

Our Ref: GJ/FG/22.149
Date: 09 April 2024

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Cardiff Council
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Dear Mark,

Town & Country Planning Act 1990 (as amended)
Non-Material Amendment application to vary Condition 2 (Approved Plans) of planning permission
23/01501/FUL
Cantonian High School, Fairwater Road, Fairwater, Cardiff, CF5 3JR
Planning Portal Reference: PP-12963081

Asbri Planning is acting as agent on behalf of Cardiff Council in respect of a non-material amendment application to vary condition 2 (Approved Plans) of planning permission 23/01501/FUL at Cantonian High School, Fairwater Road, Cardiff. The scheme is being constructed for Cardiff Council.

The following plans/documents are submitted in support of the application:

In the below table, an asterisk (*) is used to denote drawings and documents of file sizes that were too large to allow submission via Planning Portal, and are submitted electronically.

Document	Prepared by
Application Forms	Asbri Planning
Cover Letter	Asbri Planning
Arboricultural Implications Assessment and Arboriculture Method Statement March 2024 (Rev3) *	Steve Ambler & Sons
Plans	Reference
Overall Landscape *	FC-ASL-000-ZZ-DR-L-09001-P08
Overall Planting Plan *	FC-ASL-000-ZZ-DR-L-09004-P09
Detailed Ground Floor Landscape GA Sheet 1	FC-ASL-000-ZZ-DR-L-09010-P07
Detailed Planting Plan Landscape GA Sheet 1	FC-ASL-000-ZZ-DR-L-09020-P06
Planting schedule	FC-ASL-000-ZZ-DR-L-09090-P06
Tree Protection Plan GA March 2024	20-046

Background

The site benefits from an extant planning permission (Ref: 23/01501/FUL) for the following development:

“Construction of new Cantonian, Woodlands and Riverbank High Schools and other associated buildings including new Health and Well-being centre. Provision of outdoor spaces and sport pitches and Multi-Use Games Areas, flood lighting, parking and access provision, cycle and refuse storage areas, SuDS provision and other associated works including the demolition of the existing school buildings.”

Minor amendments to the scheme are required due to the location of tree T041 being incorrectly plotted on the

original Tree Protection Plan. This subsequently has led to tree T041 being incorrectly plotted on the landscaping plans and Arboricultural Implications Assessment and Method Statement. It was anticipated that the tree could be retained but from reviewing the correct position of the tree on site which is in fact growing through the existing boundary fence along Fairwater Road and will also conflict with the approved boundary treatment, it has become apparent that removal of tree T041 is required. Consequently, in order to regularise the removal, amendments to the aforementioned documents are required.

Whilst it is acknowledged that the proposals will lead to the loss of an existing tree, compensatory tree planting will be provided, and is discussed in further detail in the Appraisal section below.

The Proposal

Condition 2 (Approved Plans) reads as follows:

