

COMMITTEE DATE: 18/11/2020

APPLICATION No. **20/01647/MJR** APPLICATION DATE: 21/08/2020

ED: **CANTON**

APP: TYPE: Outline Planning Permission

APPLICANT: Cardiff Council

LOCATION: FITZALAN HIGH SCHOOL, LAWRENNY AVENUE,
CANTON, CARDIFF, CF11 8QB

PROPOSAL: OUTLINE FOR 1 SPORTS GRASS PITCH AND 2NO
MULTI USE GAMES AREAS WITH PROVISION FOR 104
CYCLES, REQUESTING CONSIDERATION OF ACCESS
AND LAYOUT WITH ALL OTHER MATTERS RESERVED

RECOMMENDATION 1 : That outline consent be **GRANTED** subject to the following conditions :

1.
 - A. Approval of the details of the design, external appearance and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the design and external appearance of any buildings to be erected, and the landscaping of site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
 - C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (General Development Procedure) Order 1995. B, C and D and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990
2. This approval is in respect of the following drawings and documents:
 - Proposed Site Plan FHS ASL ZZ ZZ DR A 0013 rev P10
 - Site Location Plan FHS ASL ZZ ZZ DR A 0010 rev P6
 - Masterplan Site Plan FHS ASL ZZ ZZ DR A 0005 rev P14
 - Demolition Plan FHS ASL ZZ ZZ DR A 0012
 - Tree Survey & Arboricultural Impact Assessment (Rev C) – October 2020
 - Outline Drainage Strategy – Dwg. No.

FHS-JUBB-ZZ-ZZ-SK-C-0031 Rev P03

- Existing School Site - Proposed Tree Planting – Dwg. No. ZZ-ZZ-DR-A-0014 Rev P4

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

3. 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.

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).

5. Prior to the occupation 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, 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. In addition, 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. Furthermore, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors (LDP policy EN13).

6. 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.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through 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. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately (LDP policy EN13).

7. No infiltration of surface water drainage into the ground site 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 policy EN13).

8. No 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 that there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of

development of phase of development (LDP policy EN13).

9. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

12. Details of the position of any 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).

13. Prior to any above-ground development commencing details of a pedestrian/cycling link between Lawrenny Avenue and Broad Street (via the existing Fitzalan School site), phasing and any alternative routes of such a link during the demolition of the existing school shall be submitted to and approved by the local planning authority. The approved link shall be completed prior to beneficial occupation of the new school.

Reason: To ensure that the proposed development maximises pedestrian accessibility (LDP policy T1).

14. Prior to any above-ground development commencing a cycle parking strategy, including details of proposed cycle parking provision, and appropriate access to spaces, shall be submitted to and approved in writing by the Local Planning Authority. This shall include consideration of cycle requirements prior to the permanent cycle parking on the existing school site being implemented. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles (LDP Policy T1).

15. Prior to any above-ground development commencing details of the transport works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. These are to include the following elements:

- Leckwith Road/Lawrenny Avenue junction improvements, including a Toucan crossing of Leckwith Road and a parallel cycle/zebra crossing on Lawrenny Avenue.
- A tabled parallel cycle/zebra crossing on Lawrenny Avenue, further west of Leckwith Road junction.
- Provision of appropriate bus waiting facilities/lay-bys to the south side of Lawrenny Avenue.

Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development maximises sustainable transport trips.

16. The reserved matters application be supported by a detailed landscape scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification (informed by a Soil Resource Survey and Plan), tree pit section and plan views showing root available soil volumes, planting methodology, aftercare methodology, implementation programme and evidence to show that services including drainage won't conflict with planting.

17. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority 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 .

18. Prior to above ground works commencing on the replacement school a timetable for the construction of the sports pitch and MUGAs on this site shall be submitted to and approved by the Local Planning Authority and shall then be implemented in accordance with the approved timetable.

