

COMMITTEE DATE: 03/11/2022

APPLICATION No. **22/01719/MJR** APPLICATION DATE: 22/08/2022

ED: **FAIRWATER**

APP: TYPE: FULL PLANNING PERMISSION

APPLICANT: Cardiff Council

LOCATION: Cantonian High School, Fairwater Road, Fairwater

PROPOSAL: Erection of Temporary Replacement School Buildings (Between One and Three Storey in Height), Including Administration, Kitchen/Canteen and School Hall Buildings; Temporary School Car Park and Footpath From Fairwater Road to Doyle Avenue (All Temporary Works) Together With Permanent Enabling Works to Facilitate the Redevelopment of Cantonian High School Comprising Boundary Fencing, Spectator Stand, Installation of Sports Pitches, Multi Use Games Areas and Associated Floodlighting and Fencing, Associated Landscaping, Drainage And Engineering Works.

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below.

1. BACKGROUND INFORMATION

1.1 This application is reported to Committee as it is a 'major' application by the Local Education Authority (Cardiff Council).

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site comprises the existing Cantonian High School site, which is 4.96Ha in size and incorporates existing High School buildings to the northern part of the site (including demountable units) with sport pitches and open space to the southern part of the site.

2.2 The site is surrounded by residential dwellings to the south and west, whilst a portion of the railway line connecting Fairwater and Waungron Park Stations lies immediately adjacent to the eastern boundary. Fairwater Road runs parallel to the High School's northern boundary, beyond which lies dwellings and Fairwater Park.

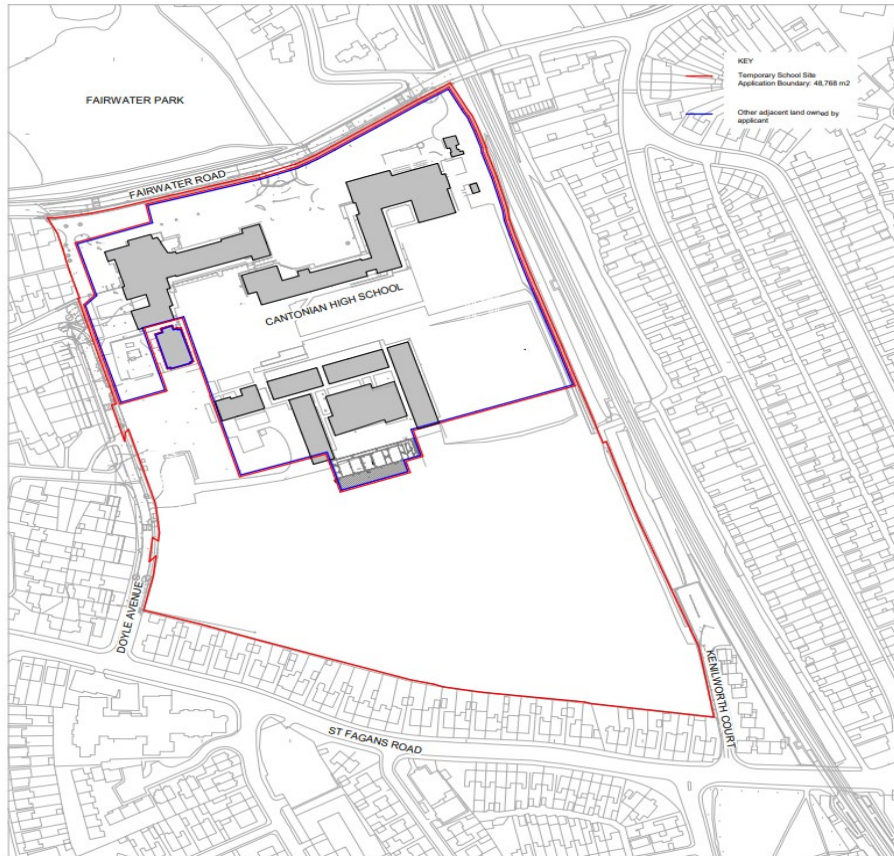


Figure 1: Site Location Plan

2.3 The site is sloping with the northern boundary being the highest element of the site and the southern boundary the lowest.

2.4 The site is within Flood Zone A and there is little or no risk of Fluvial or tidal/coastal flooding.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal will facilitate the redevelopment of the wider site to establish Fairwater Campus which seeks to bring together Cantonian High, Woodlands High and Riverbank School under one site. Fairwater Campus will establish an educationally advanced institution, contemporary teaching facilities and high quality outdoor and sports provision. The Campus will include Additional Learning Needs (ALN) facilities and include out of hours use for the wider community.

3.2 The proposed development comprises the construction of temporary school facilities to allow the decanting of Cantonian High into accommodation whilst works to establish Fairwater Campus are underway. It is proposed that the Temporary school would be available to pupils from September 2023 and would be removed.

