. The Transport Assessment highlights that the site's proximity to existing walking/cycling routes and public transport network offers realistic alternative travel mode choices for staff, students and visitors. It also notes that the majority of the proposed sports amenities are replacements of existing facilities, which will enhance the users experience rather than increase their operational capacity. The CAVC facilities

will be available to the wider community as per current arrangements, however this is often outside the peak periods in the evening or during the weekends through a pre-booking system.

- 8.13 Paragraph 6.1.1 of Jubb's Transport Assessment states:
This Statement has assessed the accessibility of this application site and established the likely impact of the development traffic. The report concludes that:
- The proposed development is consistent with the national and local planning and transport policies;
 - The application site is well positioned in relation to the local communities and main settlements area in Leckwith, Canton and Riverside;
 - Its connectivity to the walking/cycling routes and proximity to the public transport network, offers realistic alternative travel mode choices to the private car for staff, students and visitors.
 - The development proposal would have a neutral impact on the present highway system with majority of the journeys already travelling along Leckwith Road;
 - The design of the proposed development will provide an adequate and safe parking environment.
- 8.14 The Transport Officer has no objection subject to conditions. Traffic flows to the sports facilities will initially be similar to that currently existing but with vehicular access for all the facilities off Leckwith Road. With work on the new cycle superhighway along Lawrenny Avenue starting around summer 2021 and the new cycle parking to be provided to serve the relocated sporting facilities there is likely to be positive changes to the modes of travel to these facilities.

Ground Conditions

- 8.15 Jubb produced a Supplementary Ground Conditions Assessment Report that states:

Contamination Risk Summary

The data from the various phases of investigation undertaken have been utilised in this assessment, and the principal contamination risks are as follows:

- Elevated lead and PAH in shallow site soils – moderate risk to human health;
- Widespread but low concentration asbestos in site soils – moderate risk to human health;
- Elevated CH₄ and CO₂ in made ground – moderate risks to human health;
- Elevated VOC/SVOCs/organics – moderate risk to water pipe materials;
- Outline Mitigation Measures
- Proposed measures to mitigate these risks are as follows:
- Capping of all soft landscaped areas to prevent contact with any residual contamination in made ground, capping thickness of 400mm is anticipated;
- Ground gas protection measures consummate with CS₂ to be employed in changing room areas; Likely to comprise structural barrier and gas barrier in floor construction. Gas protection may also be required in the Air Dome

structure, depending upon the ventilation characteristics of the structure.

- Barrier Pipe to be used across the site;
- Suitable task specific PPE, good hygiene practices and toolbox talks for all site workers handling soils;
- Dust management and air quality monitoring during site earthworks and excavations to manage asbestos risks.

8.16 In the interests of health and safety for the users of the Cae, access to the Cae was removed in June 2018. This was following an inspection from CCC Health and Safety in which large quantities of debris (including metal, wire, glass and low levels of asbestos were found.). This information was shared with parents at the time and offered in a public meeting in January 2019. There is no funding available to fund remediation of the Cae (estimated costs of remediating the Cae is circa £300-£400k) without the 21st Century Schools funding. An alternative play area was provided at the time, which is remains in use at present. The alternative play area is Fitzalan's playing fields.

8.17 The applicant states:

The existing Cae can be redeveloped through the 21st Century Schools funding streams and it was intended to utilise the community benefits as part of the scheme to provide enhancements to the existing green space. In accordance with consultation feedback and desire for green space the new proposal does not include enhanced facilities, but may be considered at a later date.

8.18 Pollution Control has assessed the submitted contamination reports and have raised no objections subject to conditions. These conditions are included in the Recommendation. NRW has no objection subject to contamination conditions, which in part have been integrated with Pollution Control's recommended conditions.

Flooding

8.19 Paragraphs 7.74-7.78 of the DAS state:

As explained in previous chapters, the TAN 15 Development Advice Map (DAM) shows that the majority of the application site lies within zone B (areas know to have been flooded in the past evidenced by sedimentary deposits) with an area within zone C1 (areas of the floodplain which are developed and served by significant infrastructure, including flood defences). As a consequence, the proposed development is classified as 'highly vulnerable'.

Notwithstanding this classification, the submitted Flood Consequence Assessment (FCA) prepared by Jubb, confirms that the proposals are justified because the development is an improvement to the sport facilities on the existing site and forms part of the enabling works to replace the existing Fitzalan High School. It also notes that the development will replace the existing sports pitches with modern facilities with positive drainage connections and overflows, thus the overall impact on flood risk is considered to be low.

The site is protected by significant flood alleviation infrastructure, providing a level of protection advised by NRW in excess of 1 in 200 years (0.5%). The proposed minimum finished floor level of the changing blocks is well above the peak 0.5% flood level.

The Rugby / Football pitch (no.4 on the plans) and MUGA pitches 16 and 17 could be inundated during the 0.5% undefended flood event. However, the FCA confirms that these are 'less vulnerable' as well as water compatible uses. Indeed, they have been designed to allow for compensatory flood storage due to the relocated Air Dome, parking area and changing blocks being located within the Flood Zone C1 and pushing potential flood water north.

The SuDS and surface water attenuation design will provide a significant improvement during heavy rainfall compared to the existing sports fields. Therefore, the flood risk in these areas is not elevated when compared to the rest of the site.

- 8.20 NRW has no objection in respect of flooding.

Drainage

- 8.21 The agent in response to Welsh Water's comments states:

The northern catchment associated with Pitch 4 will be discharged into an existing public stormwater sewer at chamber EXMH1, restricted to 4 l/s. The remainder of the site drains via detention basins and discharges into an existing 1100 dia stormwater culvert running north to south through the site, this asset is owned and maintained by Cardiff Council.

Drawing FHS-JUBB-95-ZZ-DR-C-0500 Rev P6 identifies the traced 1200mm public combined sewer running north to south through the enabling works site and included a yellow shaded area to represent a 6m easement either side of the centreline of the existing main. Basin A, located to the west of the sewer is positioned outside of the easement and the eastern extents of Basin A is in excess of 10m to the west of the centreline of the 1200mm public combined sewer.

The developer has agreed in principle a bespoke build over agreement with DCWW for the enabling works site.

- 8.22 A drainage condition is recommended as per Welsh Water's advice. The condition may be superseded if there is SAB approval.

Biodiversity and Landscaping

- 8.23 JBA Consulting has produced a biodiversity and landscape management plan dated December 2019 that covers the application site and the future Fitzalan High School. The report identifies foraging and commuting bats, populations of slow worms and grass snakes and a range of birds nesting and feeding. The Biodiversity Plan states in Section 6 that:-

Compensation - New trees will be planted on site to replace any which are permanently lost. The exact requirements for this should be directed by the results of the arboricultural survey. Species should be native British and of suitable for the local area. Approximately 3235m² of the scrub habitat along the southern boundary will be lost to accommodate Pitch 1 and approximately 1760m² of the grassland / scrub mosaic in the western part of the site will be lost to accommodate the western SUDs. The biodiversity management plan and landscape plans include planting areas, species to be planted and a management regime. The SuDS features are the only areas inside the site that will be managed primarily for biodiversity. The landscape plans (Appendix C) that have been developed for the enabling works show the location of two SuDS schemes that will be developed as part of these works. They present the opportunity to create open water and marshy grassland habitat in place of the dense bramble scrub currently present on site. A mosaic of scrub and wildflower meadow grassland, rain garden, native tree and shrub planting will provide suitable habitat for a number of species which could result in positive effects for these species.

Enhancement - A minimum of three each of bird and bat boxes should be placed in appropriate locations around the site. The locations and type specified should be identified in the landscape and biodiversity management plan. Bat boxes should be designed and placed to support species recorded using the site. Roosting or nesting opportunities for birds and bats should also be incorporated into new buildings on the site, in accordance with the advice given in *Designing for Biodiversity: A Technical Guide for New and Existing Buildings* (Gunnell et al., 2013). Enhancement to increase reptile habitat on site should be incorporated into the landscape designs. This could include hibernacula, earth embankments and areas of scrub and grassland. These enhancements should be focussed on the edges of the site, with habitat connectivity to the woodland and scrub to the south and west. The population of Slow Worms and Grass Snakes will be under pressure from ongoing development on this site and from adjacent cumulative impacts. Careful management of marginal areas and the provision of key habitat features should allow them to persist once the development of the site is finished. The creation of compost heaps is particularly important. They provide breeding sites for both Grass Snakes and Slow Worms. However, they can attract negative comments from site users if not done well. Therefore purpose-build compost heaps should be put in place in areas that are not immediately visible from popular areas. They should have a formal structure (wooden boards or sides) on at least three of the sites so they look official.

Monitoring - The site should also be monitored to ensure the landscaping and planting on site has been effective. An ecologist should conduct a walkover of the site in years one, three and five following completion of the scheme. This will assess the establishment of planted trees and other vegetation and the effect of the scheme on retained habitats on site.