Reason: In the interests of the pupils of the new school (LDP policies C5, C6 and C7).

19. Prior to any works commencing on site details of existing and finished ground levels shall be submitted for the approval of the Local Planning Authority and then be implemented as approved.

Reason: To avoid any doubt and ambiguity as to finished levels and to avoid displacement and redirection of floodwater (LDP policy EN14).

20. There shall be no deliveries to the site or lorry movements from the site between the hours of 8.05-9.00am and 2.45-3.30pm for those days that Ysgoll Pwll Coch is providing education for children.

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

21. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme of recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety and public amenity (LDP Policy T5 and EN13)

22. Prior to the demolition of any buildings required to facilitate this development a Demolition Method Statement and Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority and the demolition shall be carried out in accordance with the approved Demolition Method Statement and Risk Assessment

Reason: To avoid doubt and confusion as to the method of demolition of this building and in the interests of public safety (LDP Policy EN13).

23. The sports facilities shall not be used between 20:00 hours and 08:00 hours for the MUGAs and between 21.00 and 08.00 hours for the sports pitch.

Reason: To ensure that the amenities of occupiers of residential premises in the vicinity are protected (LDP Policy EN13).

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.

Should there be a requirement to undertake foundation or other piling or drilling on site to accommodate on site surface water drainage or other works it is advised that these operations are restricted to:

Monday – Friday	8:30 until 17:30
Saturday and Sunday	Nil

RECOMMENDATION 4 Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 5 : The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally

appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

1. DESCRIPTION OF PROPOSAL

- 1.1 The application is outline. Access and layout are to be considered as part of the current application.
- 1.2 The proposal is for 2 x Multi Use Games Areas (MUGAs) to the south of the site; 1 x Grass sports pitch towards the site's eastern boundary and north of and adjoining the proposed MUGAs; cricket nets; a cycle parking area for up to 104 cycles, located next to the MUGAs; and a new 3m wide pedestrian and cycle link connecting Broad Street to Lawrenny Avenue.
- 1.3 The sports pitch will be 20 m from the boundary with gardens of residential properties to the east (the nearest residential properties). The MUGAs will be 30m from the nearest residential properties.
- 1.4 The pedestrian/cycle route will be towards the centre of the existing Fitzalan HS site and to the west of the proposed sports pitch.
- 1.5 A swale would be created between the sports pitch and the eastern boundary of the site. The swale has been amended since the submission of the application to subdivide into two sections so as to safeguard trees close to the eastern boundary of the site.
- 1.6 The application shows four extra heavy standard trees to be planted along the frontage of the existing Fitzalan HS to replace a B category tree that will be lost to facilitate the creation of a new access onto Lawrenny Avenue for the pedestrian/cycle link.
- 1.7 The applicant states that the proposed sport facilities will be available to the local community outside of school hours.
- 1.8 The existing caretaker's house and electric substation, located in the south-west corner of the site, will be retained as will the existing school fencing along the site boundary.

2. DESCRIPTION OF SITE

- 2.1 Fitzalan HS is identified as a D building and the school is to be demolished. Some of the school's buildings are within the boundaries of the application which covers part of the school grounds. Access to the existing school grounds is obtained from the north and south. The site is generally level.
- 2.2 There is housing to the east, west and north of the existing school. To the south is a pavement, a verge, Lawrenny Avenue and then Ysgol Pwll Coch.
- 2.3 There is an existing band of 21 trees along the southern boundary of the existing Fitzalan HS facing Lawrenny Avenue.

3. **PLANNING HISTORY**

- 3.1 There have been several applications on this site over the last few years for education linked proposals which are not considered relevant in view of the application for a replacement school.
- 3.2 Immediately to the south of this site consent was granted for application 20/00035/MJR for:
- 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
- 3.3 20/01648/MJR Replacement Fitzalan HS site to the south east - undetermined.