3.3 The temporary facilities include:

- Three Teaching blocks, A, B and C

- Block A is to be 79.5m long, 25.4m wide, 3.65m high single-storey with a flat roof, temporary building containing Classrooms, offices and storage, toilets and changing rooms
- Block B is to be 80.6 long, 25m. wide, 5.8m high, two-storey flat roof temporary building containing 1 science classroom, 9 science labs, toilets, sixth form room, offices and storerooms
- Block C is to be 64m long, 25,4m wide, 10.5m high part two-storey, part three storey with a flat roof containing classrooms, offices and storage, staffrooms and toilets
- An administration building – Approx 20m long, 12.2m wide and 3.5m high with a flat roof, containing offices, meetings rooms, reception area and toilets.
- Kitchen/Canteen building – Approx 30m wide, 26m deep and 3m high containing cooking/prep facilities and dining area for pupils
- Hall building - Approx 25m long, 15m wide and 7.5m high with a pitched roof

3.4 The proposed permanent works that are included as part of the enabling works:

- 4no. MUGAs with ballstop fencing
- 1no. AWP senior Rugby Union pitch with ballstop fencing
- Spectator stand (capacity for approx 150 people) – The stand is to be approx 19.7m wide, 2.8m deep and 2.9m high with a canopy to shelter spectators
- 14 Floodlights to the rugby pitch and MUGAs (8-12m high)
- Provision of Emergency entrance from Kenilworth Court and path network to the site.
- Provision of a SuDs attenuation pond with decking viewing platform in south east corner (creating an ecological/nature garden whilst providing surface water attenuation to the enabling works).
- 2.4m high weldmesh fence across whole campus to provide security to site
- 2no. Cycle Stores capable of accommodating 64 cycles + 1no. cycle store accommodating 15 cycles for staff
- Refuse Storage
- Boundary planting along southern boundary adjacent to the perimeter fencing.
- Doyle Avenue car park entrance will remain but repurposed as the Woodland and Riverbank main entrance
- 1 no electrical kiosk and 1 no. transformer
- Footway access path from Fairwater Road to Doyle Avenue

3.5 The existing sports hall and ALN buildings are to remain with the existing high school and temporary demountable classrooms being demolished/removed from the site.

3.6 The proposed Temporary School will result in the increase in pupil numbers from 1015 to 1170 (155). Staff numbers would stay the same at 123 members of staff.



Figure 2: Site Plan showing Temporary Buildings and Infrastructure works

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- 16/03046/MJR – Installation of a temporary single storey Portakabin Ltd complex to be used as decant teaching facility. Granted April 2017.
- 19/02826/MJR – Variation of condition 1 of 16/03046/MJR to allow the Portakabin complex and associated roadway to be retained until 31st December 2023. Granted December 2019.
- 19/02842/MNR – Prior Approval for the demolition of double storey, brick built building with tiled pitched roof (Caretakers House). Granted 2019
- 21/00942/MJR – The addition of a temporary facility on the school site (specialist resource base) and the temporary extension of the existing temporary kitchen and dining facility. Granted May 2021.

5. POLICY FRAMEWORK

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out ‘sustainable development’ in accordance with the ‘sustainable development principle’.
- 5.2 ‘Sustainable development’ means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
- 5.3 ‘Sustainable development principle’ means that Local Authorities must 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.
- 5.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales
 - A Healthier Wales
 - A More Equal Wales
 - A Wales of Cohesive Communities
 - A Wales of Vibrant Culture and thriving Welsh Language
 - A Globally Responsible Wales
- 5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

- 5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.
- 5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the

main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

- 5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -
- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 13: Noise (1997)
 - TAN 15: Development and Flood Risk (2004)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (March 2007)
 - TAN 20: Planning and the Welsh Language (2017)
 - TAN 21: Waste (February 2017)
- 5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All

Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

- 5.14 Policies 1 and 33 emphasise the support for sustainable growth in all parts of Wales, identifying Cardiff, Newport and the Valleys as one of three National Growth Areas where there will be growth in employment and housing opportunities and investment in infrastructure.
- 5.15 Policy 33 emphasises that Cardiff will remain the primary settlement in the region, its future strategic growth shaped by its strong housing and employment markets and it will retain its capital city role, accommodating higher level functions and attractions.
- 5.16 Policy 2 states that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:
- creating a rich mix of uses;
 - providing a variety of housing types and tenures;
 - building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other.
 - increasing population density, with development built at urban densities that can support public transport and local facilities;
 - establishing a permeable network of streets, with a hierarchy that informs the nature of development;
 - promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
 - integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.
- 5.17 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP8 Sustainable Transportation
- KP15 Climate Change
- KP16 Green Infrastructure
- KP17 Built Heritage
- KP 18 Natural Resources

DETAILED POLICIES

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C1 Community Facilities
- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health
- C7 Planning for Schools

Waste

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.18 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

6.1 The **Operational Manager (Traffic and Transportation)** advises as follows:

The submission includes an updated Transport Assessment, which indicates that there is a small increase in pupil numbers with the modes of access to the school remaining as current (pupils continuing to access the school via a dedicated pedestrian link from Fairwater Road).

The parking provision shown on the submitted plans is in line with Council's Managing Transport Impacts SPG

Cycle storage is acceptable noting that it is in a temporary location and will likely be relocated with the new school buildings.

