

COMMITTEE DATE: 18/11/2020

APPLICATION No. **20/01648/MJR** APPLICATION DATE: 26/08/2020

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: PART OF LAND AT CARDIFF INTERNATIONAL SPORTS STADIUM, LECKWITH ROAD, CANTON, CARDIFF

PROPOSAL: REPLACEMENT OF FITZALAN HIGH SCHOOL

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_90_XX_DR_L_0900 Rev P7 Site Location Plan – Redline boundary
 - FHS_ASL_90_XX_DR_L_0905 Rev P7 Existing Site Plan
 - FHS_ASL_90_XX_DR_L_0910 Rev P8 Proposed Landscape Plan
 - FHS_ASL_90_XX_DR_L_0911 Rev P2 BB98 Areas
 - FHS_ASL_90_XX_DR_L_0920 Rev P2 Landscape Sections Sheet 1
 - FHS_ASL_90_XX_DR_L_0921 Rev P2 Landscape Sections Sheet 2
 - FHS_ASL_90_XX_DR_L_0930 Rev P3 General Arrangement Sheet 1
 - FHS_ASL_90_XX_DR_L_0931 Rev P42 General Arrangement Sheet 2
 - FHS_ASL_90_XX_DR_L_0932 Rev P3 General Arrangement Sheet 3
 - FHS_ASL_90_XX_DR_L_0933 Rev P3 General Arrangement Sheet 4
 - FHS_ASL_90_XX_DR_L_0935 Rev P5 Planting Schedule
 - FHS_ASL_90_XX_DR_L_0936 Rev P4 Planting Plan Sheet 1
 - FHS_ASL_90_XX_DR_L_0937 Rev P4 Planting Plan Sheet 2
 - FHS_ASL_90_XX_DR_L_0938 Rev P3 Planting Plan Sheet 3
 - FHS_ASL_90_XX_DR_L_0939 Rev P4 Planting Plan Sheet 4
 - FHS_ASL_90_XX_DR_L_0944 Rev P1 Detail Sheet 1
 - FHS-ASL-90-XX-DR-L-0940 Rev P4 – Soft landscaping details
 - FHS-ASL-90-XX-R-L-0946 Rev P1 Section at rear of 25 Lawrenny Avenue
 - FHS- ASL-ZZ-ZZ-DR-A-005 Rev P16 Proposed Masterplan – Site Plan

- FHS-ASL-10-00-DR-A-0100 Rev P14 Ground Floor GA Plan
- FHS-ASL-10-01-DR-A-0101 Rev P11 First Floor GA Plan
- FHS-ASL-10-02-DR-A-0102 Rev P10 Second Floor GA Plan
- FHS-ASL-10-03-DR-A-0103 Rev P13 Roof Level GA Plan
- FHS-ASL-10-ZZ-DR-A-0126 Rev P5 - GA Sections
- FHS-ASL-10-ZZ-DR-A-0130 Rev P9 - GA Elevations – Sheet 1
- FHS-ASL-10-ZZ-DR-A-0131 Rev P1- - GA Elevations – Sheet 1
- FHS_AECC-00-XX-DR-E-9023 Main school external Lighting Plan Lux plot
- Drawing Tree Protection Plan (Sheet 1) September 2019
- Drawing Tree Protection Plan (Sheet 2) September 2019
- Photographs of Fitzalan FHS KS2 unit submitted 01/09/2020
- FHS- ASL- 90- XX- DR- L- 0945 Rev P1 Main Gate Lawrenny Avenue – Design Intent
- Q0523-GC-003 REV E – Hoarding Plastic 1.8m fencing
- Temporary fencing plan types dated 02.09.2020
- Design and Access Statement Rev P05 and Computer Generated Visuals (Austin Smith Lord)
- Planning Statement Rev 03
- Transport Assessment March 2019
- Transport Addendum August 2020
- Drawing: Cycle highway 5: Lawrenny Avenue Masterplan Rev A.
- Noise Assessment Rev 03
- Flood Lighting Report Rev 3 and Drawing number HLS175
- Flood Consequence Assessment August 2020
- Draft Drainage Strategy August 2020
- Tree Survey Report (V6) & Arboricultural Impact Assessment
- Arboricultural Method Statement
- Ecological Impact Assessment (EclA) dated February 2020 that comprises of Bat Survey Report (prepared by Wardell Armstrong); Reptile Survey Report (prepared by Wardell Armstrong); Breeding Bird Survey Report; Invertebrate Survey Report; Amphibian Survey Report; Badger Survey Report; Otter Survey Report; Great Crested Newt and Dormice Survey Report by Capita
- Biodiversity and Landscape Management Plan V3 June 2020
- Construction Management Plan Rev 02 June 2020
- Supplementary Ground Conditions Assessment Report June 2020
- Remediation Report June 2020
- Air Quality Impact Assessment April 2020
- Site Entrance Section FHS JUBB 90 ZZ DR C 0672 rev P1

Reason: To avoid doubt as to the approved plans

3. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

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

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

'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

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

4. 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 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 agreed in writing by the Local Planning Authority.

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

10. Any 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. No building shall be occupied until the foul drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/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 (LDP EN11).
14. Details of the design of the metal gates to Lawrenny Avenue and Leckwith Road shall be submitted to and approved in writing by the Local Planning Authority prior to the school being brought into beneficial use.
Reason: In the interests of visual amenities (LDP policy KP5).
15. The ecological recommendations in the following documents shall be implemented in full:
 - (i) FitzalanSchool –Main Works: Ecological Impact Assessment –Draft Report’, prepared by JBA Consulting, reference BUJ-JBAU-XX-XX-RP-BD-0001-S0-P01.4, dated February 2020.
 - (ii) Fitzalan School: Biodiversity and Landscape Management Plan’, prepared by JBA Consulting, version 2, dated June 2020.
 - (iii) Drawing entitled, ‘Landscape (School Contract Works) Proposed Landscape Plan’, prepared by Austin Smith Lord Ltd., drawing number FHS-ASL-90-XX-DR-L-0910, revision P8, undated.
 - (iv) Soft Landscape Aftercare Methodology’, prepared by Mackley Davies Associates Ltd., version 2, dated April 2020.
 - (v) Tree Protection Plan (Sheet 1 of 2)’, prepared by Mackley Davies Associates Ltd., revision E, dated September 2019.
 - (vi) Tree Protection Plan (Sheet 2 of 2)’, prepared by Mackley Davies Associates Ltd., revision E, dated September 2019.
 - (vii) Drawing entitled, ‘Planting Schedule’, prepared by Austin Smith Lord Ltd., drawing number FHS-ASL-90-XX-DR-L-0935, revision P2, undated and Drawing entitled, ‘General Arrangement Sheet 3’, prepared by Austin Smith Lord Ltd., drawing number FHS-ASL-90-XX-DR-L-0932, revision P2, undated.

Reason: In the interests of enhancing biodiversity (LDP Policy EN6).

16. Notwithstanding the submitted AMS auditable site monitoring reports shall be submitted to the Local Planning Authority every 3 weeks to demonstrate compliance with tree protection measures.
Reason: To safeguard retained trees on site (LDP Policy EN8).
17. Prior to the commencement of any development on site a detailed planting and aftercare methodology that cross references other relevant plans and documents shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the visual amenities of the area (LDP Policy EN8).
18. Prior to the commencement of development on site details of the irrigation/aeration product for the soft landscape tree pit section shall be submitted to and approved by the Local Planning Authority.
Reason: To promote successful tree planting in the interests of the visual amenities of the area (LDP Policy EN8)
19. Prior to the commencement of development on site details of the hard landscape tree pit section shall be submitted to and approved by the Local Planning Authority detailing how the proposed Rootsoil 20 topsoil and subsoil sits in the cell profile and what the total root available soil volume will be per tree.
Reason: To promote successful tree planting in the interests of the visual amenities of the area (LDP Policy EN8).
20. The root-ball wrapping of trees to be planted when peeled back shall be removed and not folded in.
Reason: To promote successful tree planting in the interests of the visual amenities of the area (LDP Policy EN8).
21. Prior to the commencement of any development on site and notwithstanding the submitted landscaping plans a tree planting scheme, including species of trees, including fruit trees and bushes and a programme for its implementation shall be submitted to and approved by the Local Planning Authority and shall then be implemented as approved.
Reason: In the interests of the visual amenities of the area (LDP Policy EN8).
22. Prior to any development commencing on site details of the finished ground levels shall be submitted to and approved in writing by the Local Planning Authority.
Reason: To avoid any doubt and ambiguity as to the finished ground levels of this site.
23. Prior to beneficial occupation an updated Active Travel Plan shall be submitted to and approved by the local planning authority. This shall include details of modal split targets, the Travel Plan co-ordinator, school

travel surveys and monitoring. The Travel Plan shall be implemented in accordance with the approved document.

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

24. 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. (LDP policies T1 and T5).

25. 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).

26. 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).

27. Prior to any above-ground development commencing details of the proposed car park access/service access junctions with the existing highway shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility (LDP policy T5).

28. Prior to any above-ground development commencing details of the delivery and servicing management for the new school shall be submitted to and approved by the local planning authority, to include details of the lay-by on the stadium access road, and establishing that the service access road/turning area is of an appropriate design.
29. Vehicular car parking shall only occur in marked bays as set out on the approved plans.
Reason: To ensure the development accords with the parking standards (LDP policy T5).
30. Prior to any above-ground development commencing samples of external materials to be used on the building shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the visual amenities of the area (LDP Policy KP5).
31. Notwithstanding the submitted plans the noise barrier recommendation included in the applicant's report: "MACH Acoustics: Sports Noise Impact Assessment" be implemented, consisting of a 3m tall acoustic fence, such barrier being closed with no gaps and have a surface mass of at least 10kg/m², to be installed prior to the first use of the adjacent sports pitches to the south of Ysgol Pwll Coch
Reason. To mitigate noise arising from the use of pitches on the users of Ysgol Pwll Coch (LDP policy EN13).
32. The approved school shall not be brought into beneficial use until the sporting facilities shown on the approved Landscape Plan have been laid out and are available for use.
Reason: To ensure the provision of sporting facilities for the health and wellbeing of pupils (LDP policies C5, C6 and C7).

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 proposal is for a replacement 11-18 high school at 10FE including 350 post-16 places to address “D” condition categorisation of existing school. Only post 16 pupil numbers will increase and that by 28.
- 1.2 The School building will consist of the three main functional elements, which are individually expressed in their massing and materiality; a three storey ‘super block’ will house the main school accommodation, with a series of large voids across the linear plan providing natural daylight to the internal classrooms; the sports accommodation and swimming pool are located in smaller scale blocks that wrap around to form an entrance plaza to the front of the school.
- 1.3 The proposed School would also include a Nurture unit and Extended Opportunities unit. A single storey timber building would be relocated from the existing school to the grounds of the proposed school for a wellbeing provision for primary aged pupils with behavioural needs who attend on a temporary basis prior to being reintegrated back into their primary schools. Two lifts are proposed within the school building.
- 1.4 The proposal creates 17786m² of Gross Internal Area, across three levels.
- 1.5 The Post 16 accommodation is to form a ‘centre’ for learning on the second floor at the front of the school. There will also be a sixth form hall at first floor level.
- 1.7 All-weather pitches including the retained existing rugby pitch (and existing stands) plus a new Hockey/football pitches and 2 new MUGAs. In addition a rugby/football pitch, 2 MUGAs and cricket nets are proposed under application 20/01647/MJR. A pitch and two MUGAs that were approved as part of the enabling works application are to be for the use of Fitzalan HS. This is a total of 4 pitches and 6 MUGAs.
- 1.8 It is a requirement that the school meets BREEAM Excellent rating. The flat roof of the superbloc will incorporate a substantial number of photo voltaic panels. On-site renewable energy will be generated which will reduce the carbon and energy demand of the school in use. Part of the roof would incorporate glazing panels to allow natural light into the interior of the superbloc.
- 1.9 The applicant says that for south facing elevations horizontal solar shading louvres will help limit solar gains. The strategy for ventilation and heating is to be an efficient centralised system which also ensures that the noise and air pollution from Leckwith Road and the Link Road do not impact on the internal environment for pupils and staff. This system will also include heat recovery, ensuring that excess energy is not wasted and reduce energy required for heating the building. The ventilation system also makes use of the atrium spaces in the design, utilising the natural stack effect for the extraction of stale, warm air.

- 1.10 The walls of the “super block”, would be finished in a textured multi buff brick. The “super block” also features black projecting Aluminium frames to several random windows to create a more playful appearance. A select number of frames are highlighted with yellow projections to create further interest and further animate the facades. External doors would be finished in a similar manner. Metal screening/louvres, roof top housing, brise soleil would be dark grey/black in colour. A dark grey/black panel adjoining the front entrance is proposed. There would be golden yellow coloured board cladding panel feature at the main entrance
- 1.11 To differentiate the dedicated sports block and swimming pool from the superblock the sports block would have walls of dark grey/black standing seam metal cladding, arranged above a band of facing brickwork and the Pool block, which makes up the third building function, is to be in red brick. This reflects the surrounding red brick buildings and differentiates it from the school building. The sports block and swimming pool would share both an external entrance and an internal connection with the school
- 1.12 The main pedestrian access points are from Lawrenny Avenue to the north where pupils from the larger part of the catchment of will travel from. The bus stops, pedestrian and cycle routes for pupils and staff will be through this area. In addition, there will be links through Jubilee Recreation ground and the Ely trail which will connect to future cycle highway 5.
- 1.13 Two new car parks serving the school - one located to the front of the new school building and accessed via the existing junction along Leckwith Road, the main one will be next to the rear pupil entrance from Lawrenny Avenue.
- 1.14 The number of car parking spaces meets Cardiff parking standard, with the proposed 8 accessible spaces exceeding the minimum standards. The development includes a total of 352 cycle parking spaces with provision for a further 104 cycles on the existing Fitzalan High School site.
- 1.15 The external elevations of the school buildings, main entrances, public circulation areas, vehicle parking areas, bike and bin stores and the children play areas are to be protected by CCTV.
- 1.16 Native species will be proposed for new trees and shrub planting and species-rich native seed mixes will be used for grass areas. New trees will be planted to mitigate the loss of part of the woodland belt to the west of the site and along new footpaths. Fruit orchards, allotments, beehives, greenhouse and associated storage sheds will be located to the west of the application site, between the rugby/football pitch and a belt of trees to the east of Ysgol Pwll Coch (YPC). This will contribute to local biodiversity; provide an opportunity for students to be involved in outdoor projects and to learn about food growing.
- 1.17 70 Extra-heavy standard, 11 semi-mature, mixed native hedge, native and ornamental shrubs and rain gardens are to be planted. The hedgerow along the northern boundary is to be retained as are the trees along the western boundary where they adjoin YPC.

- 1.18 A detention basin is proposed to the north east of the proposed school. In addition there would be an eco-garden, hut, Anderson shelter, WW1 trench and a single storey detached building relocated from the existing Fitzalan School to be used for extra curriculum assistance. The building would be 10m x 6m in size located 17m from the boundary with properties in Lawrenny Avenue and 32m from the nearest house.
- 1.19 The submitted plans show the retention of the existing fence along the eastern boundary of YPC for a length of 70m of the 82m long boundary at the end of this fence 2.4m high weldmesh fencing is proposed. The Sports Noise Impact Assessment submitted with this application recommends that mitigation measures are required for the rear elevation of YPC. A 3m high solid acoustic fence along the southern boundary of the school is required
- 1.20 The Transport Assessment identifies a number of pedestrian/cycle improvements linked to the school development
- i) Improve the pedestrian crossing over Leckwith Road south of junction with Lawrenny Avenue and connect to a new direct link out of Jubilee Gardens.
 - ii) Review school safety zone of 20 mph on Leckwith Road
 - iii) Provide pedestrian/cycle link from Broad Street to Lawrenny Avenue.
 - iv) Link to Cardiff Cycleway 5
 - v) Relocate bus drop off point
 - vi) CCC to reconfigure Atlas Road 5 arm junction to improve pedestrian crossing.
 - vii) CCC to investigate implementation of diagonal crossing facility across Broad St/Sanatorium Rd/Heol Terell junction.
 - viii) CCC recommended to resurface footway along the southern side of Broad Street for pedestrian safety.
- 1.21 The application site, the land to the west covering the enabling works and beyond and the athletics stadium to the south are in the ownership of this Council
- 1.22 The applicant says that work is likely to start in February/April 2021 and take approximately 2 years to complete.