- 8.24 The Executive Summary of the Wardell Armstrong Bat Ecological Assessment-Enabling Works states inter alia that:

An Extended Phase 1 Habitat survey of the survey area was carried out by Mott MacDonald in October 2018, the results of which are presented in a Technical Note. This Technical Note identified that the habitats on site had the potential to support roosting and foraging / commuting bats. A data search carried out as part of the Technical Note identified a lesser horseshoe (*Rhinolophus hipposideros*) bat roost approximately 20m west of the site boundary, in Leckwith Woods Viaduct. At least 8 other bat species have also been recorded within 2km with most of the records being soprano and common pipistrelle concentrated around the residential development to the north.

Surveys carried out on Buildings TN2 and TN5 by Wardell Armstrong in 2019 did not identify roosting bats in either building. A Preliminary Ground Level Roost Assessment (PGLRA), of the trees proposed to be removed or requiring work, was undertaken by JBA Consulting in November 2019. This survey concluded that no suitable roosting features were identified in any of the trees requiring work at the time of survey.

Overall the site was considered to have moderate suitability for foraging and commuting bats. The bat activity surveys indicated that the main foraging and commuting habitat within the survey area is the central woodland belt, southwest woodland and the woodland area to the west. Soprano pipistrelle was the most dominant species recorded followed by common pipistrelle and the central woodland belt was identified to be an important commuting and foraging route for these species. It is likely that both of these species are using this commuting route to access high quality foraging habitat south of the site. The southern section of the central woodland belt and west woodlands were identified to support at least 9 different species including common, soprano and *Nathusius pipistrelle*, noctule, lesser horseshoe, *Myotis* spp Leisler's long-eared sp. and serotine. Lesser horseshoes were recorded within the west woodlands adjacent to the known roost during the transect surveys and recorded within the west woodlands and along the central woodland belt during the automated surveys.

The ecological impact assessment identified that effects on bats could occur as a result of the development. This includes loss of foraging habitat and commuting habitat fragmentation and disturbance from lighting. The expansion of the access through the central woodland belt, along the eastern boundary of the enabling works, will result in a significant adverse effect on common and soprano pipistrelle, however mitigation including planting trees on either side of the gap and allowing them to grow to maturity, or allowing existing trees will be to grow, so that their canopy spread will minimise the gap, will reduce this to not significant. No other significant effects are anticipated.

There are opportunities to enhance the site for bats. These include erection of bat boxes within the central woodland corridor and west woodland, and the creation of insect rich habitats as part of the landscaping of the site including native tree and shrub planting, woodland edge planting and wildflower meadow creation.

The above mitigation and enhancements can be delivered as part of a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) for the site.

8.25 The above report identified the following enhancements:

6.1.1 In accordance with the requirements of the Planning Policy Wales 2019 and BSI 42020:2013, ecological enhancements should be proposed which will result in a net gain in biodiversity. The following enhancements set out below can be delivered through appropriate planning conditions and/or through a Landscape and Ecological Management Plan (LEMP) for the development:

6.1.2 Bat boxes will be erected on appropriate trees within the retained broad-leaved woodland on the site. These will target pipistrelle species and noctule which are more likely to use the boxes post-construction and will include 1 x Schwegler 1FF, 1 x Schwegler 2F and one Kent Bat Box (or equivalent).

6.1.3 To enhance the opportunities for foraging bats, landscape proposals will seek to maximise planting to include native trees which could provide long-term commuting and foraging opportunities for bats. Detailed landscape proposals will be prepared at the Reserved Matters stage and will include measures to increase insect diversity at the site. This will include native tree and shrub planting, woodland edge and shade tolerant wildflower planting and wildflower meadow creation. Provision of refuges which are proposed as enhancements for reptiles could also increase insect diversity at the site and benefit the local bat populations using the site.

6.1.4 Sympathetic management of habitats, i.e. no or low use of pesticides, within the site could also aid in increasing insect diversity which would benefit foraging bats.

8.26 JBA Consulting confirmed there were no badger setts or evidence of badgers and Otters are considered absent from the site

8.27 Capita undertook an Ecological Survey in May 2019 and no greater crested newts or dormice failed to detect these species.

8.28 The applicant states that:

A tree assessment has been undertaken and trees are removed, new ones will be planting to ensure no loss of habitat. The new area of land did not impact on any planting, but any remediation or replanting will be done so under the supervision of Ecologists and CCC Parks Officers.

8.29 NRW has raised no objections.

8.30 Halliday Lighting has submitted a Sports Pitch Floodlighting Impact Study/Overspill Readings. The conclusion states:

The proposed lighting system has been designed to meet the specific lighting requirements for play of each sport whilst ensuring that nationally recognised

environmental lighting standards are adhered to.

The proposed system will therefore allow participants to play in safety whilst maintaining the amenity of neighbouring properties.

The scheme is also below the maximum sky glow target of 5% as there is zero upward light.

In summary the proposed lighting scheme is compliant in all aspects.

Playing Facilities

- 8.31 The Sports Council for Wales comments are generally supportive but raise a concern about Ysgll Pwll Coch's new grassed play area, the location of the MUGAs and whether the new Fitzalan HS will have sufficient playing fields.
- 8.32 The proposed substitute grassed play area for Ysgol Pwll Coch is of a comparable size to the school's existing play area. The proposed MUGAs are almost immediately south west of Ysgol Pwl Coch and are conveniently located to the school. When the planning application for the new Fitzalan HS is submitted the developer will have to make statutory minimum playing field provision and this will have to be assessed by the Planning Committee at that time.

Construction Management Plan

- 8.33 The Construction Management Plan has been briefly described in paragraph 1.14 above. The Plan is a 21 page document. The plan states that delivery times will be restricted to avoid peak hours of the existing school. From the developer's experience that would be between the hours of 8.15-9.00 and 14.45-15.00. Otherwise working times would be between 7.30 -17.30 Monday to Friday and 8.00-13.00 Saturday The access construction point would be over 200m west of the entrance to Pwll Coch. An on site parking area for 25-30 vehicles would be created next to GOL. A wheel wash facility would be provided on site at the start of the development. The agent has confirmed that the busiest period will be week 3-16 and then lorry movements will fall to 8-10 per day. The football/cricket pitch to the south of the school will be seeded during weeks 15-18 of the enabling works. The repositioned dome would be available for use in weeks 33-36. Also in weeks 33-36 temporary site access, works compound, workers car park would be removed and grass reinstated. Weeks 36 -39 all works complete.
- 8.34 The Construction Management Plan states:
- (i) Noise Due to the site being in close proximity to local residents and the schools, it is important that noise is monitored and reduced as far as reasonably practicable. Mitigation measures will be further developed in the Environmental Plan and will include: 1. Working only within the site hours permitted by the Environmental Health Officer (EHO). Work outside these hours will require dispensation from the EHO and a communication to local residents. 2. Promoting measures to reduce noise through selection of plant/equipment and ensure it is well-maintained. 3. Monitoring noise at the site boundary.

(ii) Vibration It may be necessary to undertake vibration monitoring at the site boundary during piling operations in accordance with BS 5228-2-2009 Code of Practice for Noise and Vibration Control on Construction Sites. The nearest properties are situated along Lawrenny Avenue. If required, vibration monitoring equipment will be located on nearest elevation of site boundary to sufficiently represent the closest point to the dwellings to the piling activities.

(iii) Floodlighting in areas adjacent to neighbouring properties will generally be limited to the working hours. Where light glare may cause a nuisance, light shielding will be considered. Site lighting will be kept to a minimum, whenever possible, taking into account the needs for site health and safety and security.

Control of Dust and Sediment the enabling works have been phased to ensure that topsoil is stripped only when necessary. This will minimise the likelihood of dust or sediment either being released into the atmosphere, or as surface water run-off. Upon identification of all sensitive environmental receptors following receipt of the ecology report, we will produce an Environmental Constraints Plan. During dry periods we will ensure we have the resources and plant available on site to suppress dust and prevent it from becoming airborne. We will cap areas at the earliest opportunity to prevent the risk of dust becoming airborne. Where required, air monitoring stations will be set up adjacent to potentially sensitive receptors, such as Ysgol Pwll Coch. At the beginning on the project we will install silt netting along the boundary to the River Ely and the ditch on the east side of site. A representative from Natural Resources Wales will be invited to site to inspect that suitable control measures are in place. Wheel wash facilities and road sweepers will be used where necessary whenever the need for road cleaning arises.