Advises the need for a CEMP condition (see below)

6.2 The **Operational Manager (Waste Management)**: No objections, advise that the applicant refers to the Waste Collection and Storage Facilities SPG for guidance on the adequate provision of waste storage for this development.

6.3 The **Operational Manager (Parks)**: No objections, advise that the application includes the permanent provision of a rugby 3G pitch and multi use games areas with associated spectator stand and floodlighting.

The supporting Design and Access Statement states that the sports facilities will be accessible to the wider community during out of hours periods with the floodlighting helping to facilitate that use.

The dimensions and run off area for the rugby pitch are large enough for adult rugby.

6.4 The **Operational Manager (Shared Regulatory Services)**: No objections, advise the need for conditions 12 and 13.

6.5 **The Operational Manager (Schools)** – No objections

6.6 **Trees Officer** - No objections, but advise that the submitted plans only 'C' category trees will be lost to development.

Advises the need for conditions 7,11 and 14-15 Listed below.

6.7 **Ecology Officer** – No objections, notes that that there are no statutory designated sites within the red-line boundary, and advises as follows:

Protected Species/Species of Principal Importance

Great crested newts (GCN)/other amphibians - The desk study identified GCN in Fairwater Park. A small previous pond within the site has now been lost. The report notes the inclusion of SUDS and wet meadows that would be an

enhancement for GCN (but that assumes they are present; the consultant argues they are not likely to be). The main recommendation is the reptile/amphibian method statement, which does appear appropriate to the risk of occurrence, an aspect which will be clarified at condition.

In both ecology reports other amphibians are not discussed which are more likely to occur i.e., common toad. However, the method statement to be provided under condition can be inclusive to these species.

Bats - This application does not propose any building demolitions but further bats surveys are suggested as ongoing as demolitions would be put forward under another planning application.

Whilst lighting plans for the MUGA and sports pitches have been provided, there is concern over the spill to the east and south on green infrastructure. A lighting scheme condition is suggested below to overcome any concerns regarding bats and flight paths.

Birds - A number of birds were observed at the site, including house sparrow and raven. House sparrow were observed breeding in Building B1 (NE corner). Appropriate consideration is given to vegetation clearance. Buildings are not subject to demolition under this application.

Reptiles – Advise that in general, minimal habitats within the site boundary are suitable for reptiles, mainly the boundaries or anything connected. It has been considered that slow worm is most likely reptile species to occur. Given the small amount of suitable habitat likely to be impacted (and hopefully more suitable habitat would ultimately be established), the suggested reptile/amphibian method statement is appropriate.

Small mammals - The Technical Note submitted, notes the probable presence of small mammals, although hedgehog is missed from consideration given its Section 7 status. Consideration to hedgehog must be given

Invasive non-native species - It has been identified that Japanese knotweed is present on the eastern boundary near to the railway. “Japanese knotweed was observed to the east of the site (TN1 and TN3), while variegated yellow archangel was recorded within an area of dense scrub/scattered broad-leaved trees to the north east of the site.”

On-Site enhancements / Off -Site enhancements - The following are suggested in the Ecology Summary Note as:

- Logs piles
- Bird boxes
- Retain perimeter vegetation and strengthen those boundary's
- Habitat management hedges to meadows
- Sowing of meadows
- Inclusion of wetland/ponds.

Detailed designs indicate that the enhancements proposed will be achieved.

Advises the need for conditions 5, 6 and 8 listed below.

7 EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water:** No objections, state the need for condition 17
- 7.2 **Natural Resources Wales –** No objections, subject to conditions regarding submitted plans and Construction Environment Management Plan (CEMP)
- 7.3 **Fire Service:** No objections
- 7.4 **CADW –** No comments received
- 7.5 **Transport for Wales –** No comments received
- 7.6 **Sports Council for Wales –** No comments received
- 7.7 **South Wales Police –** No objections
- 7.8 **Glamorgan Gwent Archaeological Trust –** No objections, advise that it is unlikely that archaeological artifacts or remains will be found within the site.

8 REPRESENTATIONS

- 8.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press. On 8th September 2022. No responses have been received.

9 ANALYSIS

- 9.1 The key material considerations in the determination of this application relate to: Land Use / Principle of Development; Impact on the Character of the Area; Transportation / Highway Impacts; Impact on Residential Amenity; Impact on Trees / Landscaping; Impact on Ecology; Sustainability / Energy; and Drainage and Flooding.

Land Use / Principle of Development

- 9.2 In terms of the land use policy implications of the proposals, the application site falls within the settlement boundary as defined by the LPD proposals map and is afforded no specific designation or allocation. The proposal seeks to provide a temporary school and infrastructure works on an existing school site, ahead of a further application for a permanent replacement., as well as permanent provision of sports pitches, drainage etc., all of which are considered to be acceptable in principle on an existing school site.