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
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
EN7 Priority Habitats and Species
EN8 Trees, Woodlands and Hedgerows
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
C3 Community Safety/Creating Safe Environments;
C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6 Health
C7 Planning for Schools

- 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
Trees and Development

4.3 Planning Policy Wales (Edition 10)

5. **INTERNAL CONSULTATIONS**

5.1 The Transport Officer proposes the following conditions:

Existing Fitzalan School Pedestrian/Cycling Link

Prior to any above-ground development commencing details of a pedestrian/cycling link between Lawrenny Avenue and Broad Street (via the existing Fitzalan School site) shall be submitted to and approved by the local planning authority, to include details of phasing and how this route may need to undergo amendment as demolition work progresses. This link shall be initially in place prior to beneficial occupation of the new school, and an alignment shall remain in place throughout the operation of the new school.

Reason: To ensure that the proposed development maximises pedestrian accessibility.

Cycle Parking

Prior to any above-ground development commencing a cycle parking strategy, including details of proposed cycle parking provision, and appropriate access to spaces, shall be submitted to and approved in writing by the Local Planning Authority. This shall include consideration of cycle requirements prior to the permanent cycle parking on the existing school site being implemented. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

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

Transport Works

Prior to any above-ground development commencing details of the transport works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. These are to include the following elements:

- Leckwith Road/Lawrenny Avenue junction improvements, including a Toucan crossing of Leckwith Road and a parallel cycle/zebra crossing on Lawrenny Avenue.
- A tabled parallel cycle/zebra crossing on Lawrenny Avenue, further west of Leckwith Road junction.
- Provision of appropriate bus waiting facilities/lay-bys to the south side of Lawrenny Avenue.

Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development maximises sustainable transport

trips.

5.2 Pollution Control state:

In reviewing available records and the application for the proposed development, the site has been identified as being located on made ground, with the potential for risks to human health and the environment for the proposed end use. Consequently the inclusion of conditions requiring contamination assessment and any necessary remediation are requested.

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

Shared Regulatory Services would request the inclusion of the following conditions and informative 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

PC14A. CONTAMINATED LAND MEASURES – ASSESSMENT

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

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

remedial option(s).

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

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

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

PC14B. CONTAMINATED LAND MEASURES – REMEDIATION & VERIFICATION PLAN

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

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

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

PC14C. CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION

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

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

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

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

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.

PC15A IMPORTED SOIL

Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

PC15B IMPORTED AGGREGATES

Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

PC15C USE OF SITE WON MATERIALS

Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

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

ADVISORY/INFORMATIVE

R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

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

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

- Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

5.3 PROW Officer states:
To confirm, Public Rights of Way are not affected by this application and have no objections.

5.4 Tree Officer raises no objections subject to two conditions.

6. **EXTERNAL CONSULTATIONS**

6.1 Sports Council for Wales state:
Sport Wales is the statutory consultee on developments affecting playing fields. Although this application does not affect an existing playing field, it proposes a new playing field and is related to the development of the new Fitzalan High School off Leckwith Road (application number 20/01648/MJR) which does affect playing fields.

The provision of a new grass pitch and 2 multi use games areas on the existing Fitzalan School site is welcomed helping to mitigate the loss of a grass pitch resulting from the development of the new school off Leckwith Road. Sport Wales is satisfied that the two mentioned applications along with the proposals under planning application 20/00035/MJR will result in improved sports provision at Leckwith.

However, Sport Wales makes reference to its concerns set out in its comments on the new Fitzalan School, specifically the playing field provision for Fitzalan and Ysgol Pwll Coch, and calls for consideration of more facilities on the existing school site off Lawrenny Avenue in addition to the proposed pitch and multi-use games areas to supplement their provision.

6.2 Welsh Water state:
We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below

are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

It appears the application does not propose to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. 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 GGAT has no archaeological objection and no conditions are recommended.
- 6.4 NRW recommend request the following conditions be imposed on any planning permission granted:

Condition 1: Land Affected by Contamination

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 an 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 of 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.