2. **DESCRIPTION OF SITE**

- 2.1 The site is south east of the existing Fitzalan HS. The site fronts Leckwith Road (A4232 dual carriageway) and Lawrenny Avenue. To the south, the site is bordered by Cardiff International Sports Campus' athletics stadium. The proposed site is generally flat across the majority of the footprint, however there is a level change where the site drops down to the section of land alongside Lawrenny Avenue which currently houses changing rooms adjacent to Canton RFC. The site is approximately 1.8m above the slab level of the 18 dwellings in Lawrenny Avenue that back onto this site. The land is about 1m higher at the point of entrance from Leckwith Road.
- 2.2 The application site has an area of 53,117 sqm (5.3 ha). The application site comprises a 3G pitch and football pitch; the Air Dome, which is an inflatable

sports facility, that is iconic as the only facility like this in the City. The Air Dome is approximately 18m high and is white with blue and yellow graphics. The Air Dome occupies a prominent position at present and is highly visible from Leckwith Road. The Athletics stadium is approximately 15m in height.

- 2.3 A single storey changing room building fronting Lawrenny Avenue next to Canton Rugby Club is to be demolished. The air dome and a sports pitch and associated car parking are to be re-sited and work is currently underway on land to the west to facilitate this.
- 2.4 There are a number of mature trees along the eastern boundary and alongside Leckwith Road that provide good levels of screening of the application site from the east, as well as landscaped visual interest. Along the western boundary of the site adjoining YPC is a belt of trees that extend beyond the southern boundary of YPC by some 70m.
- 2.5 There is a SINC between the proposed building and Leckwith Road that lies within the application site. The Site of Important Nature Conservation comprises a ditch, which runs alongside Leckwith Road to the east. The SINC is designated due to this being the last of this format.

3. **PLANNING HISTORY**

- 3.1 There have been several applications on this site over the last few years to upgrade pitches and for the air-dome but none are considered particularly relevant to the consideration of this application especially as application 20/00035/MJR is currently being implemented.
- 3.2 Immediately to the west of this site application 20/00035/MJR has been approved 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

The Enabling Works application is to re-provide existing sports facilities for the use of Cardiff and Vale College (CAVC), Canton RFC, Canton Liberal FC and House of Sport (which run Athletics facilities), in addition to Fitzalan High School.

- 3.3 20/01647/MJR 1 Sports grass pitch and 2 MUGAs on part of the existing Fitzalan HS site when the existing school buildings are demolished - undetermined.
- 3.4 The current application has been the subject of pre-application discussions.

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
EN4 River Corridors
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
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
Trees and Development
Waste Collection and Storage Facilities

4.3 Planning Policy Wales (Edition 10)

5. **INTERNAL CONSULTATIONS**

5.1 (a) The Tree Officer states:

The submitted AMS needs to make provision for auditable site monitoring with reports sent to the LPA to demonstrate compliance with tree protection measures.

In terms of landscaping, a detailed planting and aftercare methodology is required that cross references other relevant plans and documents.

The soft landscape tree pit section needs to detail the irrigation/aeration product and reference to peeling back the root-ball wrapping should make clear that peeled back parts are removed, not folded in.

The hard landscape tree pit section needs to make clear where the proposed Rootsoil 20 topsoil and subsoil sits in the cell profile and it needs to be clear what the total root available soil volume will be per tree.

The landscape scheme is short on large, long-lived, slow growing trees and broad leaved evergreens. These are important components in terms of mitigating the predicted impacts of climate change. Quercus for example, is absent, whereas the fast growing but not typically long lived Alnus, Betula, Gleditsia, Liriodendron, Populus, Prunus, Pyrus and Sorbus feature quite prominently. Consideration should be given to the incorporation of Quercus petraea and Quercus suber, the former as a large, long-lived native that is more adaptable to climatic extremes than Q. robur and the latter as a broad-leaved evergreen that is not impacted by Oak Processionary Moth and is drought tolerant, slow growing and long-lived. Quercus can be used as one tree where two smaller trees are proposed. Some specimen Ilex, e.g. I. aquifolium 'J.C. Van Tol' would offer increased broad-leaved evergreen cover and combines well with Quercus. Crataegus spp., also work well with Quercus and are typically long-lived, tough and with a wide range of ornamental features and good biodiversity value. I'm not sure why the fastigiated Liriodendron features – there doesn't seem to be a specific design rationale for its use and the species would seem as appropriate, though in general terms Liriodendron is best used as a 'forest' tree, being intolerant of drought and prone to honeydew problems through the growing season. Pyrus calleryana should be avoided as a hard landscape tree in my view given its propensity to produce fruit in early maturity and its propensity to suffer failure around the same time due to co-dominant leaders. I suggest any of the following as alternatives: -

Acer campestre 'Streetwise'
Acer monspessulanum
Gleditsia triacanthos var. inermis 'Imperial'
Koelreuteria paniculata
Zelkova serrata 'Green Vase'

Acer platanoides 'Emerald Queen' should be avoided close to car-parking due to its propensity to honeydew problems. I suggest an equivalent, large, long-lived tree such as Ostrya carpinifolia.

Tilia cordata 'Greenspire' has periodically been reported with structural problems. Consider Tilia cordata 'Rancho' or 'Streetwise' as alternatives.

I note that an area of fruit trees and bushes is shown as TBC. It would be a shame not to include this feature and consequently full details should be provided at the earliest opportunity.

(b) the aftercare methodology relates to the enabling works site – a planting &

aftercare methodology is required for the main school site. I've seen the plant schedule as part of the consultation on the main site and my comments on this are as per previous. The AMS includes a section on site monitoring, but does not make provision for auditable site monitoring with reports to the LPA.

And

(c) following the submission of amended landscaping drawings the Tree Officer confirmed that he had no objections to the amendments subject to conditions.

5.2 Contaminated Land state:

I would like to provide comments in relation to potential contamination issues on behalf of SRS: Environment Team:-

Jubb Consulting Engineers Ltd. June 2020; Main Works Phase Supplementary Ground Conditions Assessment Report Ref: FHS-JUBB-90-ZZ-RP-C-XXXX

Jubb Consulting Engineers Ltd. June 2020; Main Works Phase Remediation Strategy Report Ref:FHS-JUBB-90-ZZ-RP-C-002

The above ground conditions report includes a detailed assessment of potential contamination and ground gas and associated risks to human health and the environment. This includes a review of previous assessments of the site and more recent investigations of accessible parts of the site, undertaken by the consultant.

In relation to contaminants, the assessment identifies elevated lead levels and sporadic and low concentration asbestos in site soils, requiring remediation and mitigation measures. In relation to ground gas, elevated ground gas emissions within the made ground, with the ground conditions classified as 'Characteristic Situation 2', requiring passive ground gas protection measures within proposed structures.

It is noted that the ongoing use of pitches and presence of buildings on site impeded access to parts of the site and further ground investigations, including ground gas monitoring, will be necessary in these areas. The authors acknowledge that the report should be considered preliminary until all ground investigation works and assessments have been completed:

The above remediation strategy proposes appropriate remediation actions for dealing with the identified risks and contaminants of concern as determined by the contamination assessments undertaken to date. However, the remediation strategy will need to be reviewed and updated to reflect the findings of the additional assessments required.

The relevant standard conditions are recommended below in relation to the above. However, because of access limitations, it is likely that this work will need to be undertaken once the pitches are disused and air dome structure (and any other buildings present) have been relocated.

*Consequently, it is recommended that Development Control amend Conditions PC13, PC14A and PC14B from pre-commencement to 'pre-construction' by an

appropriate phrase, to accommodate this.

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

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

CONDITIONS

*PC13. GROUND GAS PROTECTION

Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

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

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

'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

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

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 (amended)

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 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.

- 5.3 Public Rights of Way have no objections to this application as there are no paths affected. The adopted highway elements will be responded to via Transportation Team.

5.4 (a) The Transport Officer states:

There has been extensive pre-application discussions on the School site, and the application submission generally reflects our transport requirements, although a number of conditions are sought.

Car Parking and Highway Access

There will be two car parks associated with the new school. The northern one is to be accessed off Lawrenny Avenue (to the east of Ysgol Pwll Coch) and will comprise 39 parking spaces, including one disabled space. The submitted drawings show the layout up to the red-line boundary but not to Lawrenny Avenue itself, and additional/more detailed drawings will subsequently be required, but this can be conditioned.

The southern car park is shown to provide 25 spaces, including 7 disabled, and space for an additional 6 minibuses in a further area to the north. Further details on this access can also be covered by condition; this car park accesses onto the stadium access road, beyond the point of highway adoption.

The overall amount of vehicle parking proposed is deemed acceptable.

It is additionally proposed for a service access road and turning/unloading area to be provided on the eastern boundary of the school, broadly parallel with Leckwith Road. This would egress onto the stadium access road to the east of the barrier gates, within the area of adopted highway. This access road is generally only a single vehicle width with passing places. This is fine in-principle although there does seem to be a lot of tarmac/turning area at the northern end, and we would want to ensure that there is not additional car parking in this area. There is also a plan for a delivery lay-by between the southern car park and the main service access, and we would need to understand how this is to operate. We will be looking for a condition that deals with service/delivery access.

Cycle Parking

As a result of ongoing discussions on cycle parking, we have reached a position where we are satisfied the proposed provision of 456 spaces (352 spaces on the main site and 104 spaces on the site of the existing school) meets the number required under the Council's current supplementary planning guidance. The precise specification of the proposed cycle stands will need to be agreed through the discharge of the condition on cycle parking.

Off-site Transport measures, including Cycleway 5

Off-site highway works will include a number of changes to Lawrenny Avenue. These include the provision of a parallel zebra crossing and a toucan crossing at the junction of Lawrenny Avenue/Leckwith Road, controlled pedestrian crossing facilities on Lawrenny Avenue and the relocation of the bus lay-bys to the southern side of the Lawrenny Avenue.

Cardiff Council are in the process of designing the strategic Cycleway 5 scheme, which connects the City Centre with west Cardiff, and passes within the vicinity of the school, via Lawrenny Avenue. This is a key piece of

infrastructure which will help to encourage sustainable transport trips, including by school pupils, staff and visitors. The scheme will additionally involve controlled pedestrian crossings on Lawrenny Avenue and an additional Toucan crossing at the Leckwith Road /Lawrenny Avenue junction. In order to avoid any abortive works and to ensure sustainable transport trips are maximised, these works will need to be in place before the occupation of the new school and will be delivered by the Council's Transport team as part of the Council's cycleway development programme which is being part funded by Welsh Government's transport grants.

Although there is a minimal increase in traffic associated with the new school (in comparison with the existing), there will be changes in traffic flows, and it will be important that Lawrenny Avenue traffic access (at school peak times) is suitably controlled. This will be achieved by the introduction of a School Street scheme which will restrict vehicular access to the section of Lawrenny Avenue within the immediate vicinity of the entrances to the new school and Ysgol Pwll Coch. This scheme will be delivered by the Transport team and will be in place in advance of the new school opening

Traffic Impact

The CC Traffic Modelling team agreed the format and parameters of the junction assessment during the application process. The Jubb TA Addendum summarises the forecast operational assessments at local junctions. This indicates slightly lower queue and delay figures with the school (including a proposed Toucan crossing, and an allowance for SCOOT traffic co-ordination), in comparison with the equivalent No Development scenarios.

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), 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 and cyclist accessibility (LDP policy T1).

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.

Active Travel Plan

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

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

Access Junctions

Prior to any above-ground development commencing details of the proposed car park access/service access junctions with the existing highway shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to beneficial occupation.

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

Delivery/Servicing Management

Prior to any above-ground development commencing details of the delivery and servicing management for the new school shall be submitted to and approved by the local planning authority, to include details of the lay-by on the stadium access road, and establishing that the service access road/turning area is of an appropriate design.

Reason: To ensure the development adequately provides for servicing and delivery vehicles.

Car Parking

Vehicular car parking should only occur in marked bays as set out on the approved plans.

Reason: To ensure the development accords with the parking standards.

(b) The Transport Officer also advises that:

Whilst bus stop relocation is not formally a part of the new school works, my condition (re Transport Works) is indicating that a range of sustainable transport

measures (including pedestrian/cyclist crossing and bus stop facilities) will need to be in place before the new school opens. I understand these works will be in place by June 2022 so should be finished well before school is due to open.

5.5 The Active and Sustainable Transport Planner for New Schools states:

The design of the new school development and its access arrangements have been determined after detailed consideration of a number of technical constraints which include the relationship of the site to neighbouring land uses, the availability of space within the site and land drainage issues.

Due to these constraints it was not possible to plan the site layout in a way that created sufficient space for the provision of the bus drop offs to be served via the Leckwith Stadium access.

The option of providing bus drop off facilities somewhere within Cardiff City Stadium or the retail park site - which would require land owner's consent - was considered. However, aside from the land ownership issue, the option was discounted because it is considered neither practical nor safe to require pupils travelling by bus to cross Leckwith Road.

Provision of bus drop off facilities on Lawrenny Avenue is therefore the only other option available.

5.6 The Noise Officer states:

With regard to this application I have considered the documents within the scope of this department, in particular the MACH Acoustics: Sports Noise Impact Assessment, Construction Management Plan - main works rev02, Main School External Lighting Lux diagram, Floodlighting report, Source Intensity & Vertical Spill plan, and Air Quality Assessment (sref 05-19-76250).

Following the assessment of these documents I would suggest the following conditions be attached to any subsequent consent: -

1. Construction Management Plan – The hours of work are acceptable at 0730 hrs to 1800 hrs on Monday to Friday, and 0800 hrs to 1300 hrs on Saturday. However the above timings should not include any noisy work activities being carried out before 0800 hrs on any day. The condition might take the form thus: -

“No noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by demolition and 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 Sundays or public holidays. The site may open for preparatory works at 0730 hrs Monday to Friday, but this is not to consist of noisy activities which are only to commence later than 0800 hrs on Monday to Saturday, unless such work is:

- (a) associated with an emergency (relating to health and safety or

- environmental issues);
- (b) carried out with the prior written approval of the Local Planning Authority.

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

Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected.”

2. That the noise barrier recommendation included in the applicant’s report: “MACH Acoustics: Sports Noise Impact Assessment” is implemented, consisting of a 3m tall acoustic fence, such barrier being closed with no gaps and have a surface mass of at least 10kg/m², to be installed prior to the first use of the adjacent sports pitches.

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

- 5.7 The Council’s Ecologist recommends acceptance of NRW’s European protected species condition

6. **EXTERNAL CONSULTATIONS**

- 6.1 Welsh Water request that a condition and advisory notes be attached to any consent.

Condition No building shall be occupied until the foul drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/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 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. 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.

(Welsh Water's comments have been sent to the applicant's agent for their advice).

6.2 NRW recommend six conditions (5 land contamination and one European protected species)

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 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.

Condition 2: Contamination verification report

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.

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 off-site 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 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 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 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.

European Protected Species

NRW have reviewed the following documents submitted in support of the above application:

- i. 'Fitzalan School –Main Works: Ecological Impact Assessment –Draft Report', prepared by JBA Consulting, reference BUJ-JBAU-XX-XX-RP-BD-0001-S0-P01.4, dated February 2020.
- ii. 'Fitzalan School: Biodiversity and Landscape Management Plan', prepared by JBA Consulting, version 2, dated June 2020.
- iii. Drawing entitled, 'Landscape (School Contract Works) Proposed Landscape Plan', prepared by Austin Smith Lord Ltd., drawing number FHS-ASL-90-XX-DR-L-0910, revision P8, undated.
- iv. 'Soft Landscape Aftercare Methodology', prepared by Mackley Davies Associates Ltd., version 2, dated April 2020.
- v. 'Tree Protection Plan (Sheet 1 of 2)', prepared by Mackley Davies Associates Ltd., revision E, dated September 2019
- vi. 'Tree Protection Plan (Sheet 2 of 2)', prepared by Mackley Davies Associates Ltd., revision E, dated September 2019.
- vii. Drawing entitled, 'Planting Schedule', prepared by Austin Smith Lord Ltd., drawing number FHS-ASL-90-XX-DR-L-0935, revision P2, undated.
- viii. Drawing entitled, 'General Arrangement Sheet 3', prepared by Austin Smith Lord Ltd., drawing number FHS-ASL-90-XX-DR-L-0932, revision P2, undated.

NRW note from the above documents that overall the site was considered to have moderate suitability for foraging and commuting bats. NRW also note that the above-named supporting documents cover additional land relating to extant planning permission 20/00035/MJR for the western and southern portion of the site, and that this land is outside of the scope of this consultation. NRW therefore wish to clarify that comments provided in this response pertain only to area for this planning application.