Impact on the Character of the Area

- 9.3 As noted earlier, the Welsh Government publication [*Building Better Places: The Planning System Delivering Resilient and Brighter Futures*](#) contains the principles

and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

- 9.4 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.
- 9.5 PPW11 also embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.
- 9.6 The proposal would have a positive impact upon the character of the area, with the creation of additional sports pitches (for community use). The Temporary school buildings are of a functional nature and design but they are to be insitu for a short period of time whilst the new school is constructed and then will be removed from the site.
- 9.7 Although not forming part of this application, the proposals will facilitate development of the existing 1960/70s school building currently on site, which will in time result in an enhancement to the character of the area with modern sustainable and functional buildings that are more suited to school pupils in terms of their layout and function.

Transportation / Highway Impacts

- 9.8 Chapter 4 of PPW 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that *"new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions."* It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 9.9 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
 - Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;
- 9.10 With regard to the traffic and parking matters, no objections have been raised by

the Operational Manager Transportation (see para. 6.1 above) in respect of highway safety, or parking provision, subject to conditions.

- 9.11 The proposal includes the provision of cycle spaces, with dedicated cycle storage buildings to the rear of the site. The cycle parking details are considered to be acceptable, noting their temporary nature and are likely to be relocated within the new school site.
- 9.12 The submitted details include a refuse storage area within the curtilage of the site. These details are considered to be satisfactory.

Impact on Residential Amenity

- 9.13 The submitted plans show Refectory, Block A and the hall building being sited approximately 10m from the rear boundary of the adjacent properties. These elements are single storey in height and would have limited impact upon the sunlight and amenity of adjoining neighbours.
- 9.14 Blocks B and C (Two and three storey in height) are sited approx. 60m from the southern boundary (St Fagans Road) and approx. 80m from the Western boundary (Doyle Avenue) and it is not considered that these structures would prejudice the privacy and amenities of adjoining neighbours.
- 9.15 It is also noted that these buildings are of a temporary nature and it is proposed to removed them by 2025 once the new School buildings have been completed.
- 9.16 The proposal also includes enhancing the boundary trees and hedgerow to the southern boundary adjacent to St Fagans Road, thereby reducing any potential overlooking from the temporary school buildings

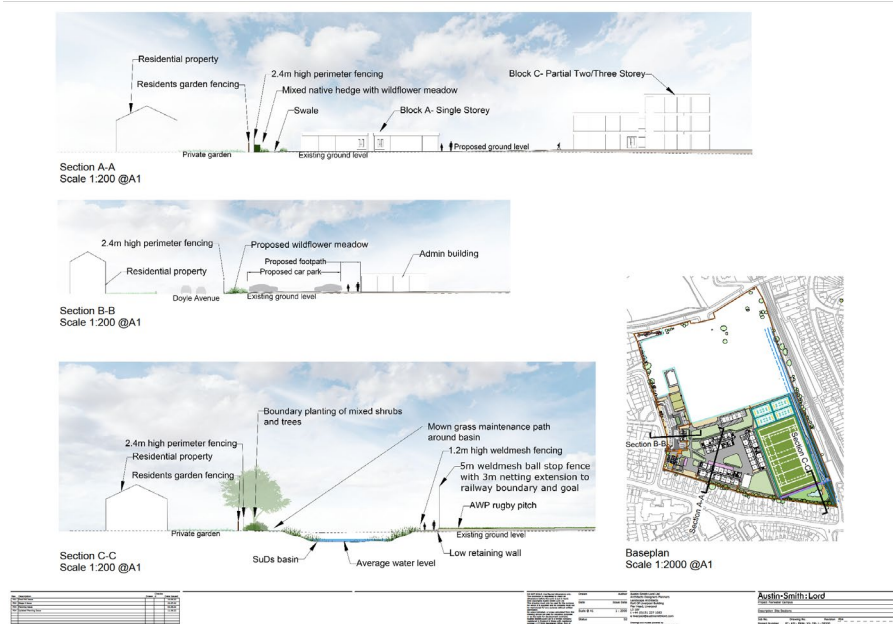


Figure 3: Section Plan through site showing the location of the temporary school in relation to adjoining boundaries

- 9.17 The proposals also incorporate the permanent provision of 1 sports pitch and 4 MUGAs, with the plans showing 14 floodlights are to be installed around the

perimeter of these pitches (15m high adjacent to the sports pitch and 8m high adjacent to the MUGAs). The floodlights are sited close to the boundaries with properties on Kenilworth Court and St Fagans Road, however the submitted information shows that the light impacts would be limited due to the siting and design of the floodlights, with light spill not exceeding 5lux at the closest residential boundary to south, and 5 lux at the train line which is before residential boundary to the east of the development (see Figure 4 below).