Condition 2: Contamination Verification Report

Prior to the occupation of the development of 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, 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. In addition, 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. Furthermore, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3: Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by 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 an 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 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. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Condition 4: Surface Water Drainage

No infiltration of surface water drainage into the ground site 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 5: Piling

No 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.

Flood Risk

The planning application proposes highly vulnerable development (a sports pitch, 2 multi-use games areas and a cycle parking shelter associated with an education facility). NRW's Flood Risk Map confirms the site to be 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 fluvial flood outlines and the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability tidal flood outlines of the River Ely.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. The tests set out in Section 6.2 of TAN15 are relevant as to whether 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.

NRW says that no final ground levels have been provided for the proposed development. However, according to the FCA, the current ground levels range from 6.5-7.3m AOD, with an average ground level of 7m AOD. Based on the average ground level of 7m AOD, the flood data shows:

- During a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event, the predicted flood level is 7.84m AOD, therefore the development site is predicted to flood to a maximum depth of 840mm. This fails to meet the requirements of A1.14 of TAN15, which advises that the site should be flood free in such an event.
- During a 0.1% (1 in 1000 year) annual probability fluvial flood event, the predicted flood level is 8.37m AOD for the Cardiff Wide Model and 8.49m AOD for the Paper Mills Model. Therefore, the development site is predicted to flood to a maximum depth of 1370-1490mm. This exceeds the tolerable limits of A1.15 of TAN15, which states the maximum velocity of highly vulnerable development should not exceed 0.3m/s. As the development is at risk of flooding in a fluvial flood event, additional structures and/or significant re-profiling of ground levels could displace or re-direct floodwater, however, NRW note such proposals are yet to be finalised. Further consideration will need to be given to this matter as the design develops.

Whilst NRW's advice shows the FCA has not demonstrated that the risks and consequences of flooding can be managed to an acceptable level, recognising the nature of the application, NRW consider the proposal is a betterment to the existing site use and an improvement on the current situation, therefore NRW have no objection to the application as submitted in relation to flood risk

NRW consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. Therefore, we have no further comments regarding tidal flood risk in this instance.

It is for the Planning Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15.

NRW note that bats are present at the application site but have no objection to the application as submitted on grounds of protected species. NRW do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. Therefore, NRW do not object to the proposal.

(A copy of NRW's letter has been forwarded to the applicant's agent).

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted. No comments have been received to date but will be reported to Committee if received.
- 7.2 The proposal has been advertised in the press and by site notices as a major application.
- 7.3 Neighbouring occupiers were consulted by letter. One representations has been received to date quoting this application's reference but that is believed to be in respect of another application.
- 7.4 Canton RFC state:
Canton RFC met with Cardiff Council & Keir representatives on 24/09/2020 to discuss issues re. phase 2 enabling works.

It was asked by the club if the existing steps that run down the grass bank from the 3G pitch to car park could be reinstated/retained. This being so, the 3m high boundary fence (running from MUGA 15 to Ysgol Pwll Coch) would require an aligned gate installed which would be locked during school hours but only accessible out of school hours when required.

The above issue was raised due to the fact that the club may be able to book & have use of the 3G pitch in the future. This amendment would significantly benefit supporter access to the 3G pitch.

8. **ANALYSIS**

Policy

- 8.1 The demolition of Fitzalan HS would not commence until the replacement school is available for use in order to ensure no disruption to pupils.
- 8.2 The proposed development relates to the replacement of Fitzalan High School, to accommodate sports facilities. These facilities are necessary to meet the Welsh Government Design Guidance BB98, and the objectives of TAN 16 and the Planning for Health and Well-being SPG.
- 8.3 The proposed development is therefore deemed acceptable in land use terms

and meets the objectives of LDP policies KP13, C1, C3, KP14 and C6. It is also noted that the application site falls within the settlement boundary where new development is directed and therefore meets the requirements of LDP Policy KP3(B).