Condition 6: European Protected Species

In view of the information provided, NRW considers that there should not be a detriment to the maintenance of the favourable conservation status of European Protected Species. However, we recommend that planning permission should only be granted if the above-listed documents (i to viii) are included within a condition identifying approved plans and documents on the decision notice for implementation of the ecology-related recommendations (wildlife corridor reinstatement, mitigation against external lighting on bat foraging/commuting etc.).

A European Protected Species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS Licence. It is an offence to deliberately capture, kill or disturb or to damage or destroy their breeding sites and resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

Development should not commence until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/development to go ahead.

Flood Risk

NRW have reviewed the FCA submitted in support of the above application. Based on the information provided in the FCA, NRW raise no concerns in respect of flood risk matters. The FCA states that the proposed finished floor level (FFL) of the school building will be 9.85m AOD and the ground level for the Northern carpark and MUGA pitches will be 8m AOD. Based on these levels, the FCA shows:

- During the 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event, the predicted flood level is 7.84m AOD. The proposed development is predicted to be flood free during a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event. Thus, the development meets the requirements of A1.14 of TAN15.
- During a 0.1% (1 in 1000 year) annual probability fluvial flood event, the predicted flood level is 8.37m AOD. The proposed school building is therefore predicted to be flood free during a 0.1% (1 in 1000 year) annual probability fluvial flood event. However, the proposed Northern carpark and MUGA pitches are predicted to flood to a maximum depth of 320mm, at a maximum velocity of 0.47m/s. This velocity 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 part of the development, flood storage compensation is required in order to avoid potential detriment to the surrounding area. The loss of flood storage is calculated as 2673m³, the replacement compensation gives a storage volume of 3051m³ which gives an improvement of 378m³.

The FCA has proposed the management of any residual flood risk by recommending the preparation of a flood action plan, the occupying facility sign up to the flood warning service and the incorporation of flood resistant/resilient materials.

NRW consider the risk of tidal flooding to the proposed development as 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, NRW 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's comments have been forwarded to the applicant's agent).

6.3 GGAT state:

Information in 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. However, 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 have previously recommended archaeological mitigation for previous proposals in the area. However, as noted in our response to application 20/00035, ground investigation work indicates that the area 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. Furthermore, that work has illustrated that the ground within the application area has also been raised, coinciding with landfill records and the identified levels of made ground detailed in GI work. 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.

Given the nature of the proposed development and our understanding of the current information regarding the site, it is unlikely that significant archaeological remains will be encountered. As a result, archaeological mitigation works will not be required and as the archaeological advisors to your Members we have no archaeological objection to this application.

6.4 (a) Sports Council for Wales states

Although the proposal involves the provision of new indoor sports facilities including a new swimming pool to replace those at the existing site off Lawrenny Avenue, which is welcomed, Sport Wales is commenting here in its role as the statutory consultee on developments affecting playing fields as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (SI 2012/801).

Sport Wales previously commented on the related application (20/00035/MJR) involving the relocation of the Football Air-dome and provision of other new pitches immediately to the west and while it was satisfied the proposal resulted in improved sports provision it had concerns about the impact on Ysgol Pwll Coch's playing field provision and reconfiguration.

The proposal for the new Fitzalan School involves the loss of the existing football pitch lying nearest to Leckwith Road; the retention of the existing 3G rugby pitch; the provision of a new sand dressed hockey/football pitch on the site of the existing Air-dome and the provision of two new Multi Use Games Areas. In summarising the overall impact, the obvious concern is the loss of the football pitch but as that is being replaced with a new pitch on the existing Fitzalan site under planning application 20/01648/MJR and provided that access to the new facilities will remain the same as present, Sport Wales is satisfied that all the proposals combined will result in improved sports provision.

However, as expressed during the pre-application consultation, Sport Wales has concerns about the sufficiency of provision for the two schools, Ysgol Pwll Coch and Fitzalan High School. Ysgol Pwll Coch will be significantly short of the statutory minimum team game playing field areas set out in the Schools Premises Regulations and the new Fitzalan High School is only able to meet the minimum because it has been agreed that its' artificial playing field areas are counted four times and not the recommended two times.

It is noted that Cardiff Council has worked closely with the Welsh Government's 21st Century Schools Team to ensure provision meets the needs of the new school and pitch usage has been measured but while it is recognised that artificial pitches can be used extensively they do have limitations and there should be caution when adopting a multiplying factor against grass pitches. Firstly, due to their size, only a certain number can use them at any one time, which will be reduced under the current social distancing requirements. Secondly, because of their configuration, they are not as flexible as grass playing fields and in particular not suitable for the summer sports, athletics and cricket. The pre-application consultation revealed a demand for a cricket pitch and it has been suggested that grass pitch 5 could be used but it will difficult to prepare a cricket square of any quality on the centre spot of a football pitch following a winter's use. Also, while the 3G pitch (Pitch 2) will be able to accommodate competitive rugby and football, the sand dressed artificial pitch (Pitch 6) earmarked for football and hockey will not be able to host competitive football. This calls into question applying the same multiplying value for that pitch.

It is appreciated that it is an urban environment and it is a constrained site and while access may be arranged to the other facilities at Leckwith, Sport Wales 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. It could provide the capacity to provide a bigger and better cricket pitch as requested and help to address the shortfall at Ysgol Pwll Coch.

(b) And following a letter from the agent in response to SCfW original comments stated:

As per our comments on planning application 20/00035, we acknowledge that 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, even with a greater footprint, the school does not meet the statutory minimum playing field requirements of the Schools Premises Regulations.

Cricket

As commented on application 20/01648, Sport Wales is concerned that a cricket square of any quality can be provided on the centre spot of a football pitch following a winter's use. The availability of the cricket wicket at Sanatorium Park is noted but in what condition is it and can it accommodate the school's use as well as any existing users? The inclusion of the cricket nets are welcomed.

The above issues - Pwll Coch being short of the statutory minimum and concerns about the cricket provision - adds weight to Sport Wales's call for more land at the existing Fitzalan High School site to be retained for the PE and sporting needs of Pwll Coch and Fitzalan HS.

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.
- 7.4 One letter of objection has been received from a local resident who states:

I would like to object to the above planning application, the new school will no longer in Lawrenny Avenue, therefor there should be no pedestrian or motorised access from Lawrenny Avenue. if you allow this, parents will still drop off their children off in Lawrenny Avenue adding even more traffic to the street for longer periods of time. There is already good road access from Leckwith Road which already has a traffic light system and road infrastructure in place this can easily allow buses and coaches and cars to enter the new school, there is also a large car parking area already there .this would ease the already over saturated traffic in Lawrenny Avenue.

The Gol Center has already increased its number of pitches which in turn increases the traffic in Lawrenny Avenue late into the night and on weekends

The new school will be bigger and so will also be increasing the volume of traffic, at the moment there is already standing traffic in the street, cars buses coaches standing for long periods of time with their engines running this is not a good thing for the residents of the street or the school children who have to walk alongside this to and from school. This is not just on week days but also on weekends and evenings. as Lawrenny Avenue is not a through road what goes up the street must come back down this also will increase the amount of rubbish left in the street by the children from the school.

The land proposed for the new school has had a beam report done on it to allow planning permission in this report there is mention of Japanese Knotweed in the proposed site, which I am very concerned about, also soil has been imported to the site from somewhere else I have reported this several times to the council and have supplied photos to prove this. There has been no response despite several emails [photos still available] If planning permission is granted this will make a mockery of the whole point of a report being done in the first place.

The proposed building will overlook the gardens bedrooms and bathrooms of the residents of Lawrenny Avenue as the land where the school is proposed to go is much higher. therefore any windows overlooking the backs of the properties of Lawrenny Avenue should have OBSCURE or FROSTED glazing.

RESIDENTS HAVE A RIGHT TO ENJOY THEIR HOMES AND GARDENS WITHOUT INTRUSION FROM A PUBLIC AUTHORITY AND PROTECTION FROM NOISE ,POLLUTION AND NUISANCE.

There is also a safety issue as it allows access to the rear of the properties of Lawrenny Avenue some residents have already experienced things being thrown at their windows and things thrown into their back gardens there is also an issue with the lighting and noise people blowing whistles and swearing which sometimes goes on till 10pm and lights left on all night this has gone on for over a year and is still not been resolved. This does not inspire confidence in the council's ability to resolve issues once the building is built that is why these matters must be sorted out before planning permission is granted.

There is a drainage ditch that runs behind the houses and up Leckwith Road I have been told that it is no longer in use and yet it still fills with water when it rains as the houses are lower than the field where is this water going to go Furthermore the land between the proposed school and gardens of Lawrenny Avenue must be regularly maintained who will do this the council cannot maintain the gullies that are already there

These issues must be resolved before planning permission can be granted

- 7.5 54 letters of objection (mainly in a standardised format) have been received from parents of pupils at Ysgol Pwll Coch. The standard letter of objection states:

I object due to the following concerns

1. *Fitzalan Facilities: We need clarification around the anticipated accessibility of the sport pitches, sports hall and swimming pool for YPC pupils, either during or after school hours. There's contradictory information within the consultation documents around this and no specificity. We seek assurances that Ysgol Pwll Coch will have access to use these new facilities on a regular basis by formal arrangement. The sports noise assessment document indicates that these facilities will not be fully utilised throughout the school day by Fitzalan, so there should be scope for access.*
2. *Noise mitigation: The consultation document details assessments that have been made on the noise impact of the new development as a result of its proximity to YPC. The noise modelling highlights the need for remediation on the southern facing façades of the building except for the small area with no windows on the southernmost part of the building. However this document also states that no noise mitigation work is required on the eastern-facing wall, despite it facing the development and there being classrooms and windows on that elevation of the building. The document claims noise levels will be within limits (but only just). This is a serious concern to pupils and parents of YPC and we are calling on the developers to deal with the noise remediation that's needed here, or these classrooms and pupils in the upper school could suffer, especially when windows are open.*
3. *Acoustic fencing – south boundary: The consultation document proposes an 'acoustic fence' as remediation of the noise levels from the development. This will run along the south perimeter of YPC's playground. We are concerned about the impact high fences would have on the ambience of the playground and so we would welcome further discussion on what would work better to reduce the visual impact on YPC's side, such as the planting of conifer hedging or trees. This will also make it more visually appealing, as well as being environmentally friendly and offering extra sound cushioning. It will also complement the idea of the 'buffer zone' planting which was suggested and requested during the first phase of consultation.*
4. *Traffic issues: There's several issues we would like to raise here.*
 - a) *Bus / coach drop offs: To make Lawrenny Avenue as safe as possible and limit the pedestrian and traffic impact of the development we need to limit the amount of traffic using Lawrenny Avenue as much as possible. The most effective way to do this would be to redesign the proposed traffic system (coach drop offs on Lawrenny Avenue) and instead create a coach drop off area to the south of the development, accessed exclusively off Leckwith Road adjacent to the Cardiff City stadium via the traffic light controlled junction. The Traffic*

Assessment document within the consultation pack states that this is a practical possibility.

There's a number of benefits to this:

- 1. It would significantly reduce the traffic on Lawrenny Avenue, reducing the risk to pedestrians as well as air pollution for thousands of students arriving at and leaving school.*
- 2. It would considerably reduce the pressure on the current road junction at the entrance to Lawrenny Avenue. This deals with an enormous volume of traffic entering and exiting the road, despite not having any signal controls.*
- 3. It would go some way to counter the impact of the additional volumes of traffic likely to be imposed on Lawrenny Avenue, due to parents dropping off children to Fitzalan - this currently takes place in large volumes on Broad Street causing countless hazards for road users and pedestrians.*
- 4. It would help reduce the hazards for pedestrians of Lawrenny Avenue, numbers of which are likely to be considerably higher given the proposed route of a cycle and pedestrian path from Broad Street through to Lawrenny Avenue and across into the new school. It's hard to not think this would not be chaotic - thousands of children and young people crossing Lawrenny Avenue within a short window, twice a day.*

- b) Coach stops on Lawrenny Avenue: the location of the bus stops will have a huge impact on the safety of pupils at both schools.*

Impact of placing them next to or outside Ysgol PwllCoch:

- 1. Environmental: impact of dirty noisy busses parking outside the school twice a day*
- 2. Traffic: significant additional traffic outside the school in addition to parent drop offs for YPC students*
- 3. Safety: there would be a significant increase in the footfall past Pwll Coch every day, creating large crowds of people. This would make it very difficult for parents to manage their children, particularly smaller ones, as well as it being a frenetic and potentially intimidating environment for the children themselves.*

A better solution for YPC would be for them to be positioned further down Lawrenny Avenue, past the existing rugby club. This would be much closer to the new main pedestrian entry point of the development. It would also give far better separation of road and pedestrian traffic for each school.

- c) Lawrenny Avenue crossing: Whatever the final configuration of the school drop offs, there will suddenly be a far greater volume of*

people crossing Lawrenny Avenue, causing a massive hazard for road users (cars, Bikes, etc.) We are therefore appealing strongly to the Council and developers to put additional measures in place to make the street safe for pedestrians crossing the road in a way that doesn't interrupt traffic. The existing zebra crossing will not be sufficient for the increased numbers. A footbridge or similar solution would allow a safe and continuous passage.

4. *Footpath entry to Fitzalan from north west: The proposed western boundary footpath, running alongside YPC, parallel to the playing field, should be gated and time locked to avoid antisocial behaviour and littering problems. It would also restrict any members of the public gain unacceptable proximity to the students of YPC*

7.6 Other similar letters have been received concerned about traffic safety, noise mitigation and boundary screening. Some of the issues raised are in respect of the enabling works approved under planning application 20/00035/MJR which is currently being implemented. I have highlighted below additional areas of concern that have been made:

a) There has been minimal effort on the part of the planners to engage with the parent body and every engagement we have achieved has been a product of our own coordinated persistence. I was personally encouraged by the engagement we achieved during the consultation stage of the first phase of the development and felt that our concerns were finally being listened to. However that engagement appears to have met an abrupt end at that point, after which the plans were apparently agreed by the council planning department with no further consideration of parents concerns and with no effort to communicate with us on the decisions made. This latest consultation document ostensibly takes great pains to address the issues and impact of the development from a Fitzalan perspective, but pays little attention to the consideration of the impact for the Pwll Coch community, not to mention local residents, and businesses, all of whom are facing considerable disruption and impact as a result of this development.

However, looking from the outside in, there appears to be a desire among the council officials to realise this development at any cost, with only secondary regard to the impact on other groups affected.

b) I also believe that in recognition of the level of disruption that YPC, in particular, has experienced and will continue to do so for some time as a result of this development, it would be a strong gesture if the school were to get some level of priority access to the facilities through a binding covenant.

c) I was dismayed at the original plans that developers had designed a school that on the face of it is '21st Century' but actually when you look behind it there is a primary school with nearly 300 children who each day will look upon a cage, very '19th Century'. So please, when you are all patting yourselves on the back, and when the ribbon cutting ceremony happens, please remember 300 children who each day will look at a wall, however that will be, a noise reduction fence, a steel fence, whatever it will be and whatever you decide it to be. 300 children

who will not have the benefit of open spaces to look out on to anymore.

d) Impact on children in a primary school, who are now in classrooms where windows must be open for ventilation purposes due to Covid. The developers should be taking proactive measures to lessen the impact.

e) My children and hundreds of other Ysgol Pwll Coch pupils will spend almost half of their primary school years surrounded by construction works and traffic, increased noise and air pollution. The result for Ysgol Pwll Coch will be a primary school completely enveloped by a secondary school and imprisoned by high fencing to protect from sports activities and noise, lower quality outdoor spaces for the children to play, lower air quality from increased bus services adjacent to the school's playing fields, and ongoing risk from Fitzalan traffic when other solutions are available.

f) I know that the motives of the applicant (Cardiff Council) or personal conduct will not be considered a material factor in objecting to this planning but as context the total disregard for Ysgol Pwll Coch throughout the whole process has been disgraceful. The Pwll Coch community has been lied to, misled and given false promises. To give an example, we were told that Pwll Coch's existing playing fields the "Cae" was closed due to asbestos concerns, and only following this was its feasibility for inclusion in the new Fitzalan site considered. Flood consequence documents in the planning submission now evidence that the red Line Boundary for the new Fitzalan School including the Cae had been in place since early 2017, before the Cae was closed due to asbestos concerns. It can now be evidenced that the Council has misled interested parties as to when and why the decision was made to remove the Cae from use by Ysgol Pwll Coch.

g) The applicant's priorities for this development while rightly aimed at improving educational and community facilities for the Fitzalan community don't just completely overlook the needs of Ysgol Pwll Coch children; in many cases they are positively to the detriment of this specific group of future generation children. What matter the health and wellbeing of 400 Welsh-speaking primary school children when you are looking to provide a shiny new school for 1,700 Fitzalan pupils, eh?