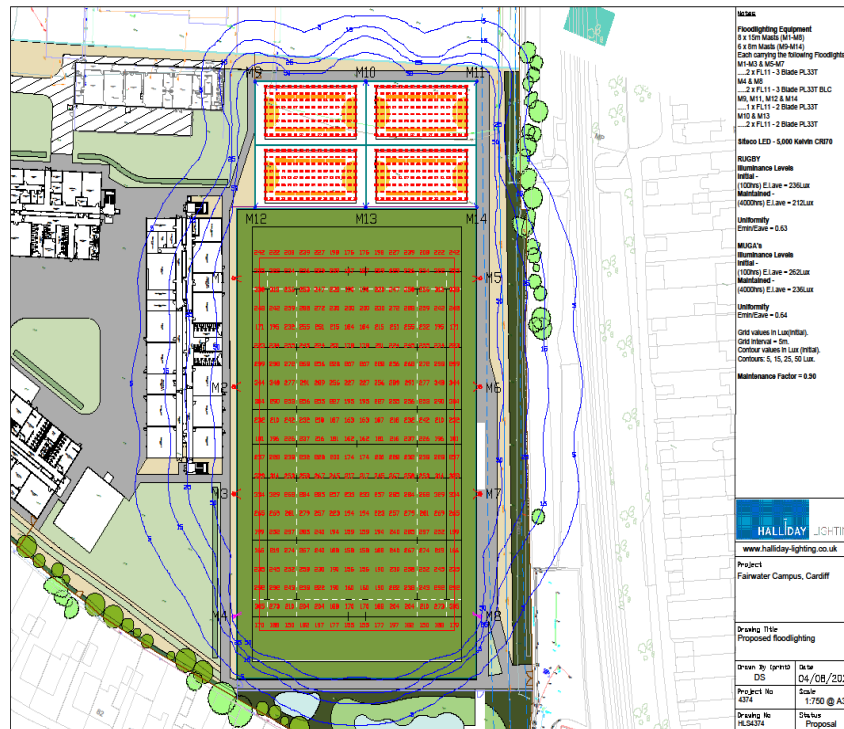


Figure 4: Proposed Floodlighting Plan

- 9.18 The SRS Officer states that this would put this application in Environmental Zone E3 (Suburban) as per the ILP Guidance note 1 for the reduction of obtrusive light, with 5 lux at boundary comfortably within what is recommended.
- 9.19 It would also be necessary to ensure the timings of which the floodlights are operated (and sports pitches could be utilised), to ensure that the disturbance to neighbouring occupiers is reduced. A condition to ensure the floodlighting is not utilised between the hours of 21:00 and 0900 hours and the lux levels are controlled, it is therefore considered that the floodlighting proposed, would not adversely impact upon neighbour amenity.
- 9.20 The proposal would allow for the use of the proposed sport pitches during the hours of darkness at certain times of the year. While there would be the potential for the intensification of use of the school to the southern boundary due to the temporary school, it should be noted that the land has previously been used for sport and recreation purposes. In this regard, it is considered that any noise or impact from light can be appropriately managed, and conditions are recommended in this regard. Subject to the required additional measures and controls, over both the hours of operation, use of floodlighting and sport pitches, which accord with similar developments throughout the city, it is considered that there would be no undue

impact upon neighbouring amenity relative to the existing use of the land as a school and recreational space.

Impact on Trees / Landscaping

- 9.21 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change
- 9.22 The Tree & Landscape Officer raises no objections as only 'C' category trees will be lost to development and the proposal proposes enhancements including the increase of tree cover along the southern boundary and detailed landscaping to the site (while also noting that further landscaping will be provided as part of the new school development).

Impact on Ecology

- 9.23 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.24 Policy KP16 details that 'Cardiff's distinctive natural heritage which provides a network of green infrastructure', including trees and soil, will be protected, enhanced and managed to ensure the integrity and connectivity of this important resource is maintained.
- 9.25 Furthermore Policy EN6 further supports the principles of the afore mentioned key policies in relation to ecological networks, biodiversity and trees.
- 9.26 An Ecology Summary, technical note and Stage 2 Great Crested newt survey prepared by a qualified ecologist has been submitted.
- 9.27 Both Natural Resources Wales and the Councils Ecologists have assessed the application and raise no objections to the application. They suggest a number of conditions (see below) and note the ecological enhancements proposed by the applicants in regard to this element of the site and note that further applications for redevelopment of the whole school site will be forthcoming, which will include further enhancements.

Biodiversity Net Gain

- 9.28 The proposal includes a number of Biodiversity enhancements to the site including;
- Two log piles (hibernacula) on the edge of the SUD area
 - 10 bird boxes; of which 5 will be suitable for house sparrow and 5 suitable for

- starting on the temporary buildings
- Landscaping works
- SUD feature is suitable to retain water for use by a range of Welsh Wildlife
- Two bat boxes

9.29 It is likely that further enhancements will be included as part of the further redevelopment of the school site

Sustainability / Energy

9.30 Future Wales Policy 16 emphasises that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.

9.31 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.

9.32 PPW (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.

9.33 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.

9.34 The proposal is for temporary demountable classrooms which will be re-used after there siting here. The site itself will utilise low carbon, sustainable materials in the construction of the new school within renewable energy and layout/design being utilised to minimise energy consumption.

Drainage and Flooding

9.35 The site is within Flood Zone A and is not considered to be at significant risk of Flooding.

9.36 Dwr Cymru/Welsh Water raise no objections to the proposal subject to the imposition of conditions (see 17).

9.37 The site will also be subject to a SAB application and the applicants have been advised to enter into negotiations with the Councils SuDS drainage team in regard to a SAB submission.