- 8.4 Both the MUGAs and the rugby pitch have been located to obtain easy access from Lawrenny Avenue, in relation to the replacement school

Transportation

- 8.5 The site will be served by pedestrian and cycle access only, as it is ancillary to the new school, no vehicular access is required and there is no vehicular parking proposed. The existing pedestrian access arrangement from Lawrenny Avenue (front) and Broad Street (rear) will be retained and will therefore cause no disruption to the existing vehicular, cycle and pedestrian movements in the locality.

- 8.6 A new 3m wide highway footpath (for both pedestrians and cyclists) will be created to connect the existing north (Broad Street) and proposed south(Lawrenny Avenue) access points within the site and promote permeability through the site and with the surrounding area, in line with the existing site arrangements. The path will be lit throughout. The proposal adheres to the principles of TAN18 Transport and local policies KP8, T1 and T6.

- 8.7 Condition 13 is designed to ensure access through the existing Fitzalan School during demolition works is provided so as to ensure no disruption to pupils accessing the replacement school from the north. Proposed conditions 12 and 14 are to address the other issues identified by the Transport Officer.

Representations

- 8.8 It would appear that the representations submitted by Canton RFC has been submitted in error and should have been submitted in respect of 20/01648/MJR. In any event the comments have been forwarded to the agent. The agent has responded stating:

“A meeting has been held with Canton Rugby club to explain the proposed plans and access arrangements to the new school and the existing 3G pitch. Due to security and safeguarding requirement the club have accepted the proposed layouts.”

Trees

- 8.9 A Tree survey has been submitted and one tree would be lost to facilitate this development. It should be noted that the removal of trees within the school grounds is not controlled by planning legislation. However, the loss of one tree is regrettable but it facilitates the creation of a direct sustainable connection for large numbers of pupils attending Fitzalan HS and to adjoining sporting facilities. The loss of this single tree is mitigated by the proposed planting of 4 extra heavy standard trees to fill gaps in the existing tree belt. The species of replacement trees has been agreed with the Tree Officer who has no objections to this proposal.

- 8.10 A future landscape plan for the swale and adjoining land will be required at reserved matters stage and nearby trees will need to be safeguarded. Conditions 1, 16 and 17 are proposed to address these issues.

Layout

- 8.11 The pitch is considered acceptable, with the busier MUGAs at the front. No changing facilities and toilets are proposed. Changing facilities are being constructed on the southern side of Lawrenny Avenue under planning permission ref 20/00035/MJR.
- 8.12 The alignment of the path is relatively straight so legible and safer. This will be a key connection north-south linking Canton with the future Fitzalan and Ysgol Pwll Coch schools but also the stadiums, 5 aside venue and Capital retail-park.
- 8.13 No proposals have been submitted for the redevelopment of the other parts of the existing Fitzalan HS but it is likely that the proposed path/cycle route could connect to any future development on that land.

Lighting

- 8.14 The applicant states that lighting along the path will be low level. The Council doesn't adopt low level lighting as it is readily vandalised. The applicant has been advised of this.
- 8.15 No flood lighting is proposed in this submission.

Contamination

- 8.16 Issues of contamination can be covered by conditions 3-11 as recommended by NRW and the Pollution Control Officer.

Amenity issues

- 8.17 To safeguard the amenities of nearby residents the locations of any security cameras and lights will require further approval under proposed condition 12. The MUGAs are some 30m from the nearest dwellings. The Noise Officer was consulted and has made no representations during the consultation period, which is taken to mean that there are no adverse comments. Details of the MUGAs will be considered at the reserved matters stage along with fencing details. Proposed condition 23 is designed to control late evening noise from the use of these facilities that could disturb nearby residents. As no floodlighting is proposed this is likely to be less of an issue than if the sports areas were to be illuminated.
- 8.18 There will be temporary disturbance during the construction and the demolition process with an increase in lorry movements along Lawrenny Avenue during this period. Proposed conditions 20, 21 and 22 will help mitigate issues that could arise during demolition and construction.