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

- FC-ASL-000-ZZ-DR-L-09000-P01- Site Location Plan
- FC-ASL-000-ZZ-DR-L-09001- P07 - Overall Landscape
- FC-ASL-000-ZZ-DR-L-09002-P06 - Fencing and Gates Plan
- FC-ASL-000-ZZ-DR-L-09003-P01 - Building Bulletin Zones
- FC-ASL-000-ZZ-DR-L-09004-P08 - Overall Planting Plan
- FC-ASL-000-ZZ-DR-L-09005-P02 - Existing Plan
- FC-ASL-000-ZZ-DR-L-09010-P06-Detailed Ground floor- Landscape GA Sheet 1
- FC-ASL-000-ZZ-DR-L-09011-P05 - Detailed Ground floor- Landscape GA Sheet 1
- FC-ASL-000-ZZ-DR-L-09012-P05 - Detailed Ground floor- Landscape GA Sheet 3
- FC-ASL-000-ZZ-DR-L-09013-P05 - Detailed Ground floor- Landscape GA Sheet 4
- FC-ASL-000-ZZ-DR-L-09014-P04 - Detailed Courtyard Landscape GA
- FC-ASL-000-ZZ-DR-L-09015-P03 - Cantonian Cycle Storage-P03
- FC-ASL-000-ZZ-DR-L-09016-P06 - Detailed Roof Plan Landscape GA
- FC-ASL-000-ZZ-DR-L-09020-P05 - Detailed Planting Plan- Landscape GA Sheet 1
- FC-ASL-000-ZZ-DR-L-09021-P05 - Detailed Planting Plan- Landscape GA Sheet 2
- FC-ASL-000-ZZ-DR-L-09022-P05 - Detailed Planting Plan- Landscape GA Sheet 3
- FC-ASL-000-ZZ-DR-L-09023-P05 - Detailed Planting Plan- Landscape GA Sheet 4
- FC-ASL-000-ZZ-DR-L-09024-P01 - Detailed Planting Plan – Courtyards
- FC-ASL-000-SP-L-00001 P02 - Landscape Specification
- FC-ASL-000-XX-RP-L-00902-P01-Fairwater Campus Main Works – Soft Landscape Maintenance Schedule.
- FC-ASL-000-ZZ-DR-L-09090-P05 - Planting schedule
- FC-ASL-000-ZZ-DR-L-09100-P01 - Section sheet 1
- FC-ASL-000-ZZ-DR-L-09101-P01 - Section sheet 2
- FC-ASL-000-ZZ-DR-L-09102-P01 - Section sheet 3-P01
- FC-ASL-000-ZZ-DR-L-09103-P01 - Section sheet 4
- FC-ASL-000-ZZ-DR-L-09104-P01 - Section sheet 5
- FC-ASL-000-ZZ-DR-L-09900-P04 - Typical Landscape Details
- FC-ASL-000-ZZ-DR-L-09901-P04 - Typical Fencing Details
- FC-ASL-000-ZZ-DR-L-09902-P02 - Cycle shelter and Binstore Details
- FC-ASL-000-ZZ-DR-L-09904-P01 - Plaza Steps and Ramps
- FC-ASL-HWB-00-DR-A-00123-P11 - GA Upper Floor Plan (HWB)
- FC-ASL-HWB-B1-DR-A-00113-P11 - GA Lower Ground Floor Plan (HWB)-P11
- FC-ASL-HWB-RF-DR-A-00143-P06 - GA Roof Plan (HWB)
- FC-ASL-HWB-ZZ-DR-A-00230-P06 - GA Elevations (HWB) - Sheet 1
- FC-ASL-HWB-ZZ-DR-A-00231-P06 - GA Elevations (HWB) - Sheet 2
- FC-ASL-HWB-ZZ-DR-A-00330-P04 - GA Sections (HWB) - Sheet 1
- FC-ASL-HWB-ZZ-DR-A-00331-P04 - GA Sections (HWB)- Sheet 2
- FC-HLM-CHS-ZZ-DR-A-00200-P07 - GA Elevations (CHS) Sheet 1 - S4
- FC-HLM-CHS-ZZ-DR-A-00201-P07 - GA Elevations (CHS) Sheet 2 - S4
- FC-HLM-CHS-ZZ-DR-A-00202-P03 - GA Elevations (CHS) Sheet 3 - S4
- FC-HLM-RSS-ZZ-DR-A-00220-P07 - GA Elevations (RSS) Sheet 1 - S3
- FC-HLM-RSS-ZZ-DR-A-00221-P07 - GA Elevations (RSS) Sheet 2 - S4
- FC-HLM-RSS-ZZ-DR-A-00223-P01 - GA Elevations (RSS Cabin) - S4

