

COMMITTEE DATE: 6th July 2023

APPLICATION No. 23/01028/FUL

APPLICATION DATE: 04/05/2023

ED: LLANDAFF NORTH

APP TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: **Meadowbank Special School, Colwill Road, Llandaff North, Cardiff.**

PROPOSAL: Addition of a single storey building on school site to accommodate increased pupil numbers, including associated external play area. Other development proposed on existing car parking area to increase drop off and parking provision in line with pupil and staff uplift.

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below in section 12.

1. BACKGROUND INFORMATION

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

2. DESCRIPTION OF SITE AND AREA

2.1 The site is approx. 0.8 hectares in area and rectangular in shape, on land to the East of Meadowbank Special School that currently contains grassland.

2.2 To the north of the site is the existing Gabalfa Primary School, to the South is Parkland and the Taff Trail with the River Taff beyond. To the east of the proposal is Lydstep Park.

2.3 The proposal will utilise the existing access road from Colwill Road

2.4 The site is located within Zone C1 of the NRW Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers and Flood Zone 3 Sea (albeit in a 'defended zone').

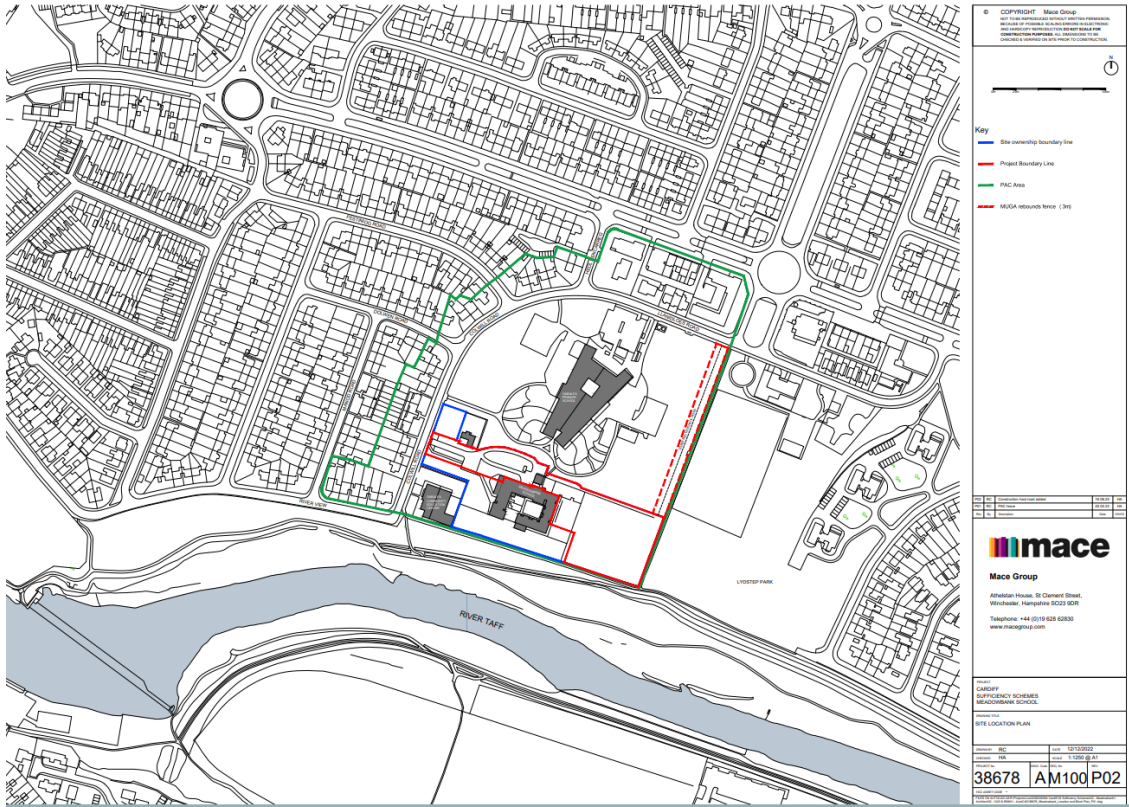


Figure 1: Site Location Plan



Figure 2: Aerial View of the Site

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This is a full application for the construction of a new teaching block at Meadowbank Special School. Meadowbank School currently accommodates 62 pupils aged 4-11 with ASD, Physical/Medical Needs and General Learning Difficulties. The proposal seeks to enhance and expand the special educational needs provision across the City and allow expansion of pupil provision within the existing school site by providing an additional 36 pupil places (98 pupils in total on site).
- 3.2 The proposed development is part single storey part 1.5 storeys in scale, approx. 65m wide and 34m deep and 3.7-6m high with a flat roof. The proposed building would be finished in brick and cladding panels and is of a modular construction.