8.35 The Construction Management Plan states in respect of Neighbour and Community Liaison

Our Project Manager will be identified to address neighbour and community relationships during the development works. The Considerate Constructors Scheme highlights the importance of considering the needs of local people, businesses and public. Consultation should be carried out regularly, to ensure this is being achieved. Prior to commencement of each phase of work, where possible all neighbouring occupiers will be contacted by our Project Manager to explain the activities to be undertaken, the duration of the works and the working hours. Our Project Manager will be introduced as the main point of contact. Communication with Fitzalan High School, Pwll Coch Primary School, Cardiff International Sports Centre, CCC and neighbours can be enhanced by the use of newsletters, notice boards and websites. A complaints procedure will be implemented to log and respond to issues raised by neighbours, or a member of the public. Where possible, measures will be put in place to avoid recurrence of the complaint.

The Construction Management Plan also states in respect of traffic control and safety that:

To facilitate the safe and coordinated operation through Lawrenny Avenue, the

main contractor will develop and implement a robust system of traffic control. The system will take into account at any particular time, the site-specific construction activities, the specific requirements of school operations and where advised, any 3rd party interfaces, such as the Gôl Centre, through regular liaison / planning meetings. A vehicle crossover point will be discussed and applied for through Cardiff Highways officer.

And that the developer is committed to

Ensuring a site-specific traffic management/logistics plan and risk assessment is in place and implemented.

Ensuring that suitable loading and unloading areas have been identified and implemented.

Ensuring that access to and from the site is appropriately marked and signed
Ensuring suitable vehicle routes have been identified and that this route accounts for vulnerable road users. Ensuring that suitable waiting/parking areas have been identified.

Ensure that agreed routes are communicated to suppliers and contractors and are briefed accordingly.

8.36 The developer has confirmed that “During dry periods we will ensure we have the resources and plant available on site to suppress dust and prevent it from becoming airborne. We will cap areas at the earliest opportunity to prevent the risk of dust becoming airborne. Where required, air monitoring stations will be set up adjacent to potentially sensitive receptors, such as Ysgol Pwll Coch.”

8.37 The applicant states that:
This proposal shows a phased re-provision of existing facilities to enable us to progress with the new school build on the land where current pitches are located. This is a like for like provision moving them to the rear of the site and sits in a separate planning application.

8.38 During the construction there is frequently an element of disturbance to nearby residents, businesses and in this case school children. However, this is for a limited temporary period. During weeks 6-9 the land south of Ysgol Pwll Coch will have been stripped, weeks 9-15 drainage installed, and during weeks 15-16 the pitch will have been seeded and the growing period will be underway

Noise

8.39 Mach Acoustics have submitted a Sports Noise Impact Assessment that amongst its conclusions states:

- Comparing the change in noise levels between the existing and proposed sites shows a change in noise level of less than 1dB at the nearest residential dwellings.
- This suggests the impact is slight and that the change in noise level is likely

- to be imperceptible.
- Therefore, it can be argued that no mitigation is required to protect residents from noise associated with the proposed relocation of existing and addition of new MUGAs and sports pitches.
- For Ysgol Gymraeg Pwll Coch, the pitches adjacent to the school are likely to result in an increase in noise levels such that it is unlikely that indoor ambient noise levels within the school can still be met
- The benefits of a 3m high barrier has therefore been modelled to explore mitigating this impact.
- The 3m barrier shows that noise levels at all façades of the school where there may be openable windows has been reduced to 54dB LAeq,30min or lower allowing indoor ambient noise levels whilst being naturally ventilated with openable windows, therefore it is recommended that this be taken forwards. Finally, it should also be noted that due to the large number of sports areas and the assumption that all spaces are used 100% of their available times that the noise levels presented within this report are likely to be higher than what the surrounding area is likely to be exposed to in practice.

Objections

- 8.40 The objections have been identified in Section 7 of the report are almost exclusively from parents who have children at Ysgol Gymreig Pwll Coch and the objections are principally in respect of the developments impact on the school. The objections include a) over bearing design, b) fencing/boundary impact on noise/privacy and will be a nuisance c) loss of green space, forest school and trees d) construction traffic with associated congestion, danger, noise, air and dust, e) adversely affect bats and SSSI f) do not accept land is contaminated.

(a) Ysgol Pwll Coch Governors

- 8.41 In respect of those issues raised by the Governors I have the following comments:

- (i) I note that the governors are pleased to see a greater grassed area for the Ysgol Pwll Coch.
- (ii) The footpath to the south of Pwll Coch will provide a link to and from the future High School. Furthermore the erection of a barrier along the southern boundary of the school grounds will help safeguard the school. It is considered that there is no planning justification for the removal of this footpath
- (iii) In respect of the use of the embankment a maintenance gate is proposed from the school and Education have stated:

Re the embankment we are looking at timetables curriculum use but waiting on a decision from Health and Safety and also the Head with Education. It needs the gate for access. Following PAC Some parents wanted access others did not but this is a decision for the LEA and a school management issue. Essentially we are remediating it as a buffer

- to the secondary school with wild flowers and planting and envisage there will be curriculum access (not free play) in the future.
- (iv) construction deliveries to the site will be at a point over 100m from the school boundary. In view of the separation distance involved it is not considered necessary to ban deliveries during school breaks.
 - (v) Whilst Welsh Water have proposed a drainage condition there is a SAB application which is determined separately from this planning application.
 - (vi) The provision of new double gates fronting Lawrenny Avenue for maintenance purposes, the provision of a new bike shelter and other matters associated with the improvement of the school are not matters consequent upon this application but are matters related to decisions to be made in respect of Education budgets which would need to be assessed by the Education Authority. The funding for the project is through the 21st century school programme and there are no plans to amend the funding to include additional funds to compensation. This programme has secured 65% funding from Welsh Government and 35% from CCC.

(b) Ysgol Pwll Coch Parent Steering Group

8.42 In respect of the issues raised by Ysgol Pwll Coch Parent Steering Group I have the following comments:

- (i) The loss of some trees in an area used by the school for woodland learning on is unfortunate but several trees will be retained on the bank next to the school and with the transfer of land to the school there is an opportunity to undertake new planting and create new allotments within the revised school grounds. The Tree Officer has no objection to the impact of the overall development subject to conditions. The issue of the bank is addressed above (para 8.41(iii)) and in part by the Health and Safety Officer's comments para 5.6).
- (ii) The Acoustic Report requires a 3m high acoustic barrier along boundaries with the school which would be more effective than a conifer hedge.
- (iii) Proposed condition 25 requires access to the development to be gated and lockable.
- (iv) Lawrenny Avenue is a wide road used by buses that can accommodate the temporary lorry movements to and from the site during the construction period. The Transport Officer has raised no highway safety objection to the delivery arrangements proposed. Deliveries will be controlled by a trained banksman and other measures detailed in the Construction Management Plan. However as an early morning school start has been identified it is considered that 8.05 am start would be a better start time for controlling deliveries.
- (v) The effect on wildlife has been addressed earlier in this section of this report.
- (vi) Dust will be controlled in accordance with the Construction Management Plan.
- (vi) Lawrenny Avenue is to become part of the cycle superhighway and this

is likely to result in changes to the modes of travel near the school which should improve air quality in the near future. The developer has confirmed in the Construction Management Plan that air quality will be monitored during the construction period.

- (vii) One of the demountable units is being utilised for Teaching of Year 5. The second unit is being used for the after school club and a secondary location for music. The school is not at full capacity and one or both of the units could be removed at the end of the hire period.

GOL

8.43 In respect of the issues raised by GOL I have the following comments:

- (i) An 8m high ball stop netting is proposed behind the goal posts nearest GOL's site. Condition 16 is designed to ensure that the protective netting behind the western edge of the sports pitch is effective. The goal is some 17m from the nearest facility in the CAVC site.
- (ii) The Acoustic Report nor the Noise Team identified any necessary remedial acoustic measures next to the GOL site.
- (iii) The nearest part of the Dome is 12.5m east of the nearest GOL pitch. The Dome slopes down along its sides from its maximum height of 18m at a point 45 m from the nearest GOL pitch. The dome will not affect external air temperature. It is not anticipated that the proposed Dome would significantly impact on the GOL centre and no evidence has been submitted by the objector to substantiate his claims in respect of frost.
- (iv) The pedestrian access into the application site from Lawrenny Avenue is over 100m from the entrance to GOL. Replacement car parking is proposed immediately adjacent to the proposed changing rooms and close to the proposed 100 covered seats south of the proposed 3G pitch. It is considered that users of the site would use the more convenient option of car parking within the site rather than choose to park further away and nearer GOL in less secure locations. The Transport Officer has raised no objection to the access and parking arrangements.

(c) Various Parent Objections

8.44 In respect of objection a) raised by many parents it should be noted that the proposed re-sited dome would be further from the school building and boundary with the school than currently exists. There would be a grassed football/cricket pitch some 85m south of the main school building and some 20m south of the new hedge and fence boundary with the school. The pedestrian link into the development would run alongside the new western boundary of the school curtilage, be some 55m west of the main school building and separated by a 3m high acoustic screen fence. It is considered that the development is not overbearing. It will take a little time for the hedge towards the southern boundary of Ysgol Pwll Coch to mature but will with the fencing proposed and separation distances created safeguard privacy for the school.