10 CONCLUSION

11 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.

11.1 The proposal will play a key role in helping to deliver the LDP strategy, providing a new temporary high school and associated works as part of a high quality scheme on an existing school site, set in a highly sustainable, brownfield location and by enabling the future provision of a new high quality school campus on the same site.

11.2 Accordingly, the proposed development is in accordance with Policies KP5, KP6, KP13, KP14, KP16, EN6, EN7, EN8, EN10, EN13, EN14, T1, T5, C1, C3, C5 and C7 of the Cardiff Local Development Plan 2006-2026.

12 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

12.1 Crime and Disorder Act 1998. 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. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

12.2 Equality Act 2010. The Act 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, over and above any other person.

12.3 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard

is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.

- 12.4 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:

- (a) Diversity between and within ecosystems;
- (b) The connections between and within ecosystems;
- (c) The scale of ecosystems;
- (d) The condition of ecosystems (including their structure and functioning);
- (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

13 RECOMMENDATION

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below

CONDITIONS

1. The development permitted shall be commenced before the expiration of five years from the date of this planning permission.

Reason In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The approved modular units shall be removed from the site within 23 months of the development being brought into beneficial use.

Reason: The development is only required for a temporary period

3. The development shall be carried out in accordance with the following approved plans:

- FC-ASL-ENW-XX-DR-L-09100 P03 – Site Location Plan
- FC-ASL-ENW-XX-DR-L-09101 P10 – Enabling Works General Arrangement
- FC-ASL-ENW-XX-DR-L-09102 P03 – Detailed Enabling Works North
- FC-ASL-ENW-XX-DR-L-09103 P07 – Detailed Enabling Works South
- FC-ASL-ENW-XX-DR-L-09105 P03 – Planting Plan
- FC-ASL-ENW-XX-DR-L-09200 P04 – Perimeter Weldmesh Fencing

- FC-ASL-ENW-XX-DR-L-09201 P04 – Binstore Details
- FC-ASL-ENW-XX-DR-L-09202 P04 – Cycle Shelter Details
- FC-ASL-ENW-XX-DR-L-09203 P03 – Ballstop Fencing
- FC-ASL-ENW-XX-DR-L-09204 P02 – Staff Cycle Shelter Details
- FC-ASL-ENW-XX-DR-L-09205 P02 – Landscape Details
- FC-ASL-ENW-XX-DR-L-09300 P04 – Site Sections
- FC-ISG-XXX-XX-DR-W-00001 P01 – Temporary Hall
- HD/12854/04 Rev D – Block C Floor Plans and Elevations
- HD/12854/02 Rev D – Block A Floor Plans and Elevations
- HD/12854/03 Rev D – Block B Floor Plans and Elevations
- HD/12403/03 Rev F – Admin Building
- F16317-1-EL – Kitchen Plans and Elevations
- S150 – Arena Sports Stand
- FC-ARP-TMP-ZZ-DR-C-00100 P01 – Vehicle Swept Path Analysis
- FC-ARP-TMP-ZZ-DR-C-00500 P03 – Proposed Surface Water Drainage
- FC-ARP-TMP-ZZ-DR-C-00501 P03 – Proposed Foul Drainage
- FC-ARP-TMP-ZZ-DR-C-00600 P04 – Proposed Finished Levels
- FC-ARP-TMP-ZZ-DR-C-00601 P04 – Proposed Formation Levels
- FC-ARP-TMP-ZZ-DR-C-00602 P01 – Earthworks Cross Sections
- FC-ARP-TMP-ZZ-DR-C-00603 P01 – Proposed Cut and Fill Depths
- FC-ARP-XXX-XX-DR-D-70500 P01 – Proposed Drainage Details Sheet 1
- FC-ARP-XXX-XX-DR-D-70501 P01 – Proposed Drainage Details Sheet 2
- FC-ARP-XXX-XX-DR-D-70502 P01 – Proposed Drainage Details Sheet 3
- FC-ARP-XXX-XX-DR-D-70503 P01 – Proposed Drainage Details Sheet 4
- FC-CLI-XXX-XX-DR-X-52751A – Topographical Sheet 1
- FC-CLI-XXX-XX-DR-X-52751B – Topographical Sheet 2
- FC-CLI-XXX-XX-DR-X-52751C – Topographical Sheet 3
- FC-CLI-XXX-XX-DR-X-52751D – Topographical Sheet 4
- FC-CLI-XXX-XX-DR-X-52751E – Topographical Sheet 5
- E01 – Flood Light Foundation Plan
- HLS STD P3 Rev A – 15m Flood Light Elevation
- HLS STD DWG – 8M Mast Drawing
- HLS 4374 Rev 5 – Proposed Floodlighting Plan
- 20-046 - Tree Constraints Plan
- Tree Survey, Categorisation and Constraints Report
- Phasing Plan
- Cantonian High School – Stage 2 Great Crested Newt Survey by Soltis Brewster
- CCTV Column Locations
- CCTV Data Sheet
- Flood Light Product Description
- Drainage Strategy
- Construction Phase Plan
- Ecology Technical Note
- Acoustic Design Report
- Environmental Noise Assessment
- Acoustic Feasibility Survey