- 3.3 Internally the building would contain 6 classrooms, hall, offices and meeting rooms and other ancillary rooms associated with the school + external canopy areas and outdoor play areas with fencing demarking the boundary.
- 3.4 Externally, the submitted plans show the provision of an enhanced vehicle drop off-area to the frontage of the school plus pedestrian access to the new teaching block from the parking/drop off area. The proposal also includes cycle and refuse storage areas and SuDS features.
- 3.5 Works have begun on site (including the provision of the construction access road due to accelerated nature of the scheme, which requires the additional pupil provision to be completed and occupied by October Half Term 2023).

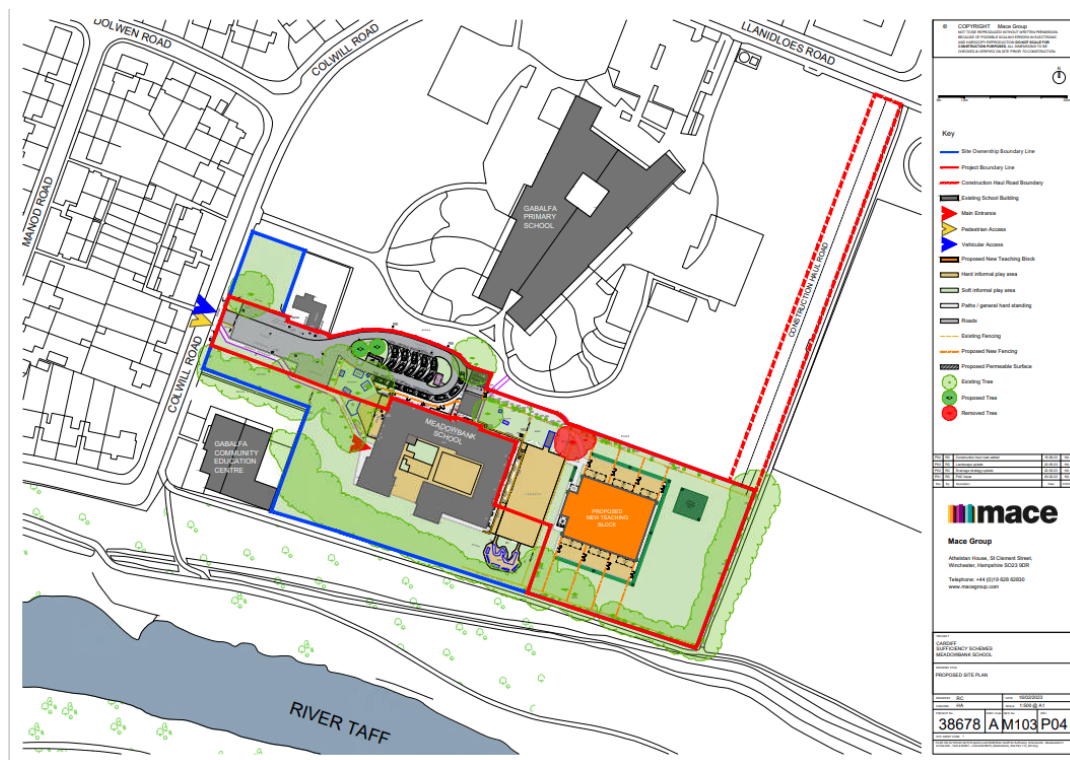


Fig 3: Proposed Site Layout

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- 16/02871/MJR – New Build Gabalfa and Glan Ceubal Primary Schools for one form of entry each plus 48 place full time equivalent nursery and welsh medium immersion unit. Approved.

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 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 wellbeing 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 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
- KP12 Waste
- KP15 Climate Change
- KP16 Green Infrastructure

DETAILED POLICIES

Environment

- EN4 River Corridors
- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- 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

- 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:

5.15 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)** : No objections to the details submitted, advise the need for appropriate conditions.
- 6.2 **The Operational Manager, Parks** – No objections
- 6.3 **The Operational Manager, Waste Management** – No objections
- 6.4 **Tree & Landscape Officer** – No objections to the amended information, subject to appropriate conditions
- 6.5 **Shared Regulatory Services (Contaminated Land)** – No objections to information submitted and recommend appropriate conditions be imposed
- 6.6 **Shared Regulatory Services (Noise)** – No objections
- 6.7 **County Ecologist** – No objections subject to appropriate conditions

6.8 **Drainage & Flood Risk Officer** – No comments received.