8.45 Fitzalan playing fields sit immediately adjacent to Pwll Coch and therefore there is no change to the existing situation in relation to older young person's being

in close proximity to primary school children. Consequently, there would not be any negative impact and this has been reviewed as part of the current planning application. Both schools have facilities which are located next to one another at present. There are public walkways that surround Pwll Coch at present, as well as Fitzalan's playing fields.

- 8.46 In respect of objection b) raised by parents privacy has been addressed above. It is considered that the screen fence and separation distance of some 55m from the main school building would not result in an unacceptable noise issue. The Noise Team have no objections subject to a condition.
- 8.47 In respect of c) raised by parents an equivalent area of level grassland will be included within the curtilage of the school to compensate for the loss of land that requires treatment because of contamination.
- 8.48 In respect of objection d) it is recognised that there will be temporary inconvenience associated with the work that is to be undertaken. The developer has sought to mitigate this inconvenience as detailed in the Construction Management Plan.
- 8.49 There is no SSSI on this site or anywhere near this site There is a SINC fronting Leckwith Road to the east over 220m from the nearest part of this development and a SINC to the south west on the other side of the A4232 and approximately 100m from the nearest part of this development. Neither SINC is affected by this proposal.
- 8.50 The concerns about bats e) and f) contamination have been addressed earlier in this section. It should be noted that Jubb submitted a report that includes mitigation measures for dealing with known contamination on the application site, a lengthy geotechnical and geo-environmental assessment of the ground conditions.

Environmental Screening

- 8.51 An environmental screening has been undertaken in respect of Fitzalan school which included land to the east, south and west of Ysgol Pwll Coch and it was concluded that the submission of an Environmental Statement was not required (SC/10/0003/MJR). The current application excludes the proposed new school but includes the repositioning of a pitch, throwing area and dome which could be considered as part of the same project under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016. It is considered that sufficient information has been submitted to enable the Local Planning Authority to form a screening opinion. It is also considered that relocating existing facilities on the same and adjoining land would not give rise in this case to significant environmental effects that would necessitate the preparation of an EIA.
- 8.52 The relevant Circular suggests that an EIA will be needed for Schedule 2 development in three main types of case:
- for major developments which are of more than local importance;
 - for developments which are proposed for particularly environmentally sensitive or vulnerable locations; and

- for developments with unusually complex and potentially hazardous environmental effects

8.53 Having assessed the proposals against the selection criteria it is concluded that the development would not give rise to any significant environmental effects that would necessitate the preparation of an EIA for the following reasons:

The proposal is not of more than local importance

There will be no effect on any environmentally sensitive location. It should be noted that the nearest SSSI (Cwm Cydfin Leckwith) is over 2 kilometres distant, the nearest Historic Park and gardens, Victoria Park, is over 1 kilometre distant. The site is not in a Conservation Area, not close to any Listed Buildings and not within a Special Landscape Area. The Canton Common Ditch along the eastern boundary of the site is a SINC. The SINC is described as a single ditch acting as a pond that is the only surviving remnant of the Canton Common marshlands that once supported Distant Sedge and Flowering Rush, today has varied emergent and bankside vegetation including Austrian Yellow Cress. The River Ely which is a SINC is separated by the A 4232 and Cardiff International Sports centre. The site is not within an archaeological sensitive area.

There will be no significant environmental effect on any of the following environmental aspects: Socio-economic; cultural heritage; air quality; daylight and sunlight; wind micro-climate; ground conditions; noise and vibration; water resources; waste. The overall project is for a school and playing facilities which have no complex or potentially hazardous environmental effects.

8.54 In conclusion the environmental impact is capable of being considered as part of the normal planning application process and this application does not therefore require the submission of an Environmental Statement.

Wellbeing

8.55 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 these sporting facilities to enable the provision of a modern school for children from the local community would promote wellbeing. It is not considered that the development of the proposed sporting facilities on this site would impact on the provision of education at Ysgol Pwll Coch so as to adversely affect the Welsh language. There is likely to be some disturbance during construction but various mitigation measures have been identified to

minimise this.

- 8.56 It should be noted that the Pupil Admission Numbers for Pwll Coch register are only 395 pupils and the capacity of the school is 520 pupils. Therefore, there is room for expansion within the existing school facility, with no requirement to provide extensions to the school.

Crime and Disorder

- 8.57 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 have no objection to this development and their comments have been taken into account in the determination of this application. The pedestrian and vehicular access into the site are shown on the layout plan as gated and this would be the subject of a proposed planning condition. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

- 8.58 The Police want to have transparency between the Ysgol Pwll Coch and the proposed footpath to the west of the school to assist with surveillance. A weldmesh fence would be acceptable to them. However, there is a requirement for an acoustic barrier which are often solid barriers. It is considered that for the provision of learning external noise needs to be controlled and an acoustic barrier has to be prioritised. What form that acoustic barrier should take would be subject to proposed condition 15 and condition 27 during the construction period. Paragraphs 6.1(a) and (b) of this report indicates that the police and applicant are working closely together in respect of this development.

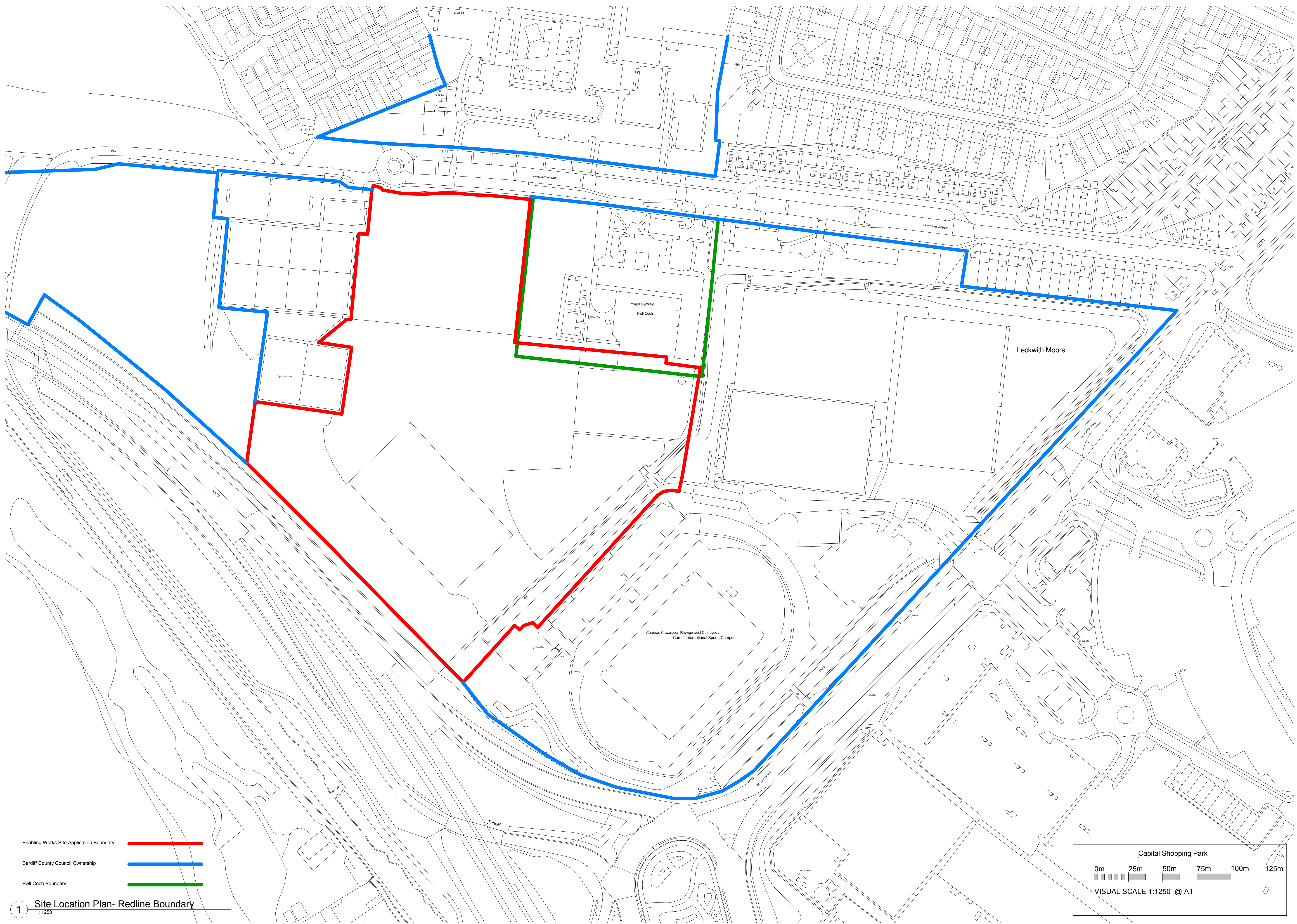
Equality Act

- 8.59 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 effect on, persons who share a protected characteristic.

