

17th November 2023
JPR/CD/155461_231117_RM Cover Letter

SUBMITTED ONLINE VIA PLANNING APPLICATIONS WALES

Development Management
Cardiff Council
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

Dear Planning Department,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012
FITZALAN HIGH SCHOOL, LAWRENNY AVENUE, CARDIFF, CF11 8XB
APPROVAL OF RESERVED MATTERS FOR 20/01647/MJR

Stride Treglown are acting on behalf of Cardiff Council in respect to the detailed design of the proposed new sports pitches, cycle store and foot/cycle path link on the site of the old Fitzalan High School site on Lawrenny Avenue.

Background

Outline planning permission 20/01647/MJR was granted on 19th November 2020 for the "...provision of 1 sports pitch and 2 MUGAs with provision for 104 cycles, requesting consideration of access and layout and with all other matters reserved".

The demolition of the buildings on the site will make space for the provision of additional sport facilities for the new school and local community as well as providing secure cycle storage.

A temporary pedestrian/cycle link has been created through the site (discharge of condition application 23/01064/DOC) and the reserved matters application includes details for the phased construction of the permanent route. As discussed with planning officers and statutory consultees over the last 12 months, there will be a phased approach to this work as the old Fitzalan Buildings are being used on a temporary basis for the Pupil Referral Unit.

Reserved Matters Approval

We hereby seek approval of the reserved matters (scale, appearance, landscaping) for this project and submit the following information:

Reserved Matters Application forms
Plans:

STRIDE TREGLOWN LTD
TREGLOWN COURT, DOWLAIS ROAD
CARDIFF CF24 5LQ
+44 (0)29 2043 5660

REGISTERED OFFICE
PROMENADE HOUSE, THE PROMENADE
CLIFTON DOWN, BRISTOL BS8 3NE
REGISTERED IN CARDIFF
REGISTERED NO: 1748850

STRIDETREGLOWN.COM

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- 155461-STL-XX-00-DR-L-9002_Proposed Landscape GA Plan
- 155461-STL-XX-00-DR-L-9005-Proposed Site Plan of Pitches - Phase 1
- 155461-STL-XX-00-DR-L-9010_Site Location Plan
- 155461-STL-XX-00-DR-L-9020_Existing Site Plan
- 155461-STL-XX-00-DR-L-9401_Cycle Store Details
- 155461-STL-XX-00-DR-L-9185_Boundary Treatment Plan
- 155461-STL-XX-00-DR-L-9186-Boundary Treatments Plan - Phase1
- 155461-STL-XX-00-DR-L-9201_Tree & Soft Landscape Plan (showing services constraints)
- 155461-STL-XX-00-DR-L-9400_Soil Profile Details
- 155461-STL-XX-00-DR-L-9410_Tree Pit Section/Details
- 155461-STL-XX-XX-SP-L-SP001-Soft Landscape Specification, Methodology and Aftercare
- 6653-WSP-XX-XX-DR-E-65101 External CCTV Coverage Drawing
- 6653-WSP-ZZ-ZZ-DR-CV-01000 – Proposed Site Levels & Contours
- 6653-WSP-ZZ-ZZ-DR-CV-01001 – Site Cross Sections

Documents:

- 155461-STL-XX-XX-SP-L-9901- Soft Landscape Specification, Methodology and Aftercare
- Bat Survey Report (December 2022)
- Preliminary Ecological Appraisal (November 2022)
- Tree Survey, Arboricultural Impact Assessment & Method Statement (February 2023)
- 6653-WSP-RP-C-003 - Lawrenny Avenue Pitches - Drainage Strategy
- Flood Consequences Assessment

The application fee of £3910 will be submitted under separate cover direct from the applicant.

Proposed Development

The detailed design of the full scheme includes the following elements:

- Grass football/rugby pitch
- Cricket nets
- 2no MUGAs (phased construction)
- Secure and covered cycle storage for 104 cycles (phased construction)
- 4m wide north to south pedestrian and cycle link
- Boundary treatments to timber hoarding, weldmesh fencing and ball-stop fencing. With matching gates.
- Landscape planting (including details required by outline condition 15)
- Flood/drainage infrastructure

The locations of external security lighting and CCTV are also included for completeness, however, the details of which are required under outline condition 11 of 20/01647/MJR.

As required under condition 12, the phasing will be shared for approval with officers as the path and works develop.

Site & Surroundings

The site sits within the Canton ward of Cardiff in the west of the city. The site lies between Broad Street and Lawrenny Avenue.

The area of the overall site is approximately 5.6 hectares and is made up of a series of buildings between 1 – 4 storeys set within landscaped grounds. The buildings mainly occupy the southern and western part of the site with the caretaker's house and electric substation located in the south west corner.

The area covered by the outline planning permission 20/01647/MJR extends to 1.6ha and is focused on the eastern part of the site. This part of the site includes the swimming pool and sports hall buildings.

Design & Planning Matters

Design & Appearance

The layout of the proposals matches the outline scheme. Informative 5 refers to considering increasing the width of the footway/cycleway to 4m and this has been included in the detailed design.

The scale of the built elements of the proposals (cycle store/fencing) is substantially below the height of the existing buildings and is appropriate for the site.

The overall design of the scheme in terms of its appearance and scale is appropriate to the local character and context, avoids undue effects on neighbours and facilitates the connection of surroundings communities. As such, the proposals are considered to be in accordance with Policy KP5.