7. EXTERNAL CONSULTEE RESPONSES

7.1 **South Wales Fire & Rescue Service** – No objections

7.2 **South Wales Police** – No comments received.

7.3 **Dwr Cymru/Welsh Water** – No objection, subject to appropriate conditions

7.4 **Sport Council for Wales** – No Comments received.

7.5 **Natural Resources Wales** – No objection has been raised. NRW have reviewed the supporting Flood Consequence Assessment (prepared by Hydrock, dated 18th January 2023) and note that the potential consequences of flooding can be managed to an acceptable.

8. REPRESENTATIONS

8.1 The application was subject to a 21-day consultation period on 31/01/2023, being advertised by press and site notices and neighbours and local members were notified. Following amended plans being received, a re-consultation was undertaken on 19/06/2023.

8.2 To date no responses have been received in regard to neighbour consultations

8.3 All public representations made on the application are available to view in full on the Council's website at: - [23/01028/FUL](#)

9 ANALYSIS

9.1 The key material considerations in the determination of this application are:

- 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
- Drainage and Flooding

Land Use / Principle of Development

9.2 In terms of the land use policy implications of the proposals, the application premises fall within the settlement boundary as defined by the LDP proposals map and is afforded no specific designation or allocation.

9.3 Policy C7: Planning for Schools, supports new and improved school

facilities where a need has been identified. The Policy states that development of primary, secondary and sixth form education should:

- i) Be well designed, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes; and
- ii) Include, where appropriate, provision for other appropriate community uses in addition to their educational needs.

9.4 The new teaching block will provide additional accommodation required because of increasing pupil numbers on an existing site which is therefore well related to existing school provision in the area and lies within proximity to an array of services and amenities within the surrounding settlement. The site is also accessible to sustainable transport modes, such that the proposal raises no land use policy concerns

Impact on the Character of the Area

9.5 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.

9.6 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

9.7 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.

9.8 The proposed new building is of a functional nature and design and is considered acceptable in regard to its siting and surroundings. The area contains existing educational facilities including the adjacent Meadowbank School and Gabalfa Primary School and it is noted that the teaching block is an addition to the existing Meadowbank School to increase the provision of Additional Learning Needs places within the City.

9.9 The proposal would have a positive impact upon the character of the area, with the creation of much needed additional School places for pupils with additional and enhanced play provision for pupils.