- Geotechnical and Geo-environmental Report
- Soakaway Investigation Report
- Transport Assessment

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

4. No development shall commence, including any works of demolition, until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-
- i) Routing of vehicles on the local highway network.
 - ii) The parking of vehicles of site operatives and visitors;
 - iii) Loading and unloading of plant and materials;
 - iv) Storage of plant and materials used in constructing the development;
 - v) The erection and maintenance of security hoarding;
 - vi) Wheel washing facilities to prevent mud being deposited on the road and measures to prevent debris being deposited on the highway
 - vii) Measures to prevent water from the site draining onto the highway
 - viii) Measures to control the emission of dust and dirt during construction and
 - viii) A scheme for recycling / disposing of waste resulting from construction site works

Reason: In the interests of highway safety and public amenity

5. No development shall commence until a Biodiversity Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in order to manage the impacts of construction. The biodiversity CEMP shall include:
- I. A risk assessment of potentially environmental harmful activities/operations to that of ecological constraints at the site, along with green /blue infrastructure (noting the potential for a shallow ditch along the eastern boundary that links to Waun-Gron Park).
 - II. An approximate timetable of the phasing of the construction programme;
 - III. Reference to supporting documentation i.e. landscaping drawings, that run in parallel with construction and following completion of construction;
 - IV. Proposed measures of how the location and timing of works will avoid harm to biodiversity features - both physical measures fences to signage, and sensitive working practices, to avoid or reduce impacts during construction;
 - V. The proposed times during construction when specialist ecologists and or Ecological Clerk of Works may need to be present on site to oversee works, in line with approved plans and environmental regulations. It is expected as a minimum that there is likely to be a requirement for supervision for great crested newt, reptiles, birds and hedgehog;
 - VI. The inclusion of a Precautionary Method of Works (PMoW) covering great crested newt (and other amphibians), common reptile species, hedgehog and breeding birds, expanding upon pages 6 and 7 of the "Ecology Summary Note dated May 2022". The PMoW will include:

- a. An introduction to the site, and the proposed works;
 - b. The legislation pertaining to the species/groups mentioned;
 - c. Precautionary working methods that include:
 - i. The areas where each species/species group could occur, along with appropriate “protection zones” that must be in place before and after clearance and how this would be marked out.
 - ii. The measures that will be taken to avoid harm to these species prior to and during the works;
 - iii. The timing of the works;
 - iv. The role and responsibilities of Ecological Clerk of Works and the areas that require supervision whilst site work takes place;
 - d. The measures taken should these species be identified, a stop work procedure would be required, especially the case for great crested newts and immediate discussion with Natural Resources Wales (NRW) and discussion with the Local Planning Authority (LPA) if reptiles are identified. A strategy/and or licencing will then be agreed with NRW/LPA on the way to proceed;
 - e. The provision of a site induction to workers.
- VII. To ensure accountability, any suitably qualified ecologist who attends site must log their actions (suggested Excel document), providing the date(s) of such inspections, actions taken and any remedial measures. Should such supervision be required the log shall be provided to the Local Planning Authority no later than one month after the first temporary block becomes operational.
- VIII. Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP5, GPP8, and GPP21. Also considering the aspects within PPG6 (under review). This will be through the consideration of:
- a. Details of harmful materials/liquids that will be used/stored at the site;
 - b. Details on the expected plant to be used;
 - c. The loading and unloading of plant and materials;
 - d. Storage of plant and materials – including containment, bunding and/or appropriate buffer zones, including from any drain;
 - e. The control of dust and impacts upon adjacent vegetation (Fairwater Park SINC).
 - f. Details of topsoil strip and storage;
 - g. Wheel washing facilities;
 - h. Measures to monitor mobilisation of contaminants through water or dusts during material removal and construction;
 - i. A scheme for the recycling/disposing of waste generated at all points during construction works;
 - j. Emergency spill procedures and incident response plan that will be followed in light of any spill at the site. This will include having the relevant materials to stop/contain a spill;
 - k. Relevant Toolbox talks.
- IX. Responsible persons (including a blank table for relevant details i.e. contact numbers), lines of communication and emergency contact details;

X. A monitoring/review procedure and ultimate responsibility for the CEMP Biodiversity in light of any changes to construction or incidental finds - biological or non-biological;

Reason: For the general protection of biodiversity and pollution prevention and KP16, and EN5-EN8 of the Cardiff Local Development Plan.

6. Prior to the commencement of the development, a method statement for invasive non-native plant species shall be submitted to and approved by the local planning authority. The measures shall be carried out strictly in accordance with the method statement. The method statement shall include:

- Provide an introduction to the site, and the proposed works;
- The legislation pertaining to the known invasive species (and others that could occur);
- Appropriate buffer zones to prevent further spread/containment, which includes where roots may occur;
- The methods of control, removal/disposal (in line with waste transfer etc) should the species be impacted directly; and
- Monitoring.