Landscaping

A detailed pack of landscape information is submitted as part of this application as required by Condition 15.

The pedestrian/cycle link will be 4m wide and with all other circulation footpaths within the site boundary surfaced in heavy duty asphalt – this future proofs the path for any emergency vehicles which may be required to access the pitches. As part of the phasing, the design team are also exploring the potential option of delivering a 5metre wide path, following recent feedback.

The style of the cycle store is modern and see-through for safety and lighting. It has a curved metal frame, with polycarbonate curved panels. Inside there are 52 Sheffield cycle stands to accommodate 104 cycle parking spaces. Lockable gates are included at either end of the cycle store for security.

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Boundary treatments include temporary timber hoarding on the western boundary for safety from any potential construction works to the west of the reserved matters site boundary. Around the grass pitches and MUGA, there will be metal weldmesh fencing at 3m high. Ball stop fencing at 6m high will frame the eastern and northern edges of the grass pitch. Everywhere else there will be 1.8m high weldmesh fencing, most notably along the north eastern edge and southern edge of the footpath.

The MUGA will be surfaced in sports surface rubber crumb (colour tbc), with line marking for netball, basketball and tennis.

The swales to the eastern section of the site, will be seeded with an appropriate wetland species rich grass mix. The grass pitch will be turfed/seeded with specialist hard wearing sports grass.

Tree removal is limited to trees 12 (Horse Chestnut – B category) and 28 (Thorn group – C category). The design has been careful to avoid the Root Protection Areas of existing trees and tree protection measures are proposed as set out in the accompanying Arboricultural Impact Assessment (Mackley Davies Associates).

Due to space constraints, it is proposed to plant 4 replacement trees outside the red line boundary (within the blue line boundary) in the existing tree line adjacent to Lawrenny Avenue. New trees are in appropriate locations, where root space is available and they do not conflict with the existing trees and associated Root Protection Areas. A Soil Resource Survey has not been undertaken following feedback from potential soil scientists and due to the limited extent of new tree planting. The proposals will therefore avoid unacceptable harm to trees in accordance with Policy EN8.

Community Safety

The route of the pedestrian/cycle link connects Broad Street to the north and Lawrenny Avenue to the south. The pathway will be fenced off with hoarding to the west (during full site construction works) and weldmesh fencing to the east, to promote views and visibility to the pitches. The pathway will be lit with new lighting columns together with CCTV cameras.

Anti motorcycle bollards (removeable for emergency access) will be positioned inbound of the access gates to prevent motorcycles entering the pathway. As such, the proposals are considered to be in accordance with Policy C3.

Access & Movement

The proposals will provide a new pedestrian and cycle link that will facilitate access to the new Fitzalan High School site via the former site and will contribute towards modal split aims set out in LDP Policy KP8.

Level access is provided throughout the proposed scheme. No stepped areas are included on site.

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Emergency access will be provided along the north-south pathway. The width of the pathway is 4m and the construction build-ups will be heavy duty to allow larger emergency vehicles to access the sports pitch and MUGA's.

Drainage and Flood Risk

The Development Advice Map identifies the site within Zone C1 - Areas of the floodplain which are developed and served by significant infrastructure, including flood defences. The Flood Map for Planning identifies the site to be within the Defended Zone of Rivers and Sea - Flood Zone 3.

The final proposals will reduce the extent of impermeable land on the site and will replace education buildings with recreational land providing betterment to the existing situation. The accompanying Flood Consequences Assessment sets out how the proposals comply with Policy EN14.

The accompanying Drainage Strategy outlines how surface water will be managed as part of the development in accordance with Policy EN10.

Ecology

A Bat Roost Survey Report (WSP 2022) identifies that some of the buildings on the site have been confirmed to support soprano pipistrelle summer day roosts (non-breeding). A European Protected Species License (EPSL) will be required for works affecting these buildings. The swimming pool has been identified as a confirmed bat roost.

With reference to the derogation tests, the school have relocated to new premises and the buildings on the outline permission site are no longer needed. Demolition will allow the approved sport/recreation facilities and support infrastructure (pedestrian/cycle link and bike storage) to come forward for the public good. The alternative is to retain the buildings on the site, however, this would constrain development plans by retaining unsuitable buildings that are no longer needed for their original purpose. Through the mitigation measures and compensatory measures outlined in Section 5.1 of the Bat Survey report (WSP, December 2022) favourable conservation status will be achieved. The proposed development will therefore comply with LDP Policy EN7.

The proposals include new tree planting, grass pitches and species rich wetland grass seeding to the bioretention swales to provide a net benefit to biodiversity in accordance with Future Wales and LDP Policy EN6. Overall we are changing the majority of hard standing within the red line application boundary from hard paved areas to permeable 'green' areas.

Further to the above we are including features for habitat creation and migration such as log piles, hibernaculum, bird boxes, bat boxes and hedgehog highways.

Conclusions

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The proposed development will provide new sports facilities and supporting infrastructure for the local community.

The detailed design of the proposals has considered how the proposals would impact on the site and its surroundings, addresses design and flooding/drainage considerations and includes ecological enhancement measures. It is therefore considered that the proposals are consistent with Welsh Government Policy and the Local Development Plan and should be approved.

Please do not hesitate to contact me should you wish to discuss or require further information.

Yours faithfully,



Jonathan Pritchard MRTPI
Associate Town Planner
For
STRIDE TREGLOWN LIMITED

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