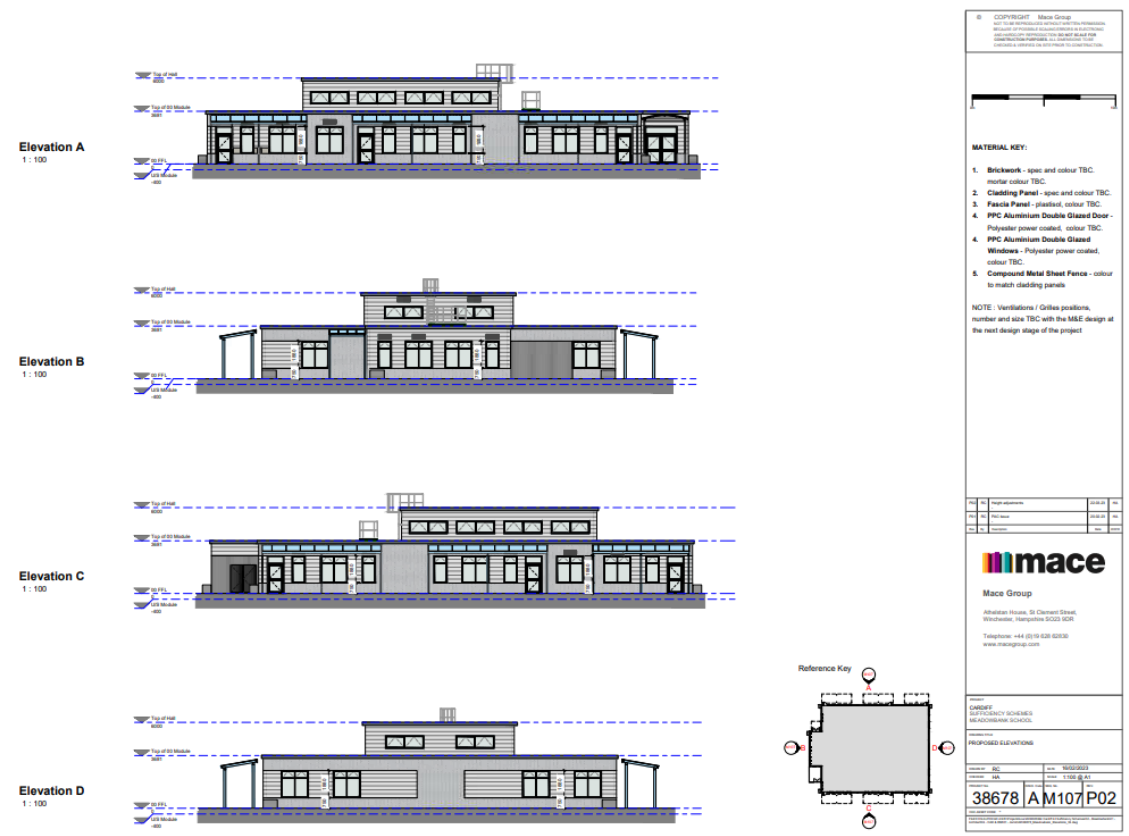


Figure 4: Proposed Elevations

Transportation/Highway Impacts

9.10 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.

9.11 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;

9.12 The application has been accompanied by a Travel Plan.

- 9.13 Vehicular access will be from Colwill Road, via an the existing access for the Meadowbank School. The majority of Pupils are transported to the School via contracted transport vehicles (Taxis and Minibuses), with updated and enhanced drop-off bays, with the proposed vehicular parking strategy for the site including:
- 17 marked drop-off bays,
 - 2 x Minibus Parking Bays, and
 - 1 x Disabled Parking Bay
 - Staff parking will remain as existing
- 9.14 The submissions indicate that the proposed ALN school will increase the pupil capacity from 67 consented ALN pupils (in the existing school) to 98 ALN pupils (31 pupils number increase). The pupil travel arrangements are, in the vast majority of cases, provided by contracted school transport and not parents. This will mean that the level of vehicular activity will increase slightly from existing, however the level of parking provision and drop off arrangements will ensure no unacceptable impacts on highway safety.
- 9.15 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.
- 9.16 The proposal also includes the provision of cycle spaces, with dedicated cycle storage buildings within the site. It is considered necessary to ensure the cycle storage is acceptable and an appropriate condition has been imposed to agree these details.
- 9.17 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

- 9.18 The submitted plans show the proposed new school building sited approximately, 160m from the nearest residential properties. It not considered that the proposed school building would impact upon the sunlight and amenities of adjoining neighbours.
- 9.19 The proposal also includes enhancing the boundary trees and hedgerow to the southern and eastern boundary adjacent to Taff Trail and Lydstep Park, thereby reducing any potential overlooking from the proposed new School and to screen it from the adjacent parkland and Taff Trail.

Impact on Trees / Landscaping

- 9.20 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.

- 9.21 The Tree & Landscape Officer raises no objections as the proposal proposes enhancements and detailed landscaping to the site, subject to appropriate conditions.

Impact on Ecology

- 9.22 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.
- 9.23 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.
- 9.24 Furthermore Policy EN6 further supports the principles of the afore mentioned key policies in relation to ecological networks, biodiversity and trees.
- 9.25 An Ecology Report and relevant surveys, prepared by a qualified ecologist has been submitted.
- 9.26 Both Natural Resources Wales and the Councils Ecologist 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, which will include further enhancements.

Biodiversity Net Gains

- 9.27 The proposal includes a number of Biodiversity enhancements to the site including:
- Expanded Wildflower Meadow (approx. 1400m²)
 - Replacement tree planting (including new elm, maple and apple trees)
 - Landscaping works including, flowering areas and new planting
 - Bee Towers
 - 2 x Sparrow Terraces
 - 2 x Swift Boxes
 - Bat Box suitable for maternity roost

Sustainability / Energy

- 9.28 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.

- 9.29 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.30 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.
- 9.31 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
- 9.32 The proposal is for new additional learning building to increase capacity at Meadowbank School and throughout Cardiff. The building itself is of a modular design, which 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

- 9.33 The site is within Flood Zone C1 and a Flood Consequences Assessment has been submitted. Natural Resources Wales advise that the proposal is acceptable in terms of Flood Risk and raise no objections.
- 9.34 Dwr Cymru/Welsh Water raise no objections to the proposal
- 9.35 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

- 10.1 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
- 10.2 The proposal will play a key role in helping to deliver the LDP strategy, providing well needed additional learning needs school places within the City as part of a high quality scheme on an existing school site, set in a highly sustainable, brownfield location.