9. **CONCLUSION**

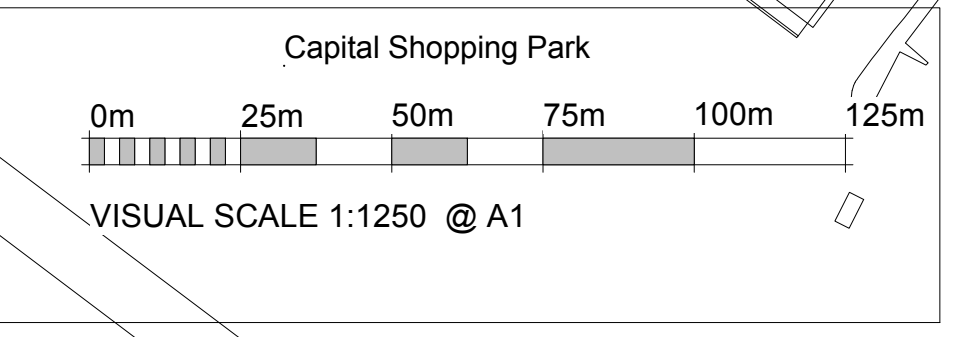
- 9.1 There are no policy objections to this proposal. There are no objections from internal or external consultees subject to conditions. There have been a number of strong objections from parents at Ysgol Pwll Coch, however, it is considered that the issues raised have been addressed in section 8 of this report and would be mitigated by recommended

conditions. There will be a certain level of inconvenience during the construction period and measures have been identified to mitigate this. It is considered that there is no reason for refusing the relocation of quality sporting facilities which will then free up land for a much needed High School to replace the existing Fitzalan School.



- Enabling Works Site Application Boundary ———
- Cardiff County Council Ownership ———
- Pwll Coch Boundary ———

1 Site Location Plan- Redline Boundary
1:1250



Rev	Description	Drawn	Checked	Date Issued
P2	Draft Issue for PAC	CH	CH	20.09.19
P3	PAC Issue	CH	CH	25.09.19
P4	Boundaries amended	CH	CH	28.09.19
P5	Redline and Greenline amended	CH	CH	07.11.19
P6	Issued for planning review	CH	CH	07.11.19
P7	Planning Issue	CH	CH	06.12.19
P8	Issued for Planning	CH	CH	13.12.19

DO NOT SCALE. Use figured dimensions only. The contractor is requested to check all dimensions before the work is put in hand. CAD copyright Austin-Smith Lord Ltd. This drawing must only be used for the purpose for which it is issued and its contents must not be reproduced for any purpose without written permission. All areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts. Austin-Smith Lord Ltd is a limited company registered in England & Wales with registered number 1173049 Registered Office: Port of Liverpool Building, Pier Head Liverpool L3 1BY

Drawn	Author	Austin-Smith:Lord Ltd Architects Designers Planners Landscape Architects
Date	Issue Date	Port Of Liverpool Building Pier Head, Liverpool L3 1BY t +44 (0)151 227 1083 e liverpool@austinsmithlord.com
Scale @ A1	1:1250	
Status	S2	Drawings and models prepared by Austin-Smith:Lord Ltd BIM using Autodesk Revit

Austin-Smith:Lord
Project Fitzalan High School

Description Landscape (CAVC Enabling Works) Site Location Plan - Redline Boundary

Job No.	Drawing No.	Revision	P8
119021	FHS-ASL-95-XX-DR-L-0900		

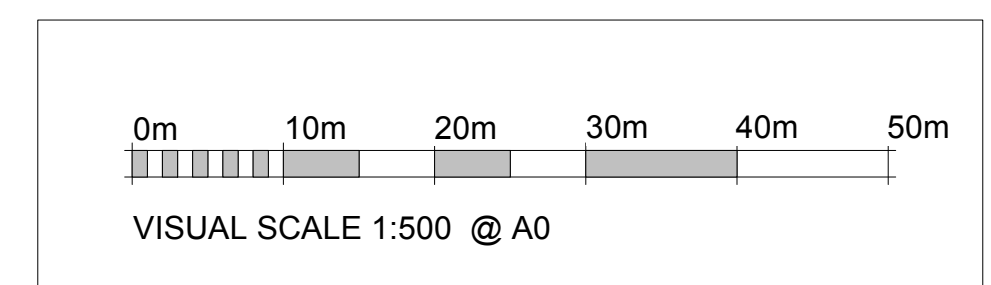
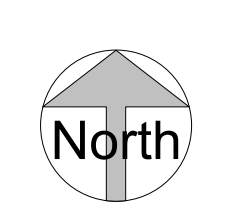
- New macadam access road to engineers specification
- PCC permeable unit paving. Car parking bays- standard bay 2.5 x 5.0m
- Accessible parking space with hatch, logo and sign
- New macadam footpath to engineers specification
- Stone dust access road to DWSS sewer to engineers specification
- PCC tactile flags 400 x 400mm. Blister at crossings, Hazard at steps
- Existing fence retained
- New or relocated steel palisade fence to match existing
- Weldmesh perimeter fence 2.4m high
- Weldmesh ball stop fence to sports pitch 3m high to pitch specialist detail
- Weldmesh ball stop fence to sports pitch 5m high to pitch specialist detail
- Ball stop netting to pitch specialist detail
- Timber close boarded fence -1.8m high (minimum when stepping)
- Timber Post and Rail Fence (1.1m high) and access gates
- Temporary fence to enabling works boundary
- Pedestrian barrier rail to pitch edge to pitch specialist detail
- Steel Bow Top Play area fence 1m high
- Retaining walls refer to JUBB details
- PCC kerbs HB2 with flush BN at dropped kerbs
- Steps down to Pitch 4. Concrete tread and riser with handrails and hazard warning tactiles
- Engineered SUDs tree pit. Green Blue Urban system detail TBC
- Vehicle gate - Final gate location in pitch fencing TBC by pitch specialist
- Pedestrian gate- Final gate location in pitch fencing TBC by pitch specialist
- Sheffield style cycle hoops at 800mm centres
- Cycle parking shelter- Gullwing open sided Sheffield Hoops at nom 800mm centres
- MUGA pitch surface to specialist design
- Grass stitched pitch (Desso type) to specialist design
- 3G / AWP pitch to specialist design
- Grass turf pitch to specialist design
- Air Dome pitch surface to specialist design in relocated Air Dome structure
- Amenity grass (not sports pitch construction)
- Wildflower meadow seeding
- Flood tolerant meadow seed to detention basin
- Rain garden
- Native shrub planting
- New tree planting
- New native hedge
- Existing trees are shown on the topo underlay - See Arboriculturalists Report for trees to be removed, treework and tree protection measures during construction

No.	Description	Date	Checked	Rev	Issued
1	Issue for planning submission	11.11.20			
2	Issue for planning submission	11.11.20			
3	Issue for planning submission	11.11.20			
4	Issue for planning submission	11.11.20			
5	Issue for planning submission	11.11.20			
6	Issue for planning submission	11.11.20			
7	Issue for planning submission	11.11.20			
8	Issue for planning submission	11.11.20			
9	Issue for planning submission	11.11.20			
10	Issue for planning submission	11.11.20			

Drawn	Author	Drawn	Author
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS
AS	AS	AS	AS