Sporting facilities

- 8.19 Condition 18 is required to ensure that adequate sporting facilities are available for the school in a timely manner. The SCfW recognises that this proposal improves sporting facilities for the replacement school but maintains the concerns raised in respect of application 20/01648/MJR which have been addressed in the report on that application, which is not a matter for this application.

Drainage

- 8.20 As Welsh Water point out drainage will be determined by the SUDs approval body (SAB) which is a separate approval body.

Flooding

- 8.21 The developer has been made aware that the site is vulnerable to flooding but the sporting facilities proposed are a less vulnerable use than the existing school. NRW state amongst other things that: "... we consider the proposal is a betterment to the existing site use and an improvement on the current situation, therefore we have no objection to the application as submitted in relation to flood risk."
- 8.22 NRW recognise that the application is in outline and further details in respect of ground levels will be provided. Condition 19 is proposed to cover this issue.

Ecology

- 8.23 NRW has no objections on grounds of ecology. NRW's comments have been forwarded to the applicant.

Crime and Disorder

- 8.24 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. No comments have been received from the Police in the processing of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equalities Act

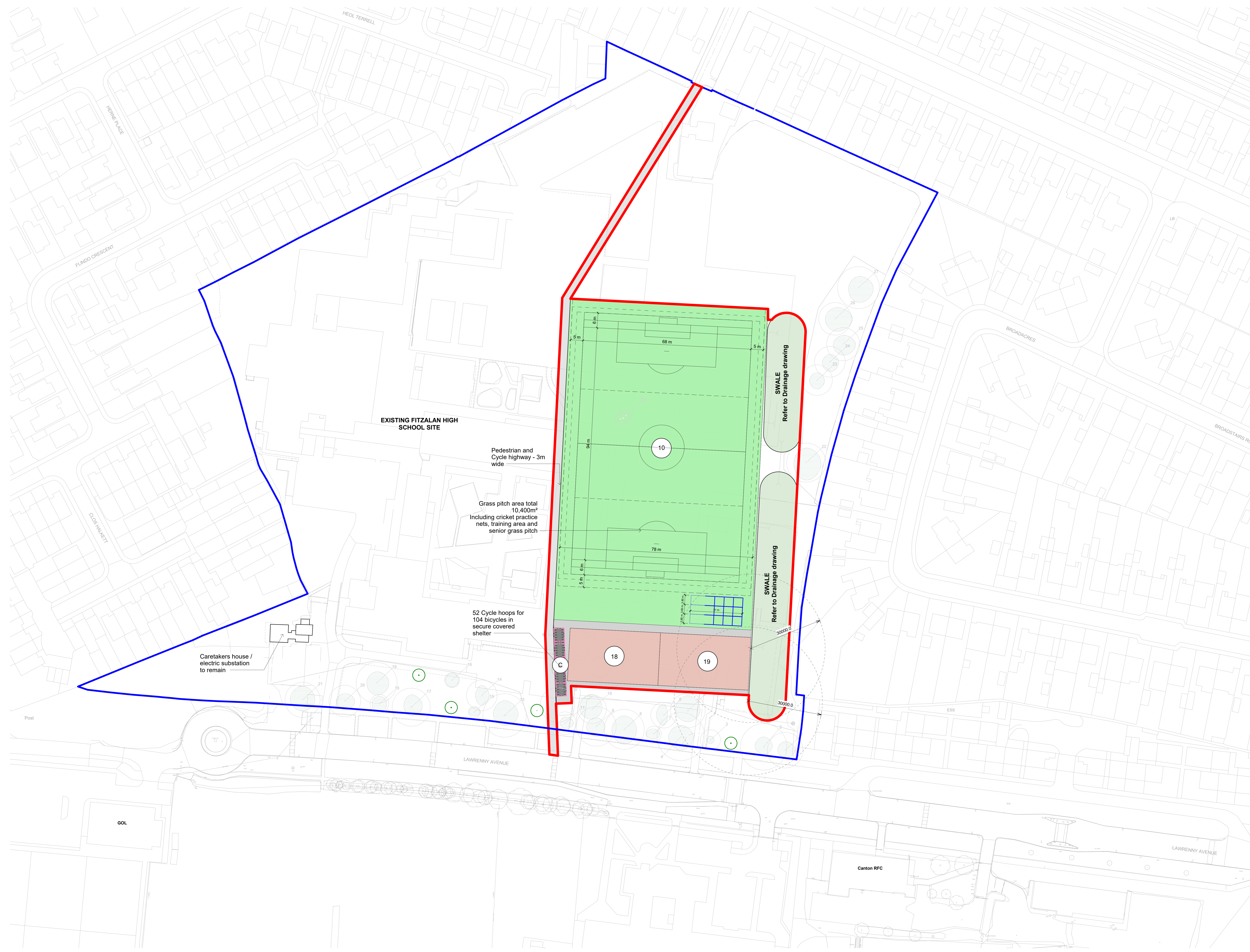
- 8.25 The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration 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.