10.3 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.

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

11.1 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.

11.2 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.

11.3 Wellbeing of Future Generations (Wales) 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.

11.4 Statutory pre-application public consultation: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.

11.5 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.

11.6 It is considered that the Local Planning Authority has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

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

CONDITIONS

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

- M100 Rev P02 – Site Location Plan
- M101 Rev P03– Existing Site Constraints Plan
- M102 Rev P02 – Existing Site Plan
- M103 Rev P04 – Proposed Site Plan
- M104 A– Proposed Ground Floor Plan
- M105 – Proposed Additional Parking Provision
- M106 – Proposed Ground Floor Plan
- M107 – Proposed Elevations
- M110 – Design and Access Statement
- M111 – Schedule of Accommodation
- 20700-HYD-XX-XX-RP-WET-0001-P01 – Flood Consequences Assessment
- 220044 Meadowbank GLEMP P3 – Green Infrastructure and Landscape Ecological Management Plan
- ArbTS_1365.3_Meadowbank School – Arboricultural Report Dated 16/06/2023
- EHS-ASL-00-ZZ-DR-L-09801 P2 – Tree Pit Detail
- MBS-ASL-00-ZZ-DR-L-0991 P7 – Planting Plan
- MBS-ASL-00-ZZ-DR-L-0992 P4 – Biodiversity and Amenity Plan
- MBS-ASL-00-ZZ-DR-L-0994 P4 – Planting Schedule
- MBS-ASL-00-ZZ-DR-L-0995 P1 – Outline Maintenance Schedule
- MBS-ASL-00-ZZ-DR-L-0001 P3 – External Works Specification
- TOHA/22/8642/AC – Soil Resource Survey
- 38678-HYD-XX-XX-DR-C-0400 – Construction Details Sheet 1
- 38678-HYD-XX-XX-DR-C-0401 – Construction Details Sheet 2
- HY4058 -01 - Topographical Survey
- HY4058-02 – Topographical Survey
- 3678-HYD-XX-XX-DR-C-0600 – Drainage Strategy
- 20700-HYD-XX-XX-RP-GE-1003 – Remediation Strategy and Verification Report

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.

Action Conditions

2. The new school building shall not be brought into beneficial use until such time a Green Infrastructure and Landscape Ecological Management Plan (GILEMP)

has been submitted to and approved in writing by the Local Planning Authority (see informative no. 7). The site shall thereafter be managed in full accordance with the approved GILEMP

3. Within 2 weeks of the date of this permission, a Construction Environmental Method Statement shall have been submitted to the Local Planning Authority for its approval in writing. Development shall only proceed in accordance with the approved statement, which 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.

4. Within 3 months of the date of this permission, a methodology statement shall be submitted for the reinstatement of soil and vegetation following the removal of the temporary haul road. The methodology shall include the following;
 - i) describe how the impact of soil compaction and contamination following haul road installation and use will be assessed and
 - ii) what the methodology will be for reinstating soil and vegetation.
 - iii) An assessment of soils beneath the haul road by a soil scientist to ascertain levels of compaction and contamination
 - iv) appropriate methods to remediate and ameliorate soil accordingly (e.g. ripping).
 - v) An arboricultural assessment by an appointed arboriculturist to ensure that no harmful impacts will result to adjoining trees

The haul road shall be removed in its entirety within 3 months of the completion of the development hereby approved, in full accordance with the approved methodology.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhancement biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff

Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”.

5. The new school building shall not be brought into beneficial use until such time as a minimum of six secure cycle parking spaces (and access to them) have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking spaces shall be retained as approved 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, in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026).

6. Notwithstanding the submitted details (condition 1), prior to their use on site samples of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

7. The new school building shall not be brought into beneficial use until such time as a “Lighting Design Strategy” (for biodiversity) considering bats, and other nocturnal species, in accordance with the Institute of Lighting Professionals Guidance Note 08/18 has been submitted to and approved in writing by the Local Planning Authority (see informative no. 8).

All external (and possibly internal) 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).

8. Prior to beneficial use of the proposal hereby approved, the following ecological enhancements covering green infrastructure to individual ecological receptors, otherwise considered “Net Benefits for Biodiversity”, shall be installed at the development
 - An expanded area of wildflower meadow around the new school building from 1119.8m² to 1400m².
 - Replacement tree planting to take the form of 2 x new horizon elm, interspersed with 2 x field maple along the north boundary, to the north of the new build, and 2 x well formed M106 apple trees in the grassland

strip adjacent to the western side of the new build. These shall be sourced and planted in line with BS 8545:2014.