Cardiff Council's Education team should be ashamed of its conduct in this regard.

h) The flood risk assessment for this phase is insufficient and incomplete. The most recent flood consequences assessment takes no account of the landscape changes resulting from the Fitzalan enabling works phase currently underway, and that the adjacent fields (several hectares) to be covered in playing surfaces. No matter how much drainage has been put in place for these enabling phase pitches, it will not withstand 1 in 100 year flood event, which the NRW has identified this site at risk from. Indeed, the only flood risk assessment that takes account of the whole development site (Mott MacDonald, 2017) encompassing the enabling works area and main school construction works states:

The construction of a school at this site may be contrary to Planning Policy

Wales guidance in relation to flood risk and flooding consequences, as available escape and evacuation routes are not operational under all conditions and therefore the development does not meet all the acceptability criteria detailed in TAN15 Section 7 and Appendix 1.

Acceptance by NRW and the LPA of a departure from this guidance would just about be acceptable if there were no sensitive properties nearby, but Ysgol Pwll Coch is adjacent to the Fitzalan site, and at a lower level. Indeed, the most recent Flood Consequences Assessment (Jubb, 2020) identifies Ysgol Pwll Coch to be in an area at higher risk of flooding than the proposed Fitzalan site.

This development is therefore putting the children of Ysgol Pwll Coch at risk. Risk to their safety, and risk to their ongoing education should the school face the devastating consequences of flooding.

i) The effects of lack of greenness and nature on mental health and well-being are well known to us all. As part of this process, I would like a guarantee that facilities that were important to Ysgol Pwll Coch, particularly as part of its eco-school status, such as a forest school and an abundance of greenery on the school grounds, will be restored to the school to make up for what has been lost as a result of this development.

7.7 These are the comments a parent has submitted made by his children:

I don't want high noise and busy traffic ruining my fun and opportunity to learn at school. Please think of us also at Ysgol Pwll Coch... .. and we have monkey bars in the play area ;) - Gruff, (6) The two-floor buses scare me and make me nervous when crossing the road. Please look at our own. (Owain 4)

7.8 Four of the letters received were written in Welsh and have been translated. The comments are similar to the above but also include the additional matters:

Needs of parents dropping off their children at YPC needs to be considered

The bus drop off could be relocated at Cardiff football stadium

In view of the increased number of pupils that will have to cross Lawrenny Avenue a pedestrian footbridge be provided as a pedestrian crossing would not cope.

7.9 This letter was sent to the Children's Commissioner for Wales

I am 10 years old and a pupil at the welsh school, Ysgol Pwll Coch. I would like to discuss the destruction of our green playing field. Monday was my first day back at school since July and my first day in Year 6. I noticed that building work on our old field had begun and I felt angry that we are being robbed of our green space. It is vital that we have a large green child friendly space in our school and the new field is no replacement. On the new field there is no shade, no trees and my brother found a hubcap and I have found litter there.

The year 6 classrooms are right next to the old field so I found it difficult to concentrate because of the noise of the building work and it was annoying at playtime.

I could feel the difference in the air quality to when there was no building work going on and I am concerned for the health of other children who may suffer badly from any breathing problems.

I feel very sad when thinking about all those animals who have lost their lives and all the children who will have to miss out on forest school.

I also feel that no one is looking at it from our perspective (pupils at Pwll Coch). Sometimes I feel that I do not want to speak up in front of a crowd however when children do speak up and say what they want and do not want, we are often told by adults that we are wrong and that we actually want this and don't want that. It is confusing for me when adults say they are listening and want to hear what we think when really they just want us to say what they want to hear. I also feel frustrated that I as a child cannot do anything about it.

- 7.10 Canton RFC submitted representations in respect of 20/01647/MJR but in view of the nature of their comments it is believed that those comments should be for this application. 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 Fitzalan High School 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 against the LDP policies and on its individual planning merits.
- 8.2 The application site falls within the settlement boundary as defined by the LDP Proposals Map. The proposal is intended to facilitate the development of a new Fitzalan High School located on Lawrenny Avenue, close to the existing school site.
- 8.3 The replacement school will serve the same catchment as the existing school

serves.

- 8.4 Policy C7: Planning for Schools is of relevance which recognises that the Council has a statutory duty as local education authority to ensure that there is a sufficient number and variety of school places available to meet the needs of the population of the County. Policy C7 advises that new secondary schools should be well designed, well related to neighbourhood services and amenities and easily accessible to sustainable transport modes and; include, where appropriate, provision for other appropriate community uses in addition to their education use.
- 8.5 Assessed against this policy framework and taking into account the nature of the development and the context of the area, the site is in a sustainable location benefitting from good sustainable transport options, including public transport and the proposed improvements to the local cycling routes. In addition the new school will serve the same catchment as the existing school and the new school and community could benefit from the adjacent sports facilities.
- 8.6 The application raises no land use policy concerns.

Design

- 8.7 The proposed school building is 12.6m high. Buildings such as the Air Dome, Cardiff City Football Stadium and the Sports Stadium building are all higher than the proposed school which is set behind two rows of trees fronting Leckwith Road. Most of the school is set back over 100m from Lawrenny Avenue so would be less visible from that direction. The school will be most visible by north bound traffic at the traffic lights on Leckwith Road at the junction with the Football Stadium, Retail Park and Athletics Stadium.
- 8.8 The school is considered to have a coherent architectural strategy for the design of the facades with a variety of fenestration, changes of materials for different elements/functions, attractive/interesting contemporary elevations with bold lettering to sign post functions. Condition 21 would further control the materials to be used. There is plenty of room for a large building on this site and there are no scale or massing issues. The front elevation sits well behind a generous public entrance area
- 8.9 The design of the metal gate to the main pedestrian access from Lawrenny Avenue is to be part of an art and design project with the school, so detailed design will need to be finalised. The applicant says that the proposed gate to Leckwith Road would be 3m wide and 2.4m high steel weldmesh and railing gates. It is considered that a well-designed gate welcoming pupils walking from the east of this site and visible from the public highway is also considered appropriate in this case. The details can be controlled by condition 14.

Transportation

- 8.11 Lawrenny Avenue is a relatively wide road at 10m at its widest with verges on one side and for much of its length verges on two sides. Lawrenny Avenue is also well established as the main vehicular access to Fitzalan HS for staff cars and school buses. The Council's aim is to shift the modal split and the proposed cycle superhighway along Lawrenny Avenue and the covered cycle parking to be provided to serve the school will assist in reducing car movements to this site.
- 8.12 No additional bus drop off spots are envisaged in view of the relatively modest increase in post 16 numbers and the Active Travel Plan which will seek to reduce numbers travelling by bus and increase numbers of pupils cycling.
- 8.13 There are 5 existing dedicated bus services. The submitted Transport Assessment shows the existing school bus zone in front of the existing Fitzalan HS and YPC. The applicant says that the school bus stops will be relocated to the east of YPC entrance to minimise any clashes and so that pupils will be dropped without needing to cross Lawrenny Avenue. There will be no change to the existing arrangements until the new cycle super highway 5 proposal is finalised, which will be tied into the required relocation of the school bus drop-off layby. The bus stop relocation does not form part of this application and will be the subject of future consideration under condition 24.
- 8.14 The Active and Sustainable Transport Planner for New Schools has addressed the issue of relocating the school bus drop-off layby in alternative positions in para 5.5. of this report.
- 8.15 The proposed crossing arrangement has been discussed and designed in conjunction with Cardiff Highways Officers. This has been modelled and the proposed crossing will be designed to accommodate the pupils crossing. There is an existing number of pupils that cross Leckwith Road at present to access the existing school. The introduction of the crossing from Jubilee Gardens will ensure safe pedestrian access for both pupils and the public.
- 8.16 A footpath running from the west and then south of YPC to the new school will only be open morning and evening for pupils coming from Broad Street to access the safest route to school. The details and information relating to the footpath were submitted (planning application ref 20/000921/MJR (enabling works)) and approved on 18 March 2020. It should be noted that this is not a 24/7 public pathway. The footpath will only be open morning and evening for pupils coming to or leaving school. It will only be open for sports access outside of normal school hours.
- 8.17 Peak labour levels will be 180 during the main works. Parking for construction workers will be at Cardiff City Stadium. However, whilst establishing the site the car park next to the existing changing room will be used for contractor's vehicles. The submitted Construction Management Plan specifies that the main access to the main works site will be via Leckwith Road and the A4232. There will be a peak of 50/60 vehicle movements per day during the cut and fill operation reducing to 8-10 daily movements at later stages.
- 8.18 The Transport Officer has submitted no objection to the access arrangement subject to a number of conditions (23-29).

Ecology

- 8.19 An Ecological Impact Assessment (EclA) has been submitted which establishes the baseline conditions of the site and evaluates the importance of any identified ecological features. The Assessment confirms that the majority of the site is amenity grassland which has a negligible impact.
- 8.20 The Canton Common Ditch is a designated SINC that is located on the eastern edge of the application site. The site is designated a SINC due to it being the only surviving remnant of the Canton Common marshlands. However, today it is essentially a dry ditch and the EclA contains the survey findings and there are no species recorded within the SINC. The ecological quality of the SINC is relatively low. A small section of the northern part of the SINC would be filled to match existing surface levels to facilitate the creation of a pedestrian access from Leckwith Road. The applicant states that approximately half of the surface water drainage (school and hard playing areas) will discharge into the ditch. This discharge of water will seek to reinstate the function and purpose of the SINC as a drainage system.
- 8.21 NRW comments that the site is considered to have moderate suitability for foraging and commuting bats. Potential impact includes habitat loss and fragmentation of the central woodland belt which will cause short to medium term significant effects on commuting pipistrelle bats. To address this a new tree line is to be planted to the west of the new pitch to maintain connectivity across the site for pipistrelle bats, thus mitigating any impact in the long-term. Furthermore, a new footpath is proposed to the north of the tree line which will have trees planted on either side. These trees will be behind the acoustic fence identified in the applicant's Noise Report and required by the Council's Noise Officer. The applicant says that this will be allowed to grow to maturity (with a gap between canopies of 7m or less) and will provide new habitat for bats.
- 8.22 As a measure to enhance the site for bats, bat boxes will be placed within the retained broad-leaved woodland. Also, the landscaping of the site includes native tree and shrub planting, woodland edge planting and wildflower meadow, which are insect rich habitats. A survey undertaken to support this planning application did not identify any features suitable for roosting bats in trees to be affected by the development, which are considered to be of negligible suitability for roosting bats.

Proposed condition 15 is recommended by NRW and endorsed by the Council's ecologist.

- 8.23 The SINC will be actively used for surface water drainage purposes and falls within the school grounds as an Education responsibility.

Landscaping

- 8.24 The issues raised by the Tree Officer are addressed by proposed conditions 16-21. It should be noted that 70 Extra-heavy standard, 11 semi-mature, mixed

native hedge, native and ornamental shrubs and rain gardens are to be planted. As the landscaping matures alongside existing trees within the site and adjacent to the site the appearance of the school building will be enhanced along with biodiversity interests.

River Corridor

- 8.25 The application site falls within the River Ely corridor. The River Ely runs to the west of the site, some considerable distance outside the application boundary. It is a material consideration that there are a number of existing buildings and sports facilities which have been constructed within the River Corridor designation. The proposed school is at the edge of the River Ely Corridor set away from the river behind the Athletics Stadium, the relocated Air Dome and YPC. It is not considered that this development would adversely affect the natural heritage, character or any other feature of the river 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. 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 any 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'

Noise

- 8.26 The submitted Noise Impact Assessment explains that the site and surrounding areas are subject to high ambient noise levels and that the most appropriate way to measure the likely impact of the sports pitches and new school is to calculate the anticipated change in noise levels. This analysis demonstrates that the change in noise levels at the nearest residential dwellings will be less than 1dB, thus likely to be imperceptible. It is considered that no mitigation measures are therefore required.
- 8.27 The applicant states that the school will be mechanically ventilated and provided with double glazing to ensure that internal noise levels are appropriate.
- 8.28 The details and information relating to the acoustic fence and hoardings required under application 20/00035 was approved on 18th March 2020 (ref 20/000921/MJR) which discharged various conditions attached to the enabling works consent. Proposed condition 31 would address the issue of the impact of noise from the proposed pitch on YPC in a similar manner to that required for the enabling works. Condition 15 of application 20/00035 states:

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).

- 8.29 The Sports Noise Impact Assessment identifies that mitigation measures are required for the rear of YPC. A 3m high solid acoustic fence along the southern boundary of the school is identified as necessary. It was previously agreed that an acoustic fence is required and this was conditioned under application 20/00035 and discharged under 20/00921. To the north of that fence a hedge is to be planted before a 12m slope planted with wildflowers and then the playground of YPC. The Noise Officer has no objection and his proposed condition is included as condition 31 in the Recommendation. The first condition he has proposed is a matter normally addressed under the Control of Pollution Act 1974 and is usual included as an advisory (Recommendation 3) on a planning decision. Government advice on the use of planning conditions says that planning should not duplicate controls exercised under other legislative powers.
- 8.30 The proposed fencing around the sports facilities would be the same as that for the facilities to the west. The proposed fence materials and heights are shown on the proposed site plan submitted as part of the planning application documents (ref 20/00035).
- 8.31 The eastern side of YPC faces an existing playing field and that relationship and associated noise levels remains unchanged. There is a 25m gap between the boundary to YPC grounds and the boundary of the retained sports pitch. Between the pitch and YPC is a band of mature trees within the grounds of the future Fitzalan HS which create a visual barrier. It should be noted that vegetation is not an effective noise barrier and where it is necessary to control noise a solid barrier is required.
- 8.32 During construction a 2.4m high hoarding will be temporarily erected around the school site for safety and security purposes.

Air Quality

- 8.33 Stoma Built Environment has submitted an Air Quality Impact Assessment with this application. The Assessment concludes that:
- I The likely impact of dust soiling and PM10 are negligible
 - li Predicted No2 and PM10 concentrations from the impact of vehicle emissions are below the relevant air quality objectives.
- 8.34 There would be no increase in air pollution as the number of vehicles arriving/departing from the school would remain unchanged and could be reduced with the Active Travel Plan and improved provision for cyclists.

Flooding/Drainage

- 8.35 The site is protected by significant flood alleviation infrastructure providing a level of protection in excess of 1 in 200 years. Most of the application site is in flood zone B with part in C1. By comparison all of YPC is within C1.
- 8.36 The proposed school building and associated buildings will be set (10.025 AOD) above the flood level of a 1.1000 probability in one year (8.99AOD).
- 8.37 TAN 15 advises that all development in zones C1 and C2 should only be

permitted if determined by the Local Planning Authority that they can be justified. There are 4 criteria for justification:

- i) the location is necessary to assist local authority regeneration initiative or a local authority strategy required to sustain an existing community
- ii) necessary to contribute to key employment objectives, to sustain an existing settlement
- iii) concurs with aims of Planning Policy Wales and meets definition of previously developed land
- iv) potential consequences of a flooding event for this particular type of development have been considered and found to be acceptable.

8.38 It is considered that the above tests are met as the school is required to replace an existing school, there would be some 200 persons employed during construction, staff permanently employed at the school with young people receiving education in modern facilities which would assist with future employment; the land has been previously developed as a sports pitch and air dome; and the only area likely to be affected by flooding would be the northern staff car park. NRW has raised no objections. It is considered that the proposals are acceptable in flood risk terms

8.39 The Flood Consequence Assessment by Jubb dated 2020 confirms that all future users of the facilities will be advised to follow all guidance provided by NRW during extreme flood events. The Assessment identifies 3 evacuation routes in the event of a flood event.

8.40 The existing ground provides 2673 cubic metres of storage and this will be increased to 3051 cubic metres. The SUDS design will attenuate surface water run-off on site and reduce the peak run-off during storm events, thereby reducing flood risk both within and beyond the development. The SUDS application is a separate application assessed by the Drainage Team and must also obtain consent prior to development commencing on site. Welsh Water's recommended condition is included in the recommendation as proposed condition 13.

Contamination

8.41 NRW's proposed contamination conditions are similar to Pollution Control's and should be applied to any approval. In addition the first and last 3 conditions recommended by Pollution Control are included within the recommendation as proposed conditions.