Wellbeing

- 8.26 Section 3 of the Well-Being of Future Generations Act 2016 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 replacement of a D school and its replacement by a modern school and additional sporting facilities for pupils and the local community would promote wellbeing. The creation of a safe direct pedestrian/cycle connection promotes healthy living and wellbeing.

- Key**
- Existing Fitzalan High School Site Boundary
 - Development Boundary - 15981m²
 - Senior Grass Sports Pitch & Cricket training nets
 - MUGA Type 1/2/3
 - Cycle Parking



No.	Description	Drawn	Checked	App. Issued
1	Issue for comment	10/01/2018	10/01/2018	10/01/2018
2	Issue for comment	10/01/2018	10/01/2018	10/01/2018
3	Issue for comment	10/01/2018	10/01/2018	10/01/2018
4	Issue for comment	10/01/2018	10/01/2018	10/01/2018
5	Issue for comment	10/01/2018	10/01/2018	10/01/2018
6	Issue for comment	10/01/2018	10/01/2018	10/01/2018
7	Issue for comment	10/01/2018	10/01/2018	10/01/2018
8	Issue for comment	10/01/2018	10/01/2018	10/01/2018
9	Issue for comment	10/01/2018	10/01/2018	10/01/2018
10	Issue for comment	10/01/2018	10/01/2018	10/01/2018

Drawn: Austin-Smith: Lord Ltd
 Date: 02/2018
 Scale: @ A0
 Status: 54

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This drawing has been prepared based on survey data provided by a third party. Coordinates and level data has been generated from this data and relies upon the accuracy of the survey information provided. Any inaccuracies should be reported to the design team & survey data provider.