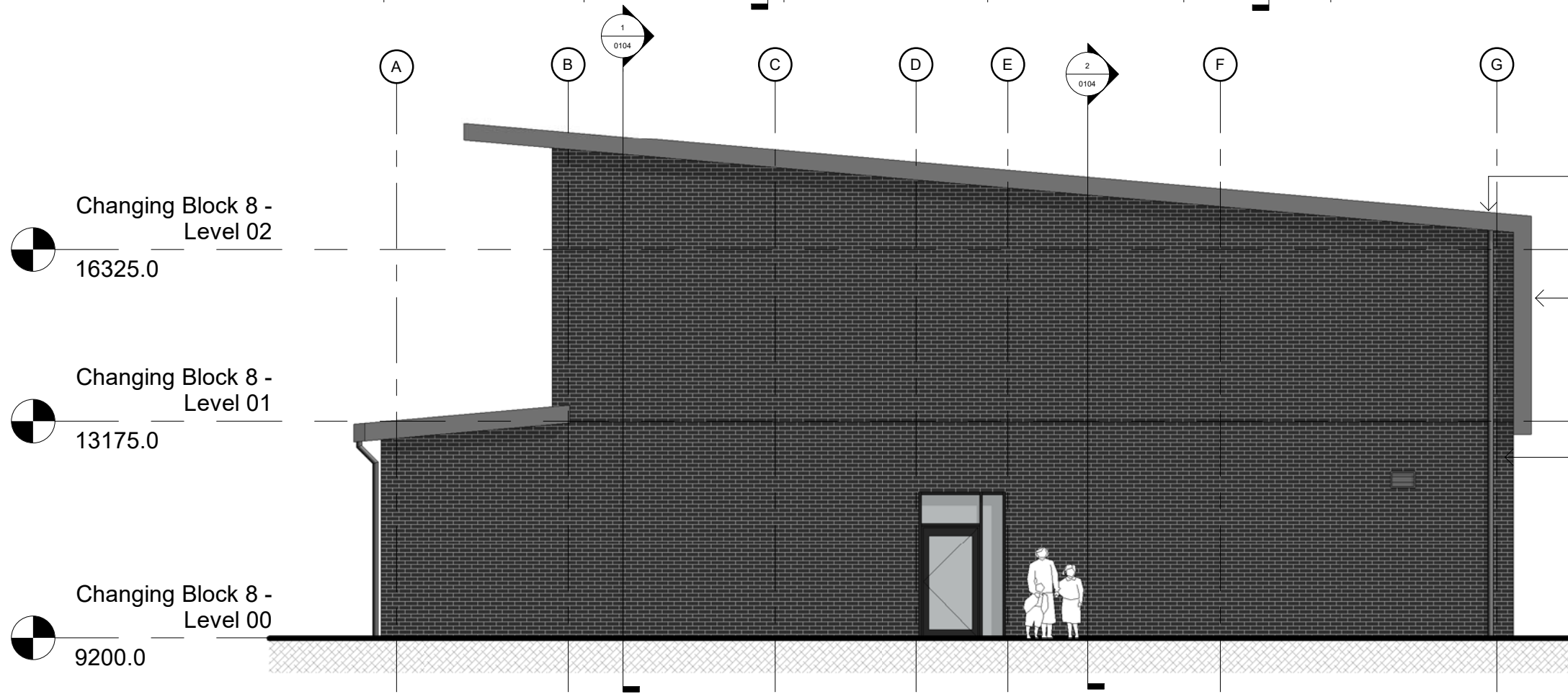
Austin-Smith:Lord
Landscape Architects
Cardiff International Sports Campus
Cardiff

Project: Fitzharron High School
Description: Landscape (CAVC Enabling Works) Proposed Landscape Plan
Job No.: 119321
Drawing No.: Revision: P9
Date: 11/11/20
Scale: 1:500
Status: 52

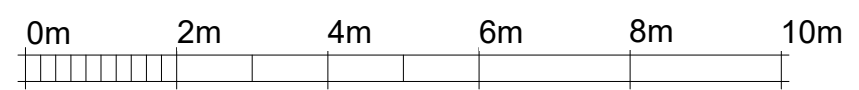




1 1 : 100 - Elevation - A



2 1 : 100 - Elevation - B



VISUAL SCALE 1:100 @ A3

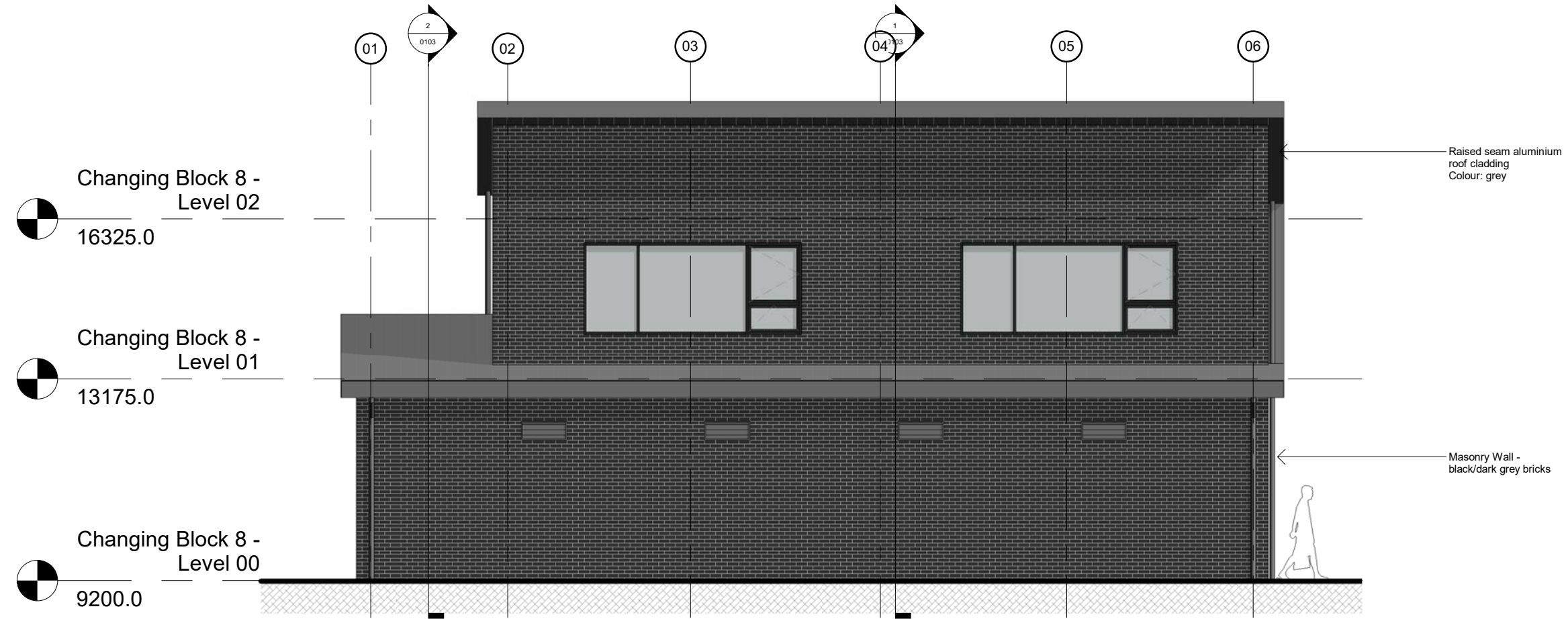
Rev	Description	Drawn	Checked	Date Issued
P1	Issued for coordination	MB	SM	01/11/2019
P2	Issued for information	MB	AS	15/11/2019
P3	Issued for Planning	MB	TY	13/12/2019
P4	Updated for Planning	MB	TY	19/12/2019

DO NOT SCALE. Use figured dimensions only. The contractor is requested to check all dimensions before the work is put in hand. © All copyrights Austin-Smith:Lord Ltd. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission. No areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts. Austin-Smith:Lord Ltd is a limited company registered in England & Wales with registered number 11773049 Registered Office: Port of Liverpool Building Pier Head Liverpool L3 1BY

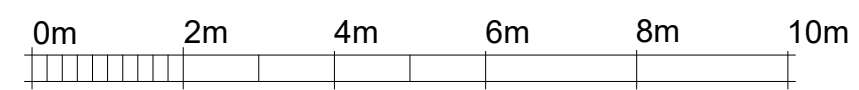
Drawn MB/TY
 Date 19/12/2019
 Scale @ A3 1 : 100
 Status S4
 Austin-Smith: Lord Ltd
 Architects Designers Planners
 Landscape Architects
 one Dunleavy Drive
 Cardiff
 CF11 0SN
 t +44 (0)2920 225 208
 e cardiff@austinsmithlord.com
 Drawings and models powered by
 Austin-Smith:Lord Ltd BIM using Autodesk Revit

Austin-Smith:Lord
 Project Fitzalan High School
 Description Changing Block 8 - GA Elevations (01)
 Job No. 318079 Drawing No. FHS- ASL- 20- ZZ- DR- A- 0105 Revision P4

1 : 100 - Elevation - C



2 : 100 - Elevation - D



VISUAL SCALE 1:100 @ A3

Rev	Description	Drawn	Checked	Date Issued
P1	Issued for coordination	MB	SM	01/11/2019
P2	Issued for information	MB	AS	15/11/2019
P3	Issued for Planning	MB	TY	13/12/2019
P4	Updated for Planning	MB	TY	19/12/2019

DO NOT SCALE. Use figured dimensions only. The contractor is requested to check all dimensions before the work is put in hand. © All copyrights Austin-Smith:Lord Ltd. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission. No areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts. Austin-Smith:Lord Ltd is a limited company registered in England & Wales with registered number 11773049 Registered Office: Port of Liverpool Building Pier Head Liverpool L3 1BY