Reason: For the general protection of biodiversity and prevention of the spread of invasive species on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

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

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

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

- A **Tree Protection Plan (TPP)** in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses

8. Prior to beneficial use of the temporary school buildings a “Lighting Design Strategy” considering bats (and other nocturnal species), in accordance with the Institute of Lighting Professional Guidance Note 08/18 shall be submitted to and approved by the Local Planning Authority. The plan shall highlight:

- Those areas/features on site that are particularly sensitive for bats (and other nocturnal species), that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging. This should consider the MUGA and sports pitches, general site lighting and any associated public realm works;
- Show where external lighting will be installed across the site and amend the current lighting plans “Proposed Floodlighting. Halliday Lighting, Drawing number: HLS4374, dated 04/08/2022” to significantly reduce light spill east and south (and to a lesser degree north), demonstrating that the light spill is considered unlikely to disturb or prevent bats (or other nocturnal species) using their territory or access to their breeding sites and resting places (and subsequent mitigation).
- The lux levels produced from the MUGA/sports pitches, shall not exceed a level of 1 lux by the time spill reaches the “Proposed boundary planting” and “Proposed SuDs Basin Planting” as noted on “Enabling Works – Planting Plan; Austin Smith Lord Drawing number: FC-ASL-ENW-XX-DR-L-09105, dated 04.08.22”. Appropriate lighting contour plans and technical specifications should be supplied.
- Consideration of the time of day when the MUGA will be lit and the impacts of this upon bats (and other nocturnal species);
- All lighting should consider amongst other aspects; lighting direction, hooding, using minimum height and passive infrared on timers, times of light. Where possible, all lighting should be below 2700K and therefore a wavelength above 550nm. All external lighting shall be installed in accordance with the specifications and locations set out via the above, and these shall be maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To manage the impact of the development upon the potential for protected species in accordance with Policy KP16, EN6 and EN7 of the Cardiff Local Development Plan (2006-2026).

9. Prior to beneficial use of the development hereby permitted, the following ecological enhancements shall be installed at the development:

- Two log piles (hibernacula) on the edge of the SUD area.
- 10 bird boxes; of which 5 will be suitable for house sparrow and 5 suitable for starling on the temporary buildings.

- The landscaping as provided on “Enabling Works – Planting Plan. Austin Smith Lord, Drawing number: FC-ASL-ENW-XX-DR-L-09101 Rev P10”.
- Ensuring that the SUD feature will retain near permanent water to provide a medium sized pond for use by a range of Welsh wildlife including successful breeding of amphibians.
- Two bat boxes suitable for maternity roosting positioned back to back on a pole at 3m high within the “Proposed boundary planting” to the far south, but alongside the SUD as noted on “Enabling Works Planting Plan; Austin Smith Lord Drawing number: FC-ASL-ENW-XX-DR-L09105, dated 04.08.22”.

No later than one month after the first temporary buildings become operational, details shall be submitted showing a drawing indicating their location and photographic evidence they have been installed (both close up and at a distance to indicate their location generally on the site).

Reason: To comply with EN7 of the City of Cardiff Council Local Development Plan and the biodiversity duty of the Environment (Wales) Act 2016.

10. Prior to the beneficial use of the temporary school, plans of the temporary school vehicular access arrangements; during the temporary operation of the school to include all one-way workings are to be submitted to and approved in writing by the Local Planning Authority. These markings shall be retained thereafter, whilst the temporary school is in operation.

Reason: In the interests of public highway safety.

11. Prior to beneficial use of the temporary school, full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling,

- amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance

12. The Multi-Use Games Area (MUGA) and Grass Pitch hereby approved and detailed on the Proposed Site Plan (drawing no FC-ASL-ENW-XX-DR-L-09101 P10 – Enabling Works General Arrangement) shall only be used between the hours of 08:00 and 21:00 on any day. Prior to the first evening use (18:00 - 21:00 hours) of the MUGA and Grass Pitch, a scheme shall have been submitted to and approved in writing by the Local Planning Authority detailing complaint investigation procedures for noise arising from the sports pitches during these hours, and identifying the potential noise mitigation measures (including any amendments to the proposed hours of use specified in this condition) that shall be used to reduce noise impacts and the timescales for implementation of any noise mitigation and/or control measures identified as necessary following such investigation of a complaint, with such measures thereafter retained.

Reason: To protect the amenities of neighbouring occupiers in accordance with Policies KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.

13. The floodlighting shall not be operated between 2100 and 0900 hours on any day.

Reason: In the interests of the amenities of the area and neighbouring occupiers in accordance with Policies KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.

14. If at any time the use of the premises requires the installation of any external extraction equipment associated with the permitted use, the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food.

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

15. Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it.

Reason: The trees are of value in the local environment and should be protected

and maintained in good condition.

16. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 11, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

17. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

INFORMATIVES

1. The applicant/developer is advised that 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.
2. 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
3. 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.

4. That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.