- enhancements (all landscaping and bee posts) as shown on drawing “Meadowbank School Biodiversity and Amenity Plan, Austin-Smith: Lord, drawing number: MBS-ASL-00-ZZ-DR-L-0992 Rev P3.”.
- Where fences are erected, gaps (13cm x13cm) should be left at the bases including site boundaries, to allow passage of hedgehogs through the site.
- Two house sparrow terraces on elevation D
- Two double swift boxes at elevation D
- One bat box suitable for a maternity roost built in/or attached, at elevation C

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), shall be submitted to the Local Planning Authority no later than one month after the buildings first beneficial use.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhancement biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”.

Regulatory Conditions

9. 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/seeding season, to the same specification approved in discharge of condition, unless the Local Planning Authority gives written consent to any variation.

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

10. The approved remediation scheme must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

11. 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.

12. 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.

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

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

14. The vehicular drop off spaces shall not be used as general car parking spaces by staff/visitors.

Reason: To ensure that the proposed development does not result in excessive car parking.

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

(i) determining the extent and effects of such constraints;

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

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

(iii) the safe development and secure occupancy of the site rests with the developer.

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

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

6. 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 demolition / 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. No noisy work which has the potential to disturb local residents is permitted outside the above mentioned hours, unless there is a health and safety risk,

or an necessity to carry out such works on this day. If at a later stage the applicant requires works to be undertaken outside of the permitted hours they must submit an section 61 and this must be approved by the Pollution Control Department.

It is advised that the applicant familiarise themselves with the Pollution Control construction site handbook which can be found via the following link; <https://www.srs.wales/Documents/Pollution/SRS-PollutionControlHandbook-ConstructionA4-E.pdf>.

7. The Green Infrastructure and Landscape Ecological Management Plan (GILEMP) required by condition 2 shall be written in such a way that it is easily interpretable by a management company/team employed to manage the site post development, and shall cover up to 10 years post development.

The content of the GILEMP shall include the following. a) Introduction to the site and the development to be implemented; b) Baseline - description and evaluation of features to be managed (initially implemented by the CEMP), this shall also include all more formal landscape elements, to maximise their value to wildlife. This shall include as a minimum: I. Trees. II. Hedgerows. III. SUDs/swales/rain gardens. IV. Green roof and walls. V. Grasslands. VI. Ornamental planting. VII. Site enhancements. c) Ecological constraints on site that might influence management or require separate management, as a minimum including; I. Birds. II. Bats. III. Hedgehog. IV. Reptiles. V. Badger. d) Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B. e) Appropriate management prescriptions for achieving aim/s and objectives as per point D. This should be broken in to the first 5 years (short term) and up to 10 years (long term) management. f) Preparation of a work schedule with timings (including an annual work plan capable of being rolled forward over a five-year period, but looking up to 10 years). g) Details of the body or organization responsible for implementing the plan, including any updates required. h) The legal or funding mechanisms for implementation and long-term management. i) Any failures in planting shall be rectified with the first year after planting and for 5 years following, otherwise new landscaping shall be agreed with the Local Planning Authority; j) The monitoring requirements to determine the implementation of the landscaping, years 1, 3 and 5 and every 5 years thereafter will be appropriate, this will follow the aims and objectives to determine if they have been achieved. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the GILEMP are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. k) Appropriate drawing indicating habitats, areas of the site for specific species and the enhancements to be managed.

8. The Lighting Design Plan required under condition 7 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 general site lighting and any associated public realm works;

- Show how and where external lighting will be installed across the site, demonstrating that the lighting/ light spill is unlikely to disturb or prevent bats or other nocturnal species using the site or impact upon their normal behaviours (as alluded in bullet one), highlighting any mitigation required to achieve this. There should be no light spill on green corridors in particular and areas of known sensitivity. Appropriate lighting contour plans (0.5, 1, 3 and 5lux lines) and technical specifications will be supplied in accordance with the British Standard, where local authority adoption is required.
- Details of lighting to be used both during construction and at operation (if required).
- All lighting should consider amongst other aspects; all lighting should be at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.
- It may also be required that internal lighting will need to be considered for all glass facades if significant spill to external elements could occur.
- Liaison between your chosen ecological consultant and the lighting engineer is advised.