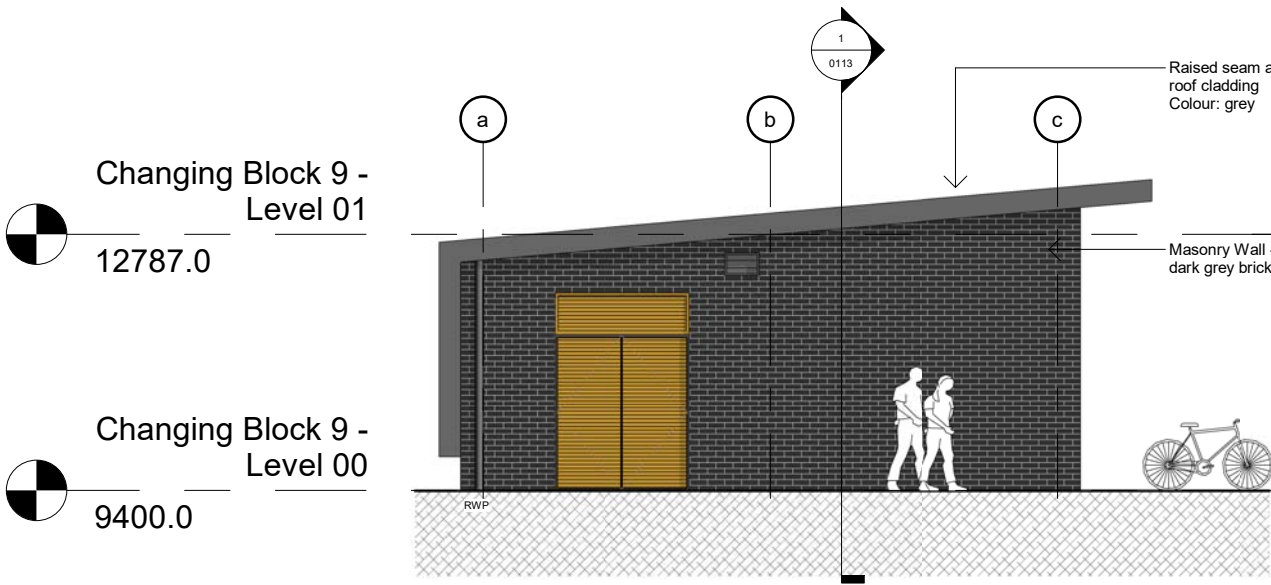
Drawn MB/TY
 Date 19/12/2019
 Scale @ A3 1 : 100
 Status S4

Austin-Smith: Lord Ltd
 Architects Designers Planners
 Landscape Architects
 one Dunleavy Drive
 Cardiff
 CF11 0SN
 t +44 (0)2920 225 208
 e cardiff@austinsmithlord.com

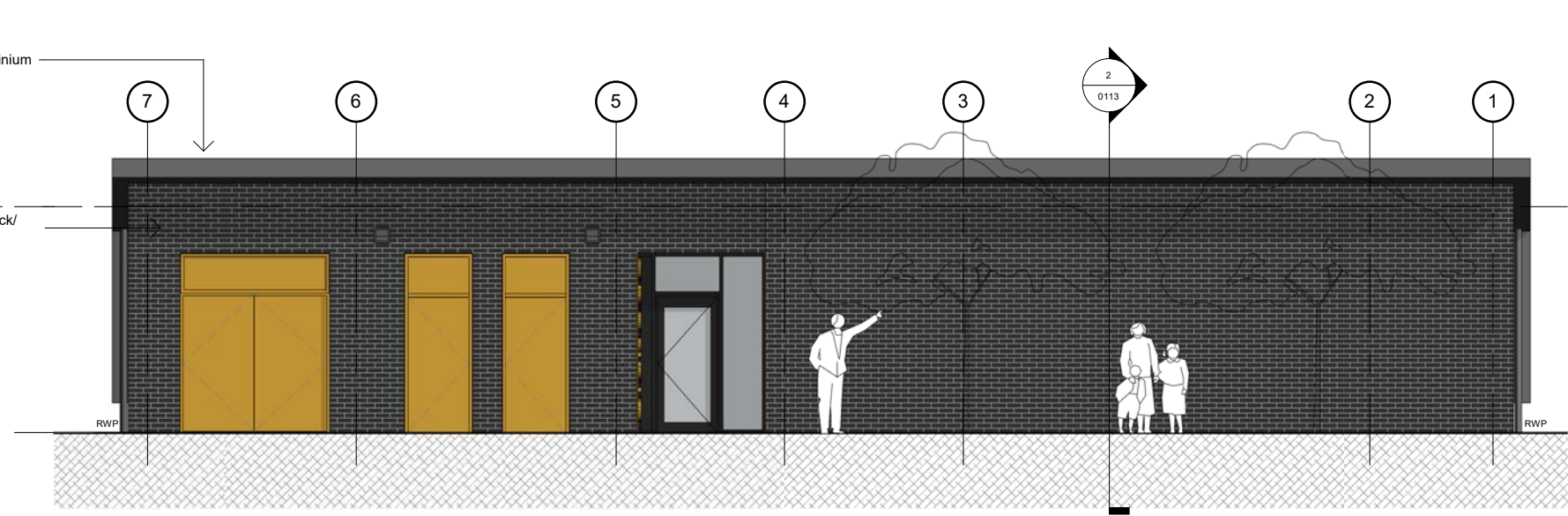
Drawings and models powered by Austin-Smith:Lord Ltd BIM using AutoDesk Revit

Austin-Smith:Lord
 Project Fitzalan High School
 Description Changing Block 8 - GA Elevations (02)

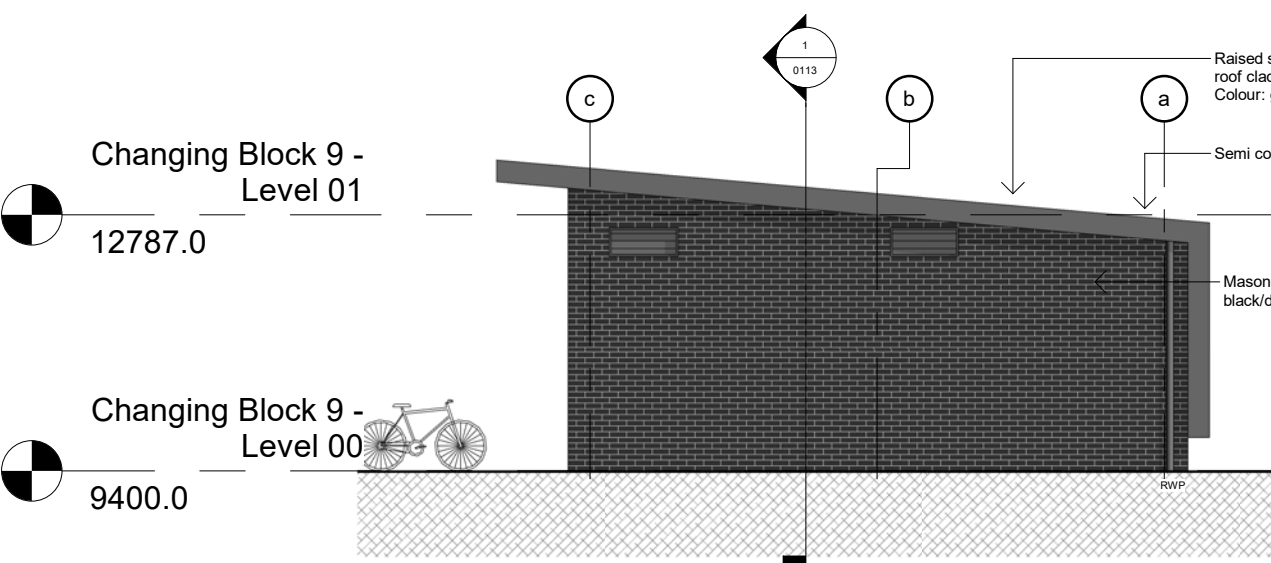
Job No. 318079 Drawing No. FHS- ASL- 20- ZZ- DR- A- 0106 Revision P4