The survey data was provided by: *SM - VSP*

0m 10m 20m 30m 40m 50m
 VISUAL SCALE 1:500 @ A0

Job No.	Drawing No.	Revision	P10
Project Number	FHS-AS-22-22-DR-A-0013		



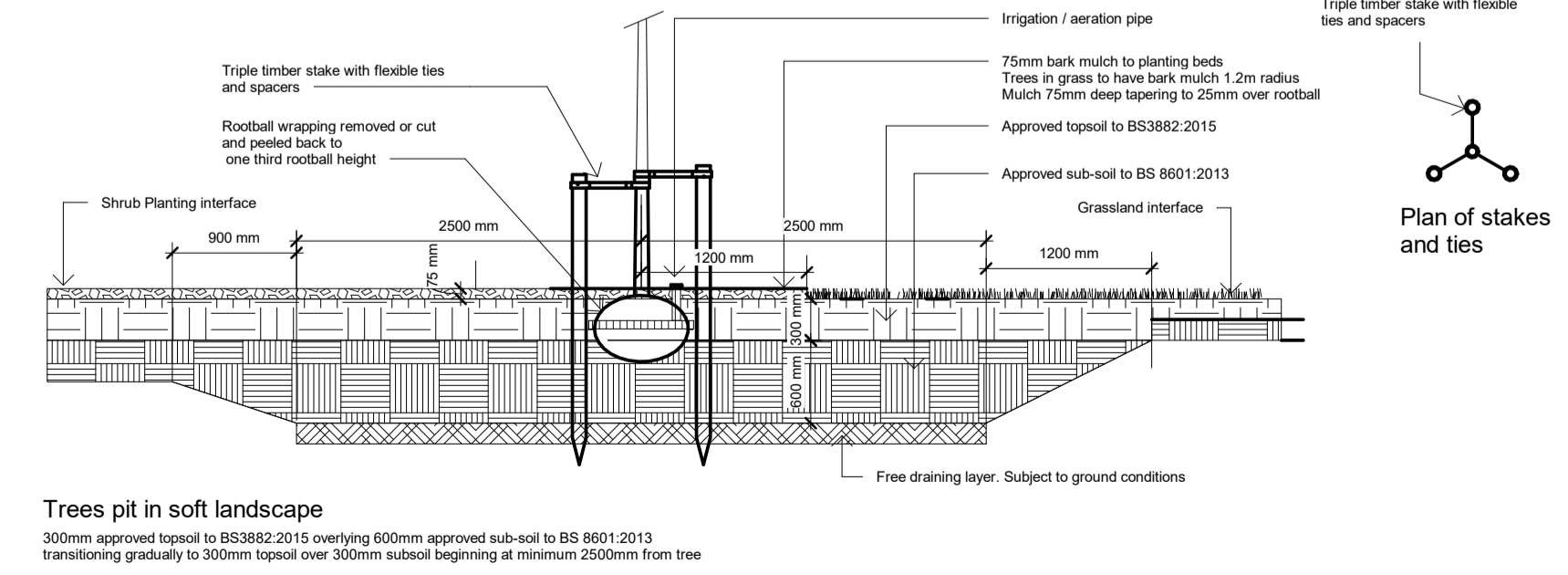
1 : 500 - Site Masterplan - Existing School Site - Proposed Planting

Extra Heavy Standard tree
 Trees triple staked with adjustable ties
 Trees supplied with irrigation pipe
 Tree pits 5000mm dia. 300mm deep approved topsoil over 600mm approved subsoil feathering out as detail- pit drainage layer TBC subject to site conditions
 75mm thick bark mulch to 1200mm diameter around trunk

Trees- Extra Heavy Standards

Ref	Species	Girth cm	Height cm	Clear Stem cm	Root condition	
1	CaBi	Catalpa bignonioides	14-16 3x	425-600	175-200	RB
2	TiTo	Tilia tomentosa	14-16 3x	425-600	175-200	RB
1	GiBi	Gingko biloba	14-16 3x	425-600	175-200	RB

Drawing to be read in conjunction with Tree Survey & Arboricultural Impact Assessment



3 : 50 - Tree Pit in Soft Landscape

Rev	Description	Drawn	Check'd	Date Issued
P1	Initial issue for Planning	VS	CM	29.10.20
P2	Red line boundary revised to suit new Site design	VS	CM	30.10.20
P3	Revised existing school site layout and red line boundary update to include access road	VS	CM	03.11.20
P4	Additional Tree added - Gingko biloba	VS	CM	04.11.20

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Drawn VS
 Architects Designers Planners
 Date Oct 2019
 Scale @ A1 As Indicated
 Status S4
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Austin-Smith: Lord
 Project Fitzalan High School
 Description Existing School Site - Proposed Tree Planting
 Job No. Drawing No. Revision P4
 Project Number FHS-ASL-ZZ-DR-A-0014