8.42 Pollution Control have made reference to the control of Japanese knotweed and this is identified in Recommendation 2 above. NRW has raised no issues in respect of this matter. In any event there is no Japanese knotweed on the current application site. The previous application for the enabling works to the west of this site did identify knotweed towards the western edge of that application.

8.43 Conditions 9 and 10 are to cover the importation of material into the site to ensure it is safe in line with advice from Pollution Control.

8.44 The applicant has confirmed that the requested conditions to be attached will require

further information, which will be submitted and approved prior to the commencement of development.

Sport

8.45 The Sports Council for Wales is satisfied that all the proposals combined will result in improved sports provision. However SCfW did express concern about YPC sporting facilities and cricket provision. SCfW also mentioned the sufficiency of playing facilities for Fitzalan with reference to social distancing. The school and associated sporting facilities will not be open to pupils until September 2022 at the earliest and social distancing is widely viewed as a temporary measure.

8.46 In response to the SCfW's comments the applicant states:

"Ysgol Pwll Coch

Please refer to approved planning application 20/00035, which received planning approval on the 18th March 2020. The proposed development has not reduced the team game playing area of Ysgol Pwll Coch and will actually provide a betterment in area.

Cricket

In relation to the requirements for a cricket pitch, the applicant understands and acknowledges the concern for a new cricket facility. There is sufficient space for junior cricket to be played on Pitch 5, with adequate space, should a temporary wicket be centrally positioned. In regard to planning application 20/01648/MJ the authority has reviewed the sports provision following consultation with stakeholders and has amended the application to include for cricket nets .

It is understood that there is a cricket wicket located in Sanatorium Park which is managed by Cardiff Council parks department and is freely available for community use."

8.47 The current application and funding provisions are in respect of the replacement of Fitzalan HS not providing additional sporting facilities for other schools within the City. This application does not include any land within the curtilage of Ysgol Pwll Coch and therefore does not reduce the land available for recreational use by the adjoining school. An exchange of land between YPC and the enabling works was addressed when application 20/00035/MJR was determined.

8.48 Education confirms that at the Pre-Application Consultation stage there were a few members of the public and local clubs who asked about Cricket and that the Head of Education is liaising with local members to enhance the access to the cricket wicket on Sanatorium Park. Pitch 5 has the circumference for a junior cricket but there is no statutory requirement for a cricket pitch to be provided. Education have the outline proposal on the existing school site and access to Leckwith stadium, the Dome and associated pitches. The school will also have access to Sanatorium Park and Jubilee Park. There is no LEA school in Cardiff with its own standalone cricket pitch. There is no planning requirement to provide a cricket pitch within this school but the applicant's amended proposal to include nets (on the site the subject of application 20/01647/MJR) and the confirmation that a junior cricket pitch can be provided on pitch 5 are all considered to be positive measures. The existence of a cricket pitch in Sanatorium Park managed by the Council is noted. It is also noted that the school also plays baseball in the summer.

- 8.49 The applicant says that Heads of Terms have been agreed with CAVC for the school to use the throwing area for 4 hours per week, one of the re-sited pitches for 4 hours per week and the dome for 2 hours per week, discussions are ongoing to increase this to 4 hours per week.
- 8.50 The applicant says that - The Local Education Authority (LEA) is unable to confirm the timetable arrangements at this stage for access to community/sporting facilities. Access and bookings to external sports facilities outside of school hours will be managed by CAVC. In addition, there are community groups that use Fitzalan High School for drama, dance and sport. Access arrangements will be made for these groups in the new school. Community access to facilities at the school are important and confirmation that community groups will have access arrangements is helpful. The management of these facilities is a matter for the LEA and CAVC.

Representations

- 8.51 In respect of a neighbour's objections I have the following comments:
- (a) The superblock is at its nearest 37m from the nearest rear garden boundary of a dwelling in Lawrenny Avenue and 53m from the nearest part of a dwellinghouse. There will be a 2m high fence at the end of the school's useable ground before a rear maintenance footpath which is to be gated. It is considered that there is adequate separation distance and fencing between the school and properties in Lawrenny Avenue to safeguard local residents' privacy.
 - (b) There is no Japanese knotweed on this site and in any event Recommendation 2 states that the responsibility for dealing with the issue of Japanese knotweed rests with the developer. The importation of soil would be controlled by condition 9.
 - (c) The concerns in respect of transportation are addressed in paras 5.5, 8.11-8.14 of this report.
 - (d) Occurrences of littering in the surrounding streets alleged to be attributed to pupils is not considered likely to increase as a consequence of a replacement school but the precise locations of such occurrences may change. This is not sufficient justification to refuse this application.
 - (e) There is a maintenance path at the rear of dwellings at Lawrenny Avenue which is to be gated. The school boundary fence will be set on the southern side of this path.
 - (f) The pitch nearest the objector is to be re-sited away from the rear of dwellings in Lawrenny Avenue, as part of the enabling works, which would address the existing situation identified by the objector.
 - (g) The issue of drainage/flooding is addressed in paras 8.23 and 8.35-8.40 in this report. Google Maps shows a drainage channel running from the rear

of the objector's property to the larger ditch that is the SINC close to Leckwith Road. The school and LEA will be responsible for the maintenance of land within the application site which extends to the rear boundary of adjoining dwellings in Lawrenny Avenue. A separate SAB approval will be required to address drainage matters

8.52 In respect of the issues raised by parents of pupils at Ysgol Pwll Coch (YPC) I have the following comments:

- (a) The Management of the community sporting facilities will be managed by CAVC and the LEA and not by Planning. This issue of access to these facilities has been addressed in paras 8.49 and 8.50 of this report.
- (b) Noise Mitigation has been addressed in paras 8.26-8.30 of this report. The Noise Officer has no objection to the development and recommends a condition (31) to ensure the provision of the acoustic fence south of YPC.
- (c) The acoustic fence along most of the southern boundary of YPC was required as a noise mitigation measure arising from the anticipated noise associated with a re-sited pitch close to YPC. That fence is to be set back some 12m from the edge of the school playground behind a hedge to be planted. The embankment between the playground and hedge would be seeded with wildflowers. There are a few existing trees on this bank. This is a matter that has previously been determined as part of the enabling works. The additional section of acoustic fence is required for a similar reason to reduce noise that would result from the creation and use of a new pitch.

Vegetation is not an effective noise attenuation barrier unlike an acoustic fence. No noise objection has been received from the Noise Officer subject to condition 31.

- (d) The LPA is responsible for determining the planning application as submitted and considering whether it is acceptable or not. The re-location of the new bus drop off to the east of YPC is considered acceptable and does not worsen the existing situation as the existing bus drop off is located between the existing Fitzalan HS and YPC. Associated transportation matters are covered in paras 8.11-8.14 of this report. The Transport Officer has no objection subject to conditions (23-29).

The Active and Sustainable Transport Planner for New Schools has stated at para 5.5 of this report that it was not possible to plan the site layout in a way that created sufficient space for the provision of the bus drop offs to be served via the Leckwith Stadium access.

The suggestion of using an area near to Cardiff Stadium for buses to drop pupils off would lead to numerous children having to cross a very busy "A" road twice a day with the inherent risks that would result. In addition children would then have to pass A3 uses, which not be in line with healthy living objectives.

- (e) The footpath to the south of YPC is to be gated and its hours of use controlled as described in para 8.16 of this report. As such it is not considered that this would cause any significant issues and would address objectors' concerns.
- (f) The outlook from the grounds of YPC has been addressed in paras 8.29 and 8.31 of this report. There is a band of trees to the east, a grassed area that is to be included within the school grounds and to the south there is a bank with a few existing trees and which will be planted with a wildflower mix, topped with a hedge before an acoustic fence.
- (g) There will be a certain level of disruption during the construction of the school but this is for a temporary period only. Most of the work on the school will be over 100m from YPC. Construction traffic will access the site from the Athletics Stadium access.

The temporary site offices and welfare area submitted as part of the current application would be some 20m from the south eastern corner boundary with YPC. The end of YPC nearest these temporary facilities would have a blank wall facing. When the site offices are removed a sand dressed pitch would then be created some 15 m from the south eastern corner boundary with YPC. The 3G pitch to the east of YPC would remain unchanged. The duration of any disruption associated with the development the subject of this application near YPC is likely to be of a considerably lesser period than that feared by some of the objectors.

The Enabling works detailed in application 20/00035/MJR are scheduled to be completed 41 weeks from the commencement of work.

- (h) The issue of the "Cae" was addressed when planning application 20/00035/MJR was determined and earth works are underway on this land.
- (i) Flood risk has been addressed in paras 8.35 -8.40. It should also be noted that the Mott Macdonald report is dated 2017 and was in respect of both this site and that covered by the enabling works and only one aspect of concern identified. That assessment said that the available escape and evacuation routes are not operational under all conditions school development on this site will therefore be subject to acceptance by NRW and the LPA. The likelihood of flooding of the proposed school building is calculated to be flood free during a 0.1% (1 in 1000 year) annual probability fluvial flood event. The 2 MUGAs adjoining Lawrenny Avenue and the northern staff car park would be more vulnerable.
- (j) In addition to the transport points covered in paras 8.11-8.14 the Transport Officer has provided the following response to the issues identified by some parents namely:

There is very little increase in overall pupil numbers as a result of the new school, and thus there should not be additional buses using Lawrenny

Avenue in comparison with the existing situation.

A range of sustainable transport measures are to be implemented on Lawrenny Avenue prior to the new school opening, including the provision of the west-east Cycleway, controlled pedestrian crossing facilities, and improvements to the Lawrenny Avenue/Leckwith Road junction. These will result in improved pedestrian/cyclist accessibility and enhanced safety.

In addition, I understand a School Street scheme is proposed for the existing Fitzalan School, which will seek to limit access at peak school times, and I assume this would follow-on in operation with the new school.

Whilst we need to comment on the application before us, which is for bus access from Lawrenny Avenue, I understand there are operational issues in buses accessing the new school from the south, and we would not wish for buses to drop off on the east of Leckwith Road and for passengers to have to cross that road to get to school.

- (k) Relocating bus drop off points to the east further away from YPC may assist parents dropping off their children at YPC. In addition the cycle superhighway and Active Travel Plan will help with a shift in means of travel for pupils and staff at the new school. The staff car park for the new school will also be substantially further from YPC than is currently the case.
- (l) There is no proposal to construct a pedestrian bridge for the increased number of pupils that will have to cross Lawrenny Avenue. The Transport Officer has no objection to the means of crossing Lawrenny Avenue subject to Parallel zebra crossings on Lawrenny Avenue required by proposed condition 24. There are a number of speed bumps on Lawrenny Avenue which help reduce traffic speed.
- (m) The criticism of the Planning department is unwarranted. The planning application for the Enabling works (20/00035/MJR) was determined by Committee after careful consideration and debate and was the subject of a number of conditions.

The Local Planning Authority were required to publicise this planning application in accordance with the Regulations and have fully complied with these requirements. Local Members, adjoining residents and the Head teacher of YPC were notified in writing, over 10 site notices were erected, including one in front of YPC, the application was advertised in the press and submitted documents were available to inspect on line. The publicity exercise was undertaken on receipt of the application following a publicity exercise undertaken by the applicant as part of the required Pre-Application Consultation process, which had to be carried out whilst complying with the Covid 19 safety requirements agreed by the Welsh Government.

In view of the representations received it would appear the publicity

exercise conducted by the Planning Department was successful and members of the public have been able to make representations and have them considered by the LPA.

- (n) The letter sent to the Children's Commissioner is in respect of the enabling works that have been approved (20/0035/MJR) and are currently being implemented. The enabling works application was carefully assessed by the Local Planning Authority. The Local Planning Authority are required to determine the current planning application on its own particular merits.

- 8.53 It would appear that the representations submitted by Canton RFC in respect of 20/01647/MJR 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.

- 8.54 Introducing another access into the school for possible use of the 3G pitch by supporters of the rugby club is not considered necessary as a planning requirement, could prejudice security to the school, is not a justification for a refusal and according to the agent is now accepted by the Rugby Club.
- 8.55 Notwithstanding the concerns and objections raised, it is considered that the matters they have identified relating to this particular application have been properly addressed within this report.

Environmental Screening

- 8.56 An environmental screening has been undertaken in respect of the proposed school which included land to the west and south of Ysgol Pwll Coch for sports pitches and the new school site. It was concluded that the submission of an Environmental Statement was not required (SC/19/0003/MJR). The current application excludes those elements covered by 20/00035/MJR in respect of land west and south of YPC which were considered as part of the same project under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016. It was considered that sufficient information had been submitted to enable the Local Planning Authority to form a screening opinion. It was also considered that relocating existing facilities on the same and adjoining land and a replacement school would not give rise in this case to significant environmental effects that would necessitate the preparation of an EIA.
- 8.57 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

8.58 Having assessed the proposals against the selection criteria it was 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; (the nearest Historic Park and gardens, Victoria Park, is over 1 kilometres 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 details submitted with this application are sufficient to assess the impact on the SINC and are covered by paras 8.19, 8.20 and 8.23 and that the NRW/Council's Ecologist have not objected.

The development has no unusually complex and potentially hazardous environmental effects.

8.59 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.

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

Wellbeing

8.61 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 for children from the local community would promote wellbeing.

Crime and Disorder

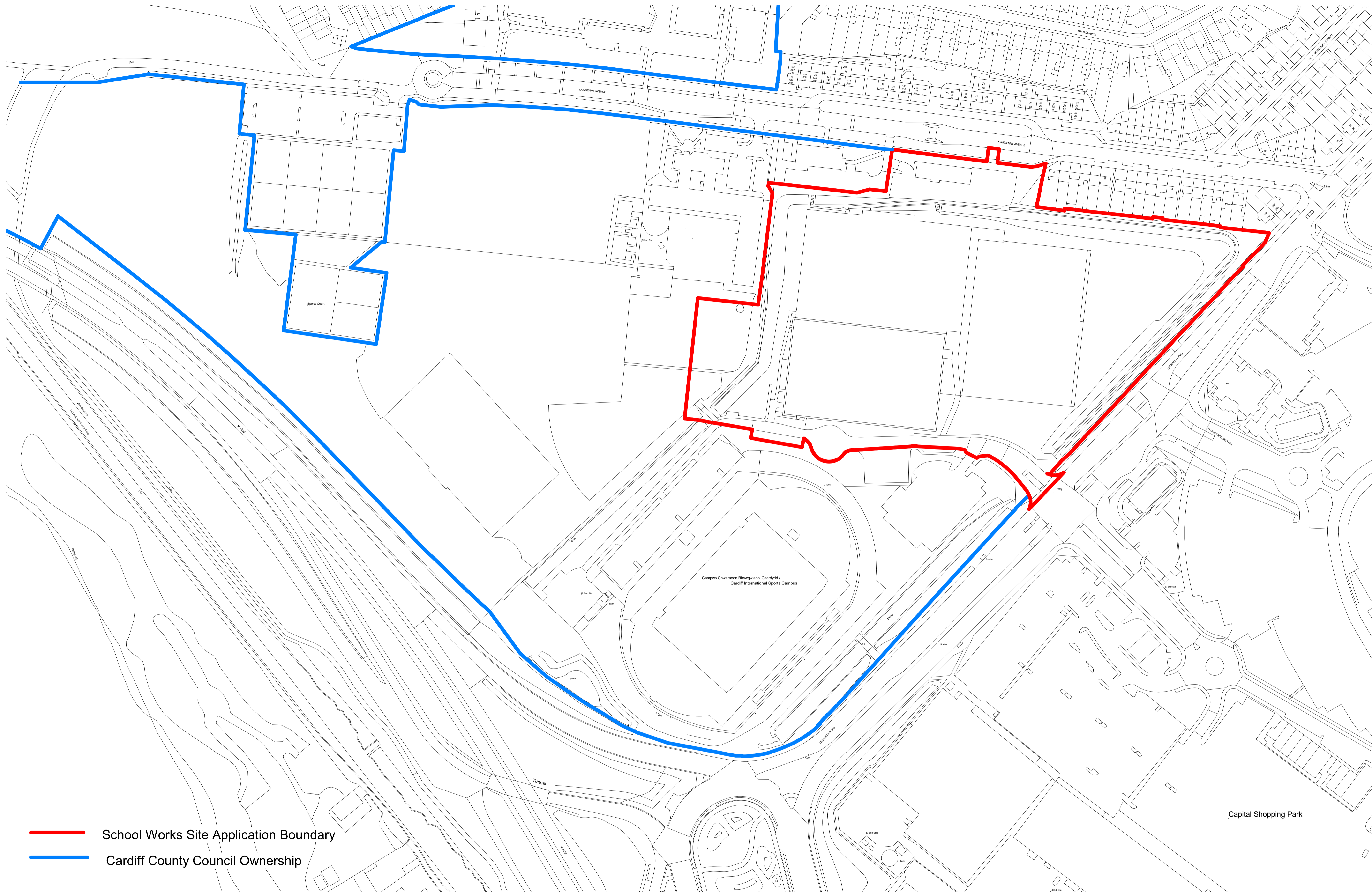
- 8.62 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. No adverse 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 because of this proposal.