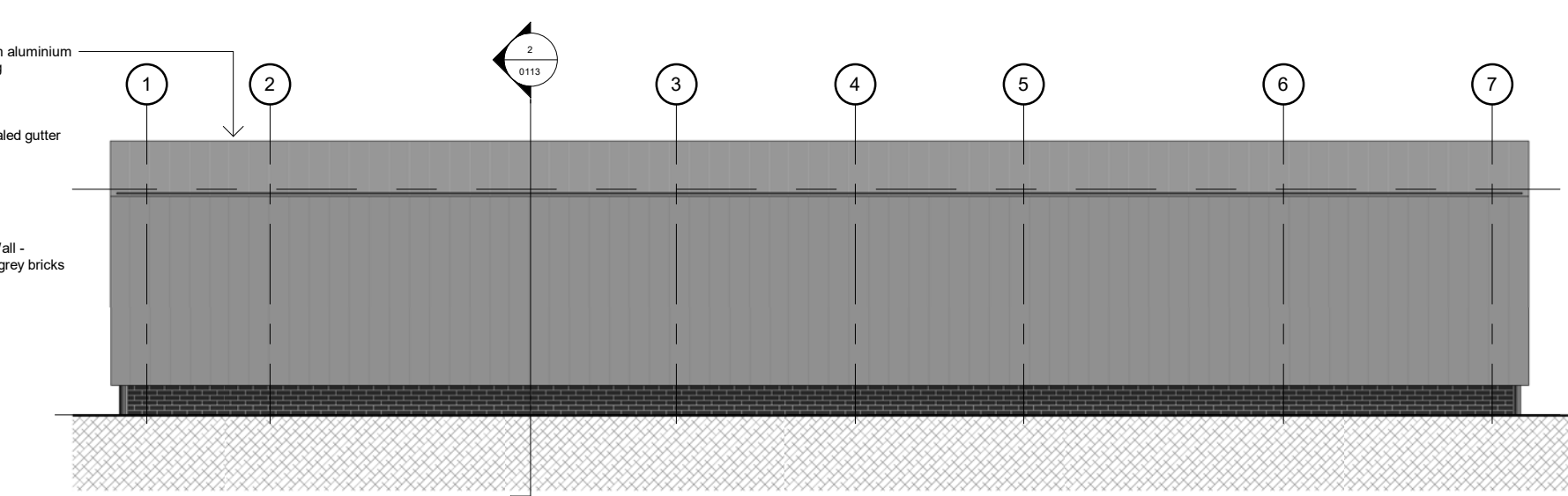
2 1 : 100 - Changing Block 9 - Elevation B



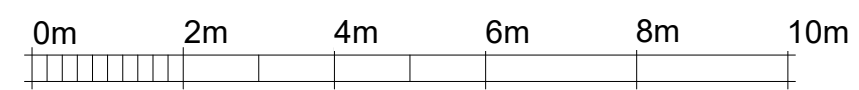
1 1 : 100 - Changing Block 9 - Elevation A



4 1 : 100 - Changing Block 9 - Elevation D



3 1 : 100 - Changing Block 9 - Elevation C



VISUAL SCALE 1:100 @ A3

Rev	Description	Drawn	Checked	Date Issued
P1	Issued for coordination	MB	SM	01/11/2019
P2	Issued for information	MB	AS	15/11/2019
P3	Issued for Planning	MB	TY	13/12/2019

DO NOT SCALE. Use figured dimensions only. The contractor is requested to check all dimensions before the work is put in hand. ©All copyrights Austin-Smith:Lord Ltd This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission. No areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts. Austin-Smith:Lord Ltd is a limited company registered in England & Wales with registered number 11773049 Registered Office: Port of Liverpool Building Pier Head Liverpool L3 1BY

Drawn	MB/TY
Date	13/12/2019
Scale @ A3	1 : 100
Status	S4

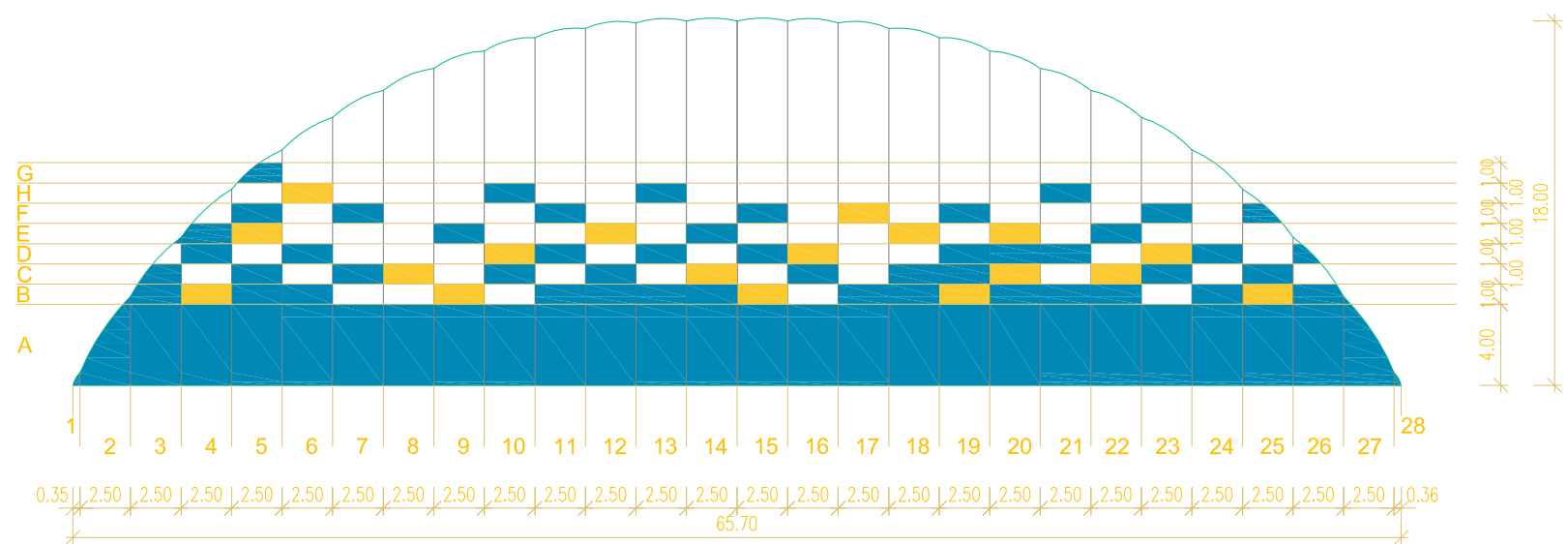
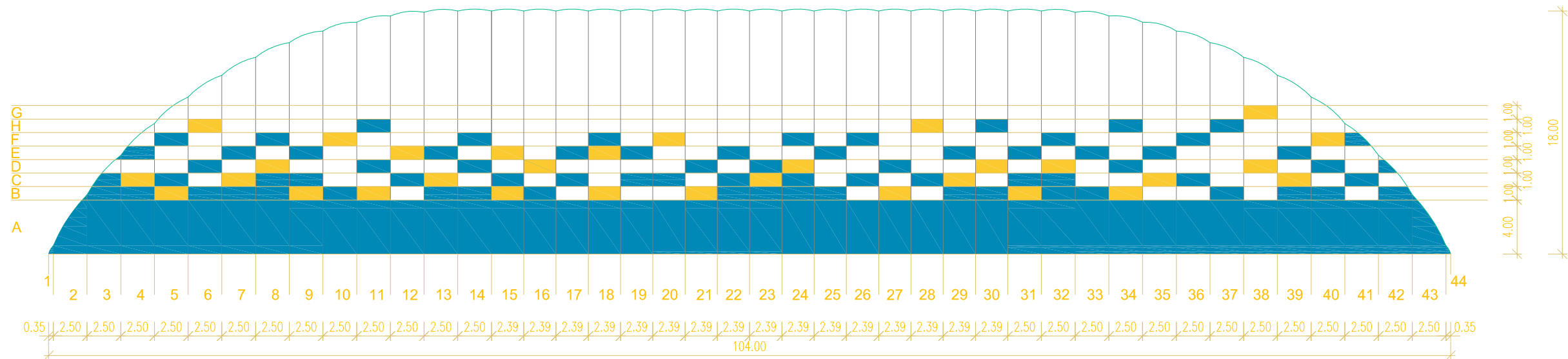
Austin-Smith:Lord Ltd
 Architects Designers Planners
 Landscape Architects
 one Dunleavy Drive
 Cardiff
 CF11 0SN
 t +44 (0)2920 225 208
 e cardiff@austinsmithlord.com

Drawings and models powered by
 Austin-Smith:Lord Ltd BIM using Autodesk Revit





Austin-Smith:Lord
 Project Fitzalan High School

Description Changing Block 9 - GA Elevations

Job No.	Drawing No.	Revision	P3
318079	FHS- ASL- 20- ZZ- DR- A- 0112		



BLUE colour - RAL 5012
 YELLOW colour - RAL 1018

		Investor:	
DUOL d.o.o., Kapalnška pot 2, 1351, Ljubljana, Slovenija tel: +386 1 3601400, fax: +386 1 3601438, www.duol.si		object: AIR SUPPORTED STRUCTURE	
director:	Dušan Olaj	approved:	Rok Pregelj gradb.teh. 
examined:	Grega Valentinčič gradb.teh. 	design:	Dejan Vampelj gradb.teh. 
pro. number:	PRO-3255	page no.:	4.1
date:	Apr 2017	scale:	A3
		modification:	No.1 date: 17.07.2017
		contents:	AIR DOME DESIGN



se of Sport

5

5

S181