Equality

- 8.63 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 other than providing a better educational environment for secondary school aged children.

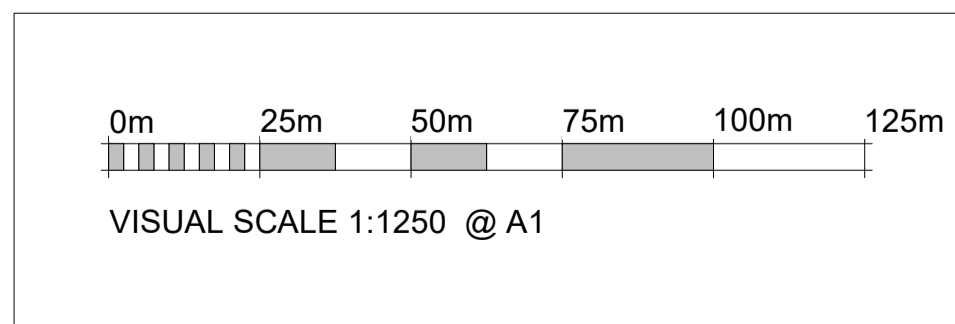
9 **CONCLUSION**

- 9.1 There are no policy objections to this proposal. There are no objections from internal or external consultees subject to conditions, other than the concern raised by the SCfW which has been addressed in section 8. There has been an objection from one local resident and a number of parents of pupils attending YPC and these have also been addressed in section 8 of this report.
- 9.2 It is considered that there is no valid reason for refusing this application which will provide a significantly enhanced educational facility for the children of this area in a well-designed building in a sustainable location with 3 sporting pitches, 6 MUGAs, a 25m swimming pool and sports hall, and shared access of other sporting facilities.



- School Works Site Application Boundary
- Cardiff County Council Ownership

1 Location Plan Redline Boundary
1 : 1250



Rev	Description	Drawn	Checked	Date Issued
P1	Stage 2			20.9.19
P2	Draft PAC			11.12.19
P3	PAC Issue	CM		31.03.20
P4	Stage 3	CM		14.02.20
P5	Stage 4A Issue	CM		01.06.20
P6	Redline amended at access road	CM		03.11.20
P7	Redline amended to North staff car park entrance	CM	VS	09.11.20

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Drawn:
 Date:
 Scale @ A1: 1 : 1250
 Status: S2

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

Austin-Smith:Lord

Project Fitzalan High School
Description Landscape (School Contract Works) Site Location Plan Redline Boundary

Job No. 119021 Drawing No. FHS- ASL- 90- XX- DR- L- 0900 Revision P7



3.1 SITE LOCATION & CONTEXT

The site proposed for the new Fitzalan School development is a large area of land adjacent to Leckwith Road, and forms part of the existing International Sports Village. The site currently consists of a range of amenity and sports areas and is owned by Cardiff Council.

Vehicular access to the site is currently via the established junction off of Leckwith Road. The site also has the following pedestrian and informal access points:

- Pedestrian access to the open air all weather pitch is available from Canton Rugby Club
- Pedestrian access to the grass playing fields is possible from Lawrenny Avenue opposite the current Fitzalan High School
- The Ely trail section of the site has pedestrian access from the northern and southern sides

The eastern end of the site is the most densely populated, currently housing all weather pitches associated with the International Sports Village, including a large air dome which provides an enclosure to one of the pitches.

At the far western end of the CAVC site sits a section of the Ely Trail, which is fairly densely populated by vegetation. Further beyond the site boundary, to the west, is the River Taff.

The proposed site as a whole has a number of neighbours along the northern boundary. Gol 5-a-side centre, Ysgol Gymraeg Pwll Coch and Canton RFC are the closest neighbours, all located along Lawrenny Avenue. Beyond these facilities, to the north of Lawrenny Avenue, is the current site for Fitzalan High School. Further north again are the large residential areas of Canton which make up the school's main caption area.

The site is bordered to the east by Leckwith Road, one of the primary vehicular routes in to Cardiff. On the opposite side of Leckwith Road is the Cardiff City Stadium and a large retail park. The city centre of Cardiff is approximately 2 miles north east of the proposed school site.

To the south, the site is bordered by Cardiff International Sports Campus' athletics stadium and the A4232 dual carriageway.

The proposed site is generally flat across the majority of the footprint, however there are some localised areas with steep banks.

There is also a level change where the site drops down to the section of land alongside Lawrenny Avenue which currently houses changing rooms adjacent to Canton RFC.



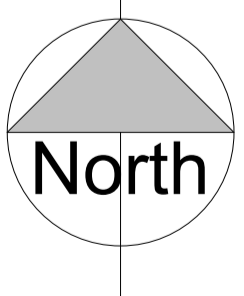
Fig. 013: Existing aerial view of proposed school site (red line) and adjacent CAVC/Enabling Works site (blue line)

Key

- - - Existing Fitzalan High School Boundary
- Proposed Fitzalan High School Boundaries covered in Planning Applications
- - - Fitzalan High School area covered in previous Enabling Works Planning Application
- CAVC/HoS Facilities Boundary covered in previous Enabling Works Planning Application

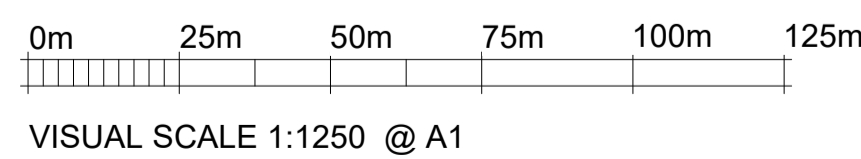
- ① FAW Tier 2 Ready Grass Stitched Pitch
- ② Existing 3G Rugby/Football Pitch
- ③ Relocated Football Airdrome
- ④ 3G Rugby/Football Pitch
- ⑤ Grass Pitch U13/14 Football
- ⑥ Sand Dressed U19 Hockey/Football Pitch
- ⑦ Relocated Athletics Throws Practice Area
- ⑧ Changing Rooms with Seminar & Community Room
- ⑨ Changing Rooms
- ⑩ Senior Grass Sports Pitch & Cricket Training Nets
- ⑭ ⑮ MUGA Type 4/5
- ⑯ ⑰ MUGA Type 4/5
- ⑱ ⑲ MUGA Type 1/2/3
- ⓐ Cycle spaces

Note:
Works to existing Fitzalan School site are subject to outline application only



This drawing has been prepared based on survey data provided by a third party. Coordinate 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: Kier - Alpine Land Surveyors



Rev	Description	Drawn	Checked	Date Issued
P10	Revised issue for PAC - pitch layout and site boundary amended to suit SLDs scheme	VS	VS	08.06.20
P11	Key updated - Final PAC issue	VS	VS	30.06.20
P12	New school landscape material - boundary to existing school site works updated	VS	VS	13.08.20
P13	Revised pitch layout with introduction of cricket practice nets	VS	VS	13.10.20
P14	Red line boundary revised to suit new Seale design	VS	VS	30.10.20
P15	Revised existing school site layout and red line boundary update to include access road	VS	VS	03.11.20
P16	Revised redline boundary to North of Main School site	VS	DM	09.11.20

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Drawn VS
Date Oct 2019
Scale @ A1 1 : 1250
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 prepared by
Austin-Smith Lord Ltd BIM using AutoCAD Revit

Austin-Smith:Lord

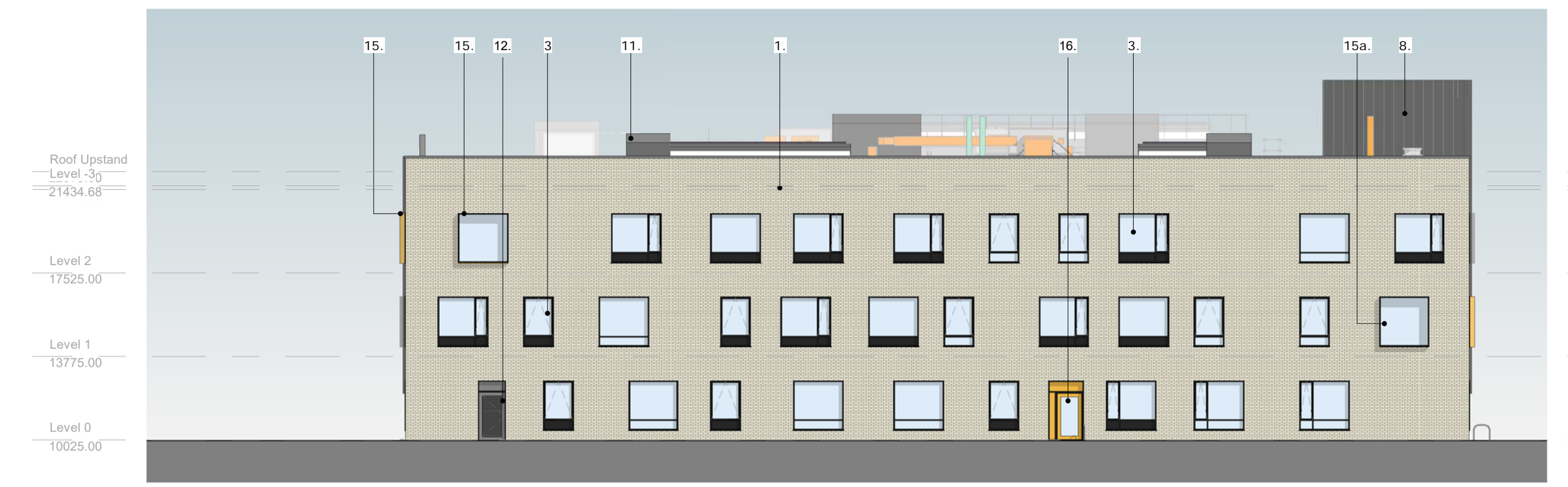
Project Fitzalan High School

Description Proposed Masterplan - Site Plan

Job No.	Drawing No.	Revision	P16
Project Number	FHS- ASL- ZZ- DR- A- 0005		



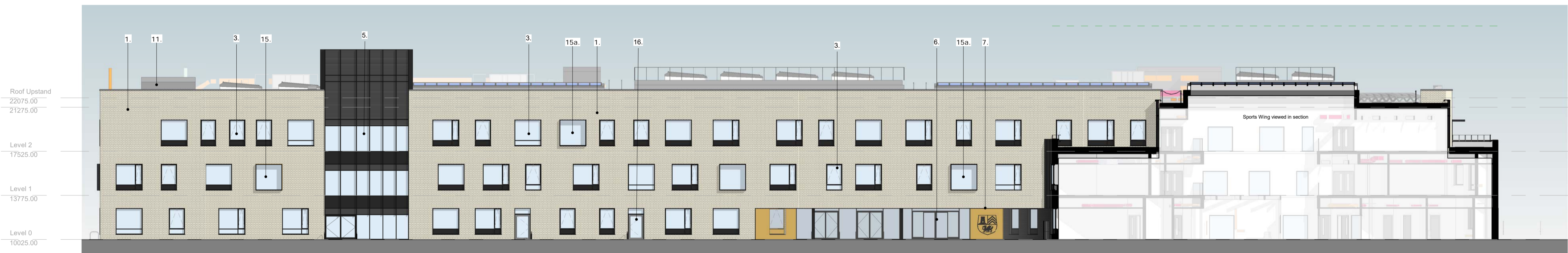
1 School - South Elevation
1:200



2 School - North Elevation
1:200

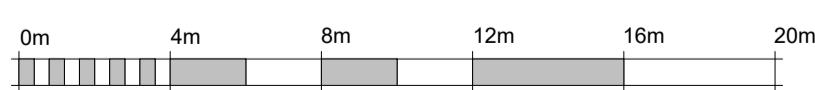


3 School - East Elevation
1:200



4 School - West Elevation
1:200

- 1 - Facing Brickwork; Multi Buff - Stretcher bond
- 2 - Facing Brickwork; Red - Stretcher bond
- 3 - External Glazing - PPC Double glazed aluminium framed units incorporating opening lights where indicated
- 4 - External Glazing - Silicone Jointed Curtain Walling to key spaces
- 4a - External Glazing - Silicone Jointed Curtain Walling to key spaces - with manifestation/fritted glass design to control overheating
- 5 - External Glazing - PPC Aluminium curtain walling incorporating windows, spandrel panels and extended fin caps; Dark Grey/Black
- 6 - PPC Double glazed Aluminium curtain walling incorporating sliding doors to main entrances
- 7 - Coloured board cladding panel feature to main entrance reveals; Golden Yellow
- 8 - Standing seam metal cladding; Vico system; Dark Grey/Black
- 9 - Standing seam metal cladding; Vico system - Light Grey
- 10 - Metal screening/louvers; Dark Grey/Black
- 11 - Composite metal cladding to rooftop plant housing; Dark Grey/Black
- 12 - PPC Metal external door incorporating louvers to plant spaces; Dark Grey/Black
- 13 - Facing Brickwork; Dark Grey/Black - Stretcher bond
- 14 - Brise Soleil solar shading; Dark Grey/Black
- 15 - Feature projecting PPC Aluminium frame to window; Golden Yellow
- 15a - Feature projecting PPC Aluminium frame to window; Dark Grey/Black
- 16 - PPC Aluminium external door; Dark Grey/Black or Golden Yellow depending on location
- 17 - PPC Aluminium Railing mounted to roof parapet
- 18 - Horizontal PPC aluminium loured screen



VISUAL SCALE 1:200 @ A1

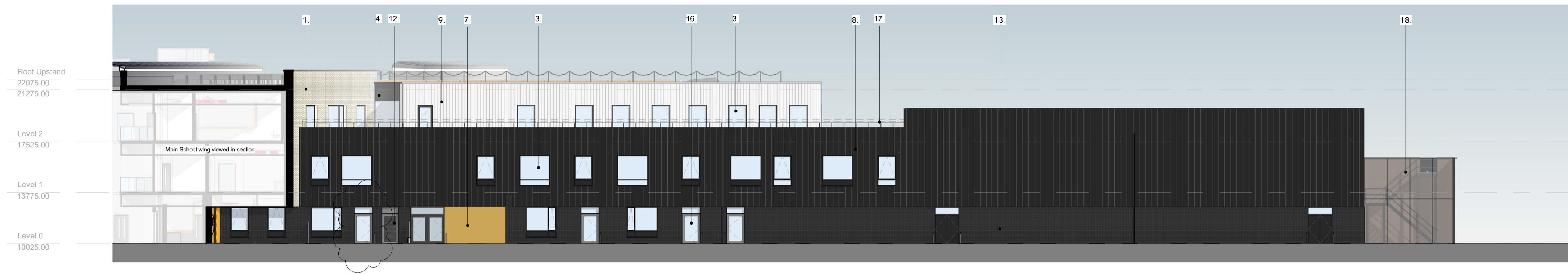
Rev.	Description	Drawn	Checked	Date Issued
P3	Draft PAC issue for review and comment	HL	VS	30/01/20
P4	Draft WIP issue for Stage 3 costing	TE	VS	13/02/20
P5	Revised issue to start for stage 03 costing	VS	HL	21/03/20
P6	Issued for Stage 3 Approval	TE	VS	28/02/20
P7	Revised issue for PAC	VS	HL	29/05/20
P8	Initial issue for Stage 4a Costing	VS	HL	29/05/20
P9	Revised issue for Planning Application	VS	HL	13/08/20

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Author: Architects Designers Planners Landscape Architects one Dunleavy Drive Cardiff CF11 0SN
Date: May 2020
Scale @ A1: As indicated
Status: S4
Drawings and models prepared by Austin-Smith Lord Ltd BIM using AutoDesk Revit

Austin-Smith:Lord

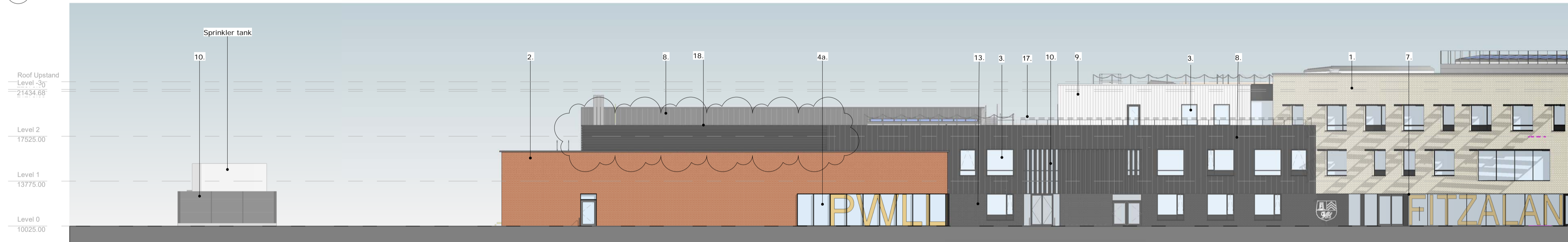
Project: Fitzalan High School
Description: GA Elevations 01
Job No: 318079
Drawing No: FHS-ASL-10-ZZ-DR-A-0130
Revision: P9



1 Sports - North Elevation
1:200



2 Sports - West Elevation
1:200

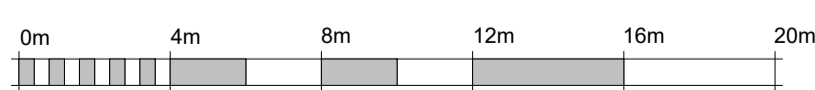


3 Sports - South Elevation
1:200



4 Sports - East Elevation
1:200

- 1 - Facing Brickwork; Multi Buff - Stretcher bond
- 2 - Facing Brickwork; Red - Stretcher bond
- 3 - External Glazing - PPC Double glazed aluminium framed units incorporating opening lights where indicated
- 4 - External Glazing - Silicone Jointed Curtain Walling to key spaces
- 4a - External Glazing - Silicone Jointed Curtain Walling to key spaces - with manifestation/fritted glass design to control overheating
- 5 - External Glazing - PPC Aluminium curtain walling incorporating windows, spandrel panels and extended fin caps; Dark Grey/Black
- 6 - PPC Double glazed Aluminium curtain walling incorporating sliding doors to main entrances
- 7 - Coloured board cladding panel feature to main entrance reveals; Golden Yellow
- 8 - Standing seam metal cladding, Viero system; Dark Grey/Black
- 9 - Standing seam metal cladding, Viero system - Light Grey
- 10 - Metal screening/louvers; Dark Grey/Black
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- 15a - Feature projecting PPC Aluminium frame to window; Dark Grey/Black
- 16 - PPC Aluminium external door; Dark Grey/Black or Golden Yellow depending on location
- 17 - PPC Aluminium Railing mounted to roof parapet
- 18 - Horizontal PPC aluminium louvre screen



VISUAL SCALE 1:200 @ A1

Rev	Description	Drawn	Checked	Date Issued
P4	Draft W/P issue for Stage 3 coating	TE	VS	13/02/20
P5	Revised issue to start for stage 03 coating	VS	HL	21/02/20
P6	Issued for Stage 3 Approval	TE	VS	28/02/20
P7	Revised issue for FAC	VS	HL	29/05/20
P8	Final issue for Stage 4a Coating	VS	HL	29/05/20
P9	Louvered screen added to sports wing in lieu of cladding, external door ED.0.34 added, external door hoops added	HL	VS	29/07/20
P10	Revised issue for Planning Application	VS	HL	13/08/20

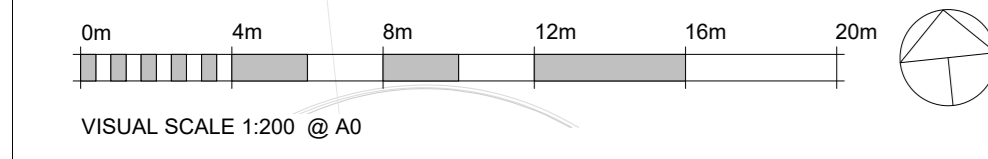
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Drawn	VS	Austin-Smith Lord Ltd Architects Designers Planners Landscape Architects
Date	May 2020	one Dunleavy Drive Cardiff
Scale @ A1	As indicated	CF11 OSN t +44 (0)2920 225 208 e cardiff@austinlord.com
Status	S4	Drawings and models prepared by Austin-Smith Lord Ltd BIM using AutoDesk Revit

Austin-Smith:Lord
Project Fitzalan High School
Description GA Elevations 02
Job No. 318079 Drawing No. FHS-ASL-10-ZZ-DR-A-0131 Revision P10



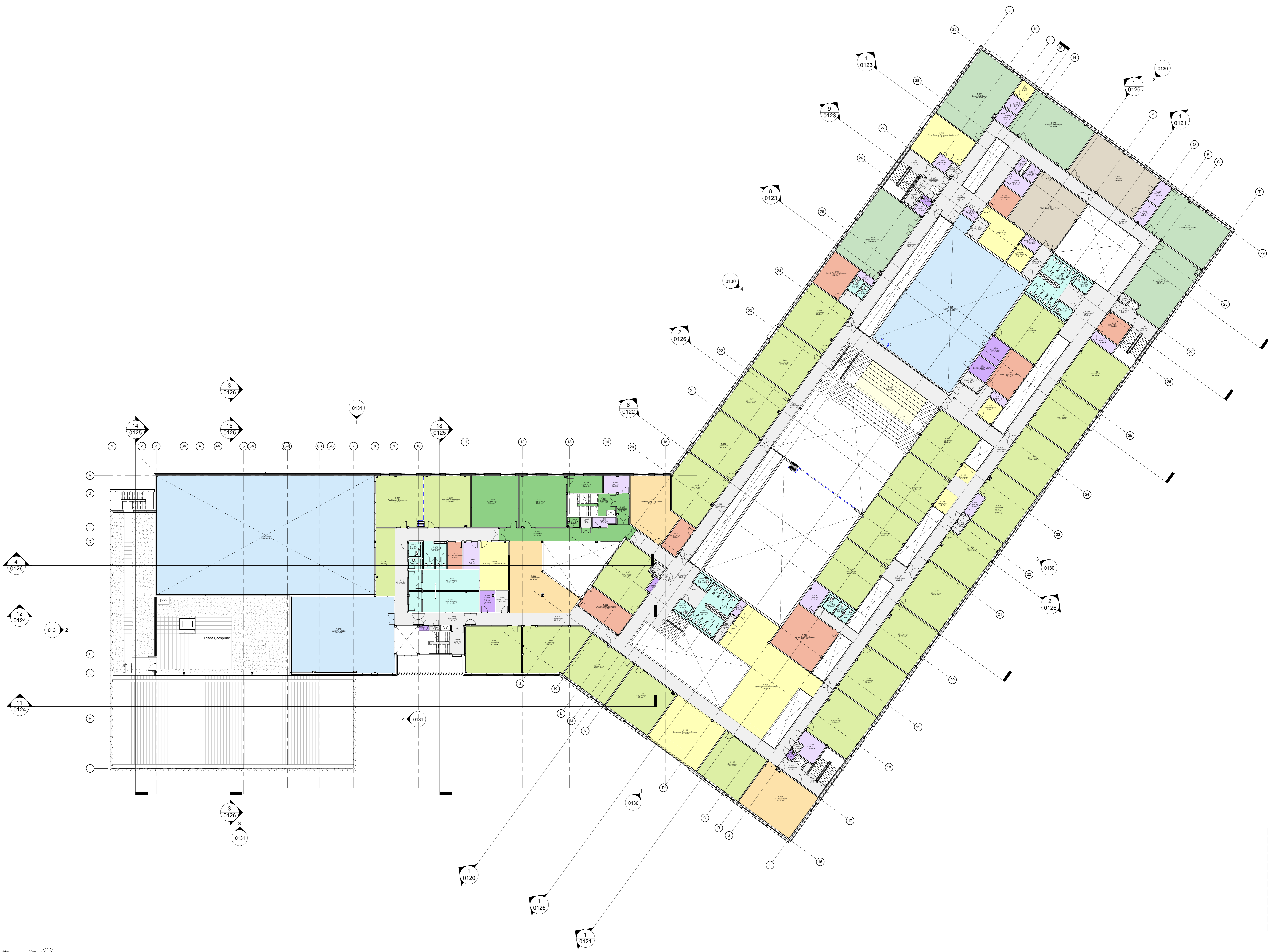
- By Department Legend**
- Admin
 - Changing & WCs
 - Circulation
 - Design / Technology
 - Dining
 - Drama
 - Extended Opportunities
 - Hall
 - IT
 - Learning Resource
 - Music
 - Nature
 - Other
 - Plant
 - Store
 - Stores (Teaching)
 - Swimming Pool



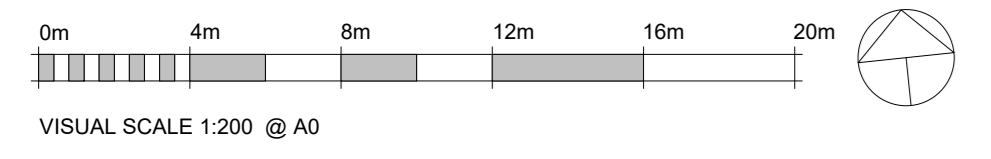
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4	Issue for Construction	VS	VS	10/12/20
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6	Issue for Construction	VS	VS	10/12/20
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24	Issue for Construction	VS	VS	10/12/20
25	Issue for Construction	VS	VS	10/12/20

Drawn VS
 Date May 2020
 Scale @ A0 1:200
 Status S4

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 Architects
 144 (02)920 225 208
 austin-smith-lord.com

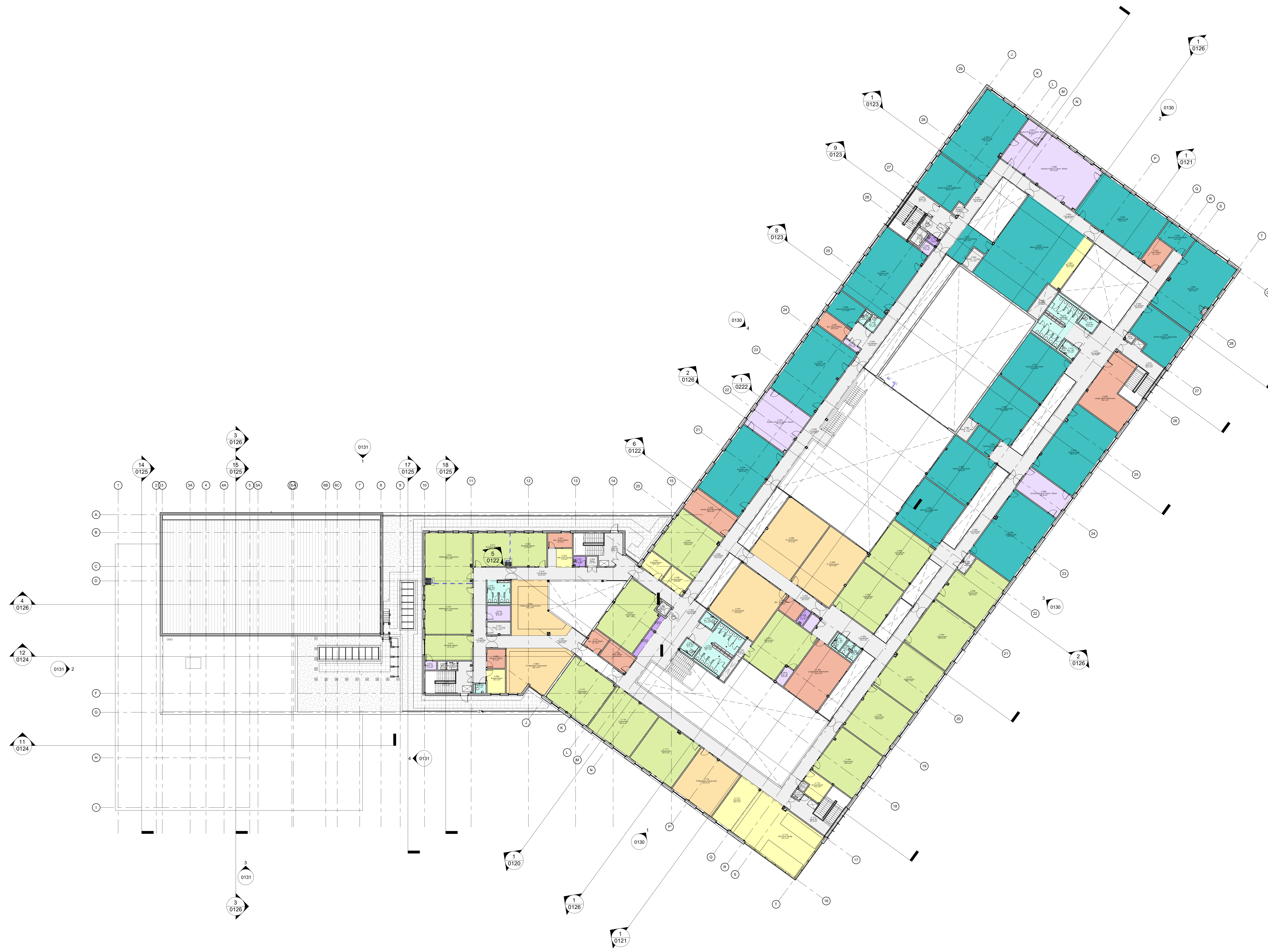


- By Department Legend**
- Admin
 - Art
 - Changing & WCs
 - Design / Technology
 - General Teaching
 - Hall
 - IT
 - Learning Resource
 - Nurture
 - Other
 - Store
 - Stores (Teaching)



No.	Description	Drawn	Checked	Date
01	Issue for tender	AD	AD	11/01/20
02	Issue for tender	AD	AD	11/01/20
03	Issue for tender	AD	AD	11/01/20
04	Issue for tender	AD	AD	11/01/20
05	Issue for tender	AD	AD	11/01/20
06	Issue for tender	AD	AD	11/01/20
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27	Issue for tender	AD	AD	11/01/20
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Drawn: AD
 Author: Austin-Smith Lord Ltd
 Date: May 2020
 Scale: 1:200
 Status: S4

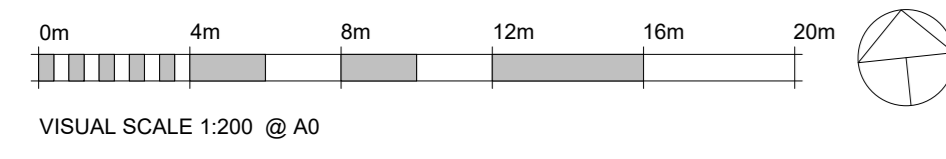


- By Department Legend**
- Admin
 - Charging & WCs
 - Circulation
 - General Teaching
 - IT
 - Learning Resource
 - Other
 - Science
 - Store
 - Stores (Teaching)

Drawn: VS
 Date: May 2020
 Scale: 1:200
 Status: S4

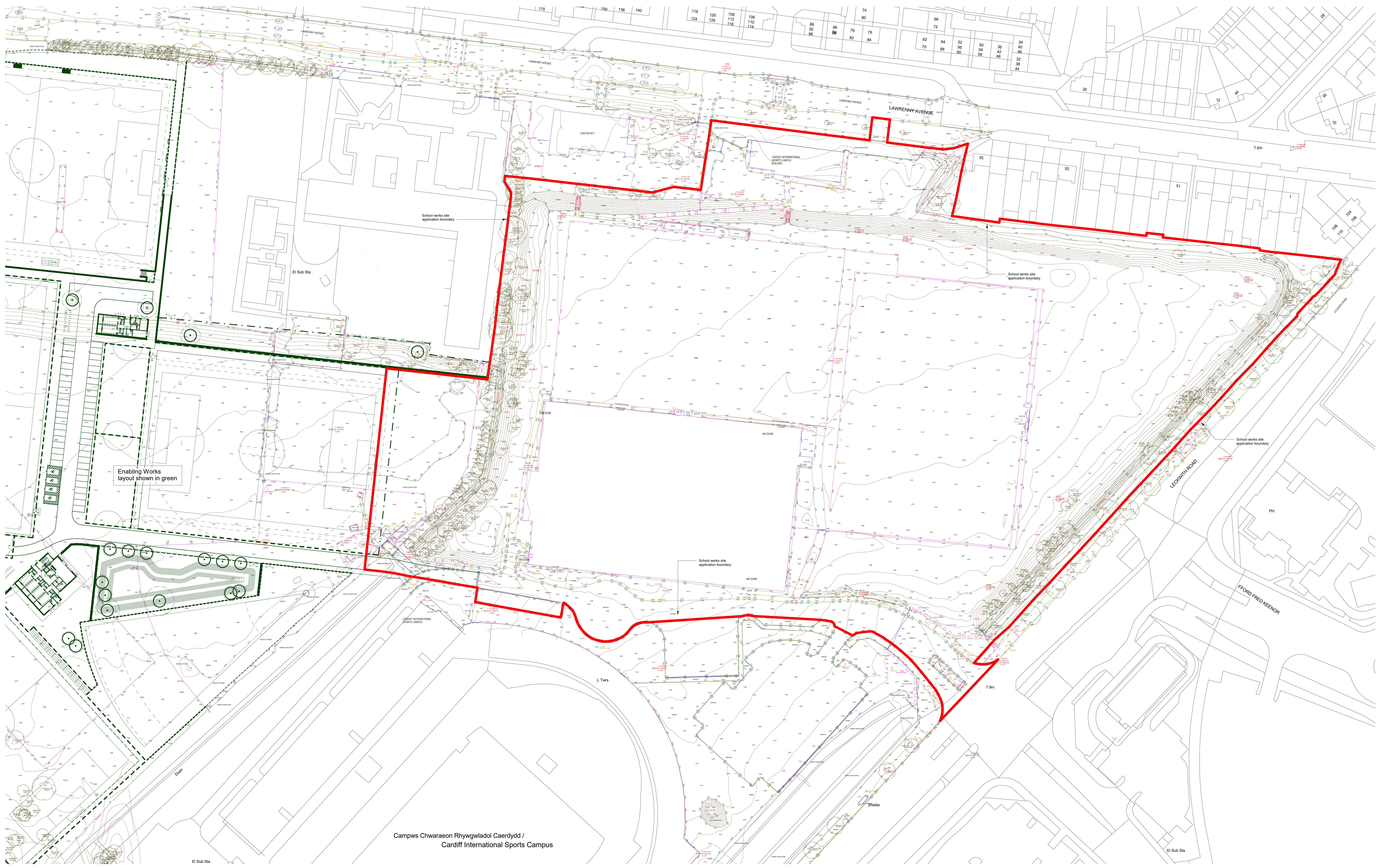
VS
 Austin-Smith Lord Ltd
 Architects
 111-113 The Quadrant
 London W1 4EJ
 Tel: +44 (0)20 225 2098
 Fax: +44 (0)20 225 2099
 Email: info@asm-ltd.co.uk
 Website: www.asm-ltd.co.uk

Austin-Smith:Lord
 Project: Fitzalan High School
 Description: Second Floor - CA Plan
 Job No: 318079
 Drawing No: 110-02-DR-4-0102
 Revision: P10

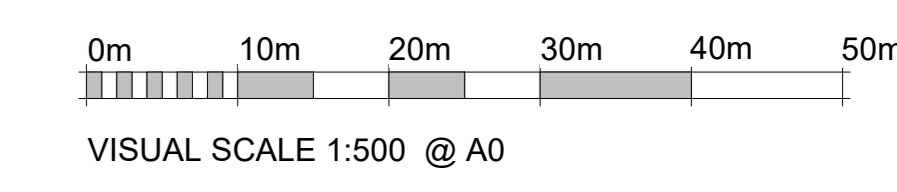
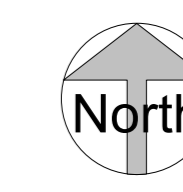


No.	Description	Drawn	Checked	Date
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02	Issue for tender	VS	VS	11/11/19
03	Issue for tender	VS	VS	11/11/19
04	Issue for tender	VS	VS	11/11/19
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24	Issue for tender	VS	VS	11/11/19
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26	Issue for tender	VS	VS	11/11/19
27	Issue for tender	VS	VS	11/11/19
28	Issue for tender	VS	VS	11/11/19





1 Existing Site Plan
1:500



Campws Chwaraeon Rhyngwladol Caerdydd /
Cardiff International Sports Campus

No.	Description	Drawn	Checked	App. Signed
1	Issue			11.11.20
2	Issue			11.11.20
3	Issue			11.11.20
4	Issue			11.11.20
5	Issue			11.11.20
6	Issue			11.11.20
7	Issue			11.11.20
8	Issue			11.11.20
9	Issue			11.11.20
10	Issue			11.11.20

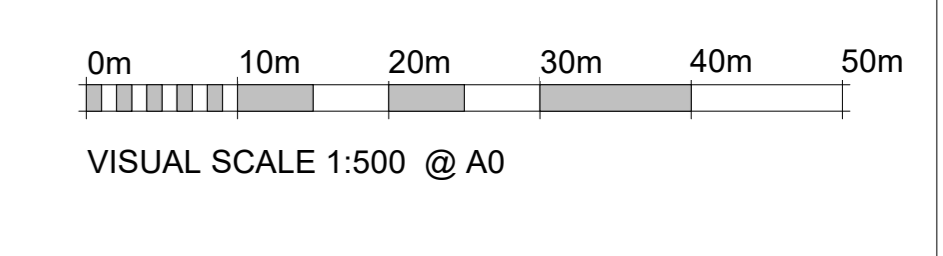
Drawn	Author	Austin-Smith Lord Ltd
Date	Issue Date	Architects Designers Planners
Scale: @ A0	1:500	Landscape Architects
Status	52	Cardiff City Council

Austin-Smith:Lord
Project: 152000 High School
Description: Landscape (School Contract Works) Existing Site Plan

Job No: 110021
Drawing No: FHS-ASL-10-1A-08-1-0005
Revision: P2



SEE DRAWING NOS. L_0930-35 FOR 1:200 GENERAL ARRANGEMENTS
 SEE DRAWING NOS. L_0936-39 FOR 1:200 PLANTING PLANS



No.	Description	Drawn	Checked	App. Date
1	Issue 1	AS	AS	11.11.20
2	Issue 2	AS	AS	11.12.20
3	Issue 3	AS	AS	12.02.21
4	Issue 4	AS	AS	12.02.21
5	Issue 5	AS	AS	12.02.21
6	Issue 6	AS	AS	12.02.21
7	Issue 7	AS	AS	12.02.21
8	Issue 8	AS	AS	12.02.21
9	Issue 9	AS	AS	12.02.21
10	Issue 10	AS	AS	12.02.21

Drawn: Austin-Smith-Lord Ltd
 Author: Austin-Smith-Lord Ltd
 Date: 11/11/20
 Issue Date: 11/11/20
 Scale @ A0: 1:500
 Status: S2

Austin-Smith:Lord
 Project: P12400 - High School
 Description: Landscape (School Contract Works) Proposed Landscape Plan
 Job No.: 119021
 Drawing No.: PHS-ASL-90-1X-DR-L-0930
 Revision: P8
 Date: 11/11/20

5.1.9 3D Views



Fig. 062: External CGI View - Main Entrance plaza



Fig. 063: External CGI View - Main Entrance plaza



Fig. 064: External CGI View - Main Entrance plaza, looking towards Leckwith Road

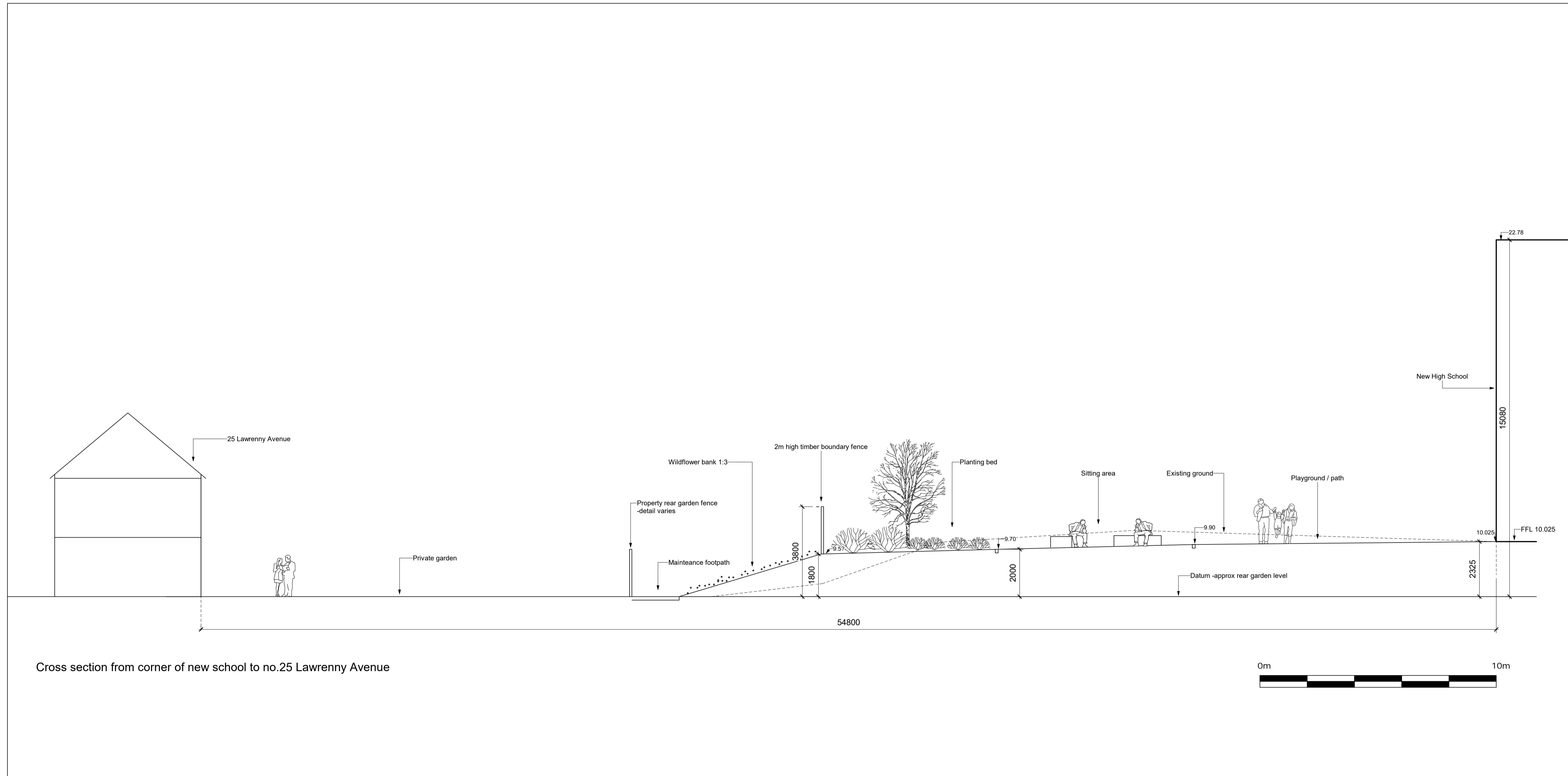


Fig. 065: External CGI View - Approach from Lawrenny Avenue



Fig. 067: External CGI View - Looking towards Pupil Entrance





Cross section from corner of new school to no.25 Lawrenny Avenue

1 Section at rear of 25 Lawrenny Avenue

1 : 100

Rev	Description	Drawn	Checked	Date Issued
P1	First issue	CM		28.8.20

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Drawn	Author
Date	Issue Date
Scale @ A1	1 : 100
Status	S2

Austin-Smith-Lord Ltd
Architects Designers Planners
Port Of Liverpool Building
Pier Head, Liverpool
L3 1BY
t +44 (0)151 227 1083
e.liverpool@austinsmithlord.com
Drawings and models prepared by
Austin-Smith Lord Ltd using AutoDesk Revit

Austin-Smith:Lord
Project Fitzalan High School
Description Section at rear of 25 Lawrenny Avenue
Job No. 119021 Drawing No. FHS-ASL-90-XX-DR-L-0946 Revision P1

5.1.10 Landscape Design

The material palette has been developed to be robust and carefully considered with respect to maintenance, longevity and aesthetic appeal. A hierarchy of palettes and materials, including high quality finishes to entrance and frontage areas and a more utilitarian approach to service and 'back of house' areas. Areas with a more informal character such as nature and habitat areas have a more informal natural feel and materials and site the furniture reflects this.

Refer to drawing no. FHS-ASL-90-XX-DR-L-0910 for site layout in fig. 074, for a more detailed look at the materiality and use of the proposed landscape design.



Fig. 074: Proposed Landscape plan

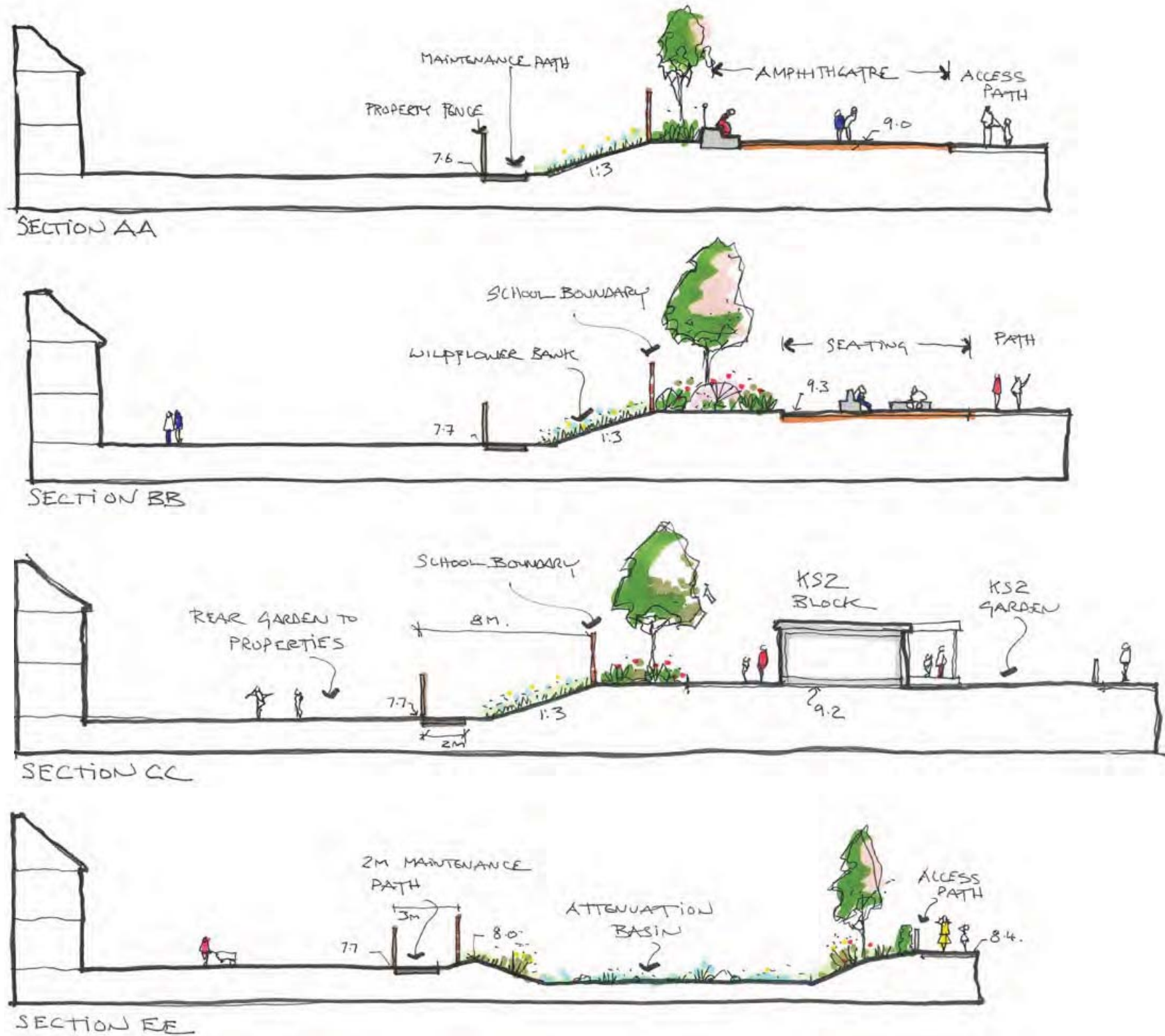


Fig. 075: Developed Landscape Sketch Sections of proposed hard and soft play areas in relation to neighbouring properties and sloping wildflower bank