FC-HLM-WHS-ZZ-DR-A-00210-P07 - GA Elevations (WHS) Sheet 1 - S4
FC-HLM-WHS-ZZ-DR-A-00211-P03 - GA Elevations (WHS) Sheet 2 - S4
FC-HLM-WHS-ZZ-DR-A-00222-P06 - GA Elevations (WHS Hub) - S4
FC-HLM-ZZZ-B1-DR-A-00600-P12 - Lower Ground Floor Plan - S4
FC-HLM-ZZZ-00-DR-A-00601-P14 - Ground Floor Plan - S4
FC-HLM-ZZZ-01-DR-A-00602-P14 - First Floor Plan - S4
FC-HLM-ZZZ-02-DR-A-00603-P14 - Second Floor Plan - S4
FC-HLM-ZZZ-RF-DR-A-00604-P07 - Roof Plan - S4
FC-HLM-ZZZ-ZZ-DR-A-00605-P05 - Planning Site Plan - S4
FC-HLM-ZZZ-ZZ-DR-A-00610-P09 - Elevations 01 - S4
FC-HLM-ZZZ-ZZ-DR-A-00611-P08 - Elevations 02 - S4
FC-HLM-ZZZ-ZZ-DR-A-00630-P04 - Site Sections - S4
FC-HLM-ZZZ-ZZ-DR-A-00631-P04 - Building Sections - S4
FC-ARP-ZZZ-XX-DR-C-20100-P03 - Permanent School Vehicle Swept Path Analysis Sheet 1
FC-ARP-ZZZ-XX-DR-C-20101-P03 - Permanent School Vehicle Swept Path Analysis Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-20500-P02 - Existing Drainage Sheet 1
FC-ARP-ZZZ-ZZ-DR-C-20501-P02 - Existing Drainage Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-20502-P02 - Permanent School Proposed Surface Water Drainage Sheet 1
FC-ARP-ZZZ-ZZ-DR-C-20503-P02 - Permanent School Proposed Surface Water Drainage Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-20504-P02 - Permanent School Proposed Foul Drainage Sheet 1
FC-ARP-ZZZ-ZZ-DR-C-20505-P02 - Permanent School Proposed Foul Drainage Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-20600-P02 - Permanent School Proposed Finished Levels Sheet 1-P02
FC-ARP-ZZZ-ZZ-DR-C-20601-P02 - Permanent School Proposed Finished Levels Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-20602-P02 - Permanent School Proposed Formation Levels Sheet 1
FC-ARP-ZZZ-ZZ-DR-C-20603-P02 - Permanent School Proposed Formation Levels Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-20700-P02 - Permanent School Construction Finishes Sheet 1
FC-ARP-ZZZ-ZZ-DR-C-20701-P02 - Permanent School Construction Finishes Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-21400-P01 - Existing Utilities Sheet 1
FC-ARP-ZZZ-ZZ-DR-C-21401-P01 - Existing Utilities Sheet 2
FC-ARP-ZZZ-ZZ-DR-C-40600-P02 - Permanent School Earthworks Cross Sections
FC-ARP-ZZZ-ZZ-DR-C-40700-P02 - Permanent School Construction Build Ups
FC-ARP-XXX-XX-DR-C-70700-P04 - Proposed Construction Details
FC-ARP-XXX-XX-DR-D-70500-P04 - Proposed Drainage Details Sheet 1
FC-ARP-XXX-XX-DR-D-70501-P04 - Proposed Drainage Details Sheet 2
FC-ARP-XXX-XX-DR-D-70502-P04 - Proposed Drainage Details Sheet 3
FC-ARP-XXX-XX-DR-D-70503-P04 - Proposed Drainage Details Sheet 4
FC-ARP-XXX-XX-DR-D-70504-P04 - Hydrobrake Chamber Details
FC-ARP-XXX-XX-DR-D-70505 - Attenuation Tank Details
FC-CLI-XXX-XX-DR-X-52751A - Underground Utilities Survey
FC-CLI-XXX-XX-DR-X-52751B - Underground Utilities Survey
FC-CLI-XXX-XX-DR-X-52751C - Underground Utilities Survey
FC-CLI-XXX-XX-DR-X-52751D - Underground Utilities Survey
FC-CLI-XXX-XX-DR-X-52751E - Underground Utilities Survey
FC-ISG-XX-XX-RP-W-00103 - Invasive Species Management Plan
20-046 - Tree Constraints Plan
20-046 - Tree Protection Plan
GBU3106 - Tree Pit Details Rev C
D-516160 - Fairwater Campus Ph2 Permeance and Spill Results
28352-1 - 10m Tubular Post Top Column
Fairwater Campus (Main Works) Transport Assessment (Atkins June 2023)
Construction Phase Plan
Hydraulic Modelling Assessment
Soakaway Investigation Report
Drainage Strategy Report (pts 1-8)
Geotechnical and Geo-Environmental Site Investigation Report (pts 1-5)
Arboricultural Implications Assessment
Soil Resources and Management Report
Construction Environmental Management Plan
Ecological Construction Method Statement Rev 3

Ecology Summary Note
Stage 2 Ecology Survey
Environmental Noise Assessment
Acoustic Design Report
Acoustic Feasibility Survey

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.”

The below details which plans are to be replaced:

Overall Landscape

Existing: FC-ASL-000-ZZ-DR-L-09001- P07 - Overall Landscape

Proposed: FC-ASL-000-ZZ-DR-L-09001- P08 – Overall Landscape

Overall Planting Plan

Existing: FC-ASL-000-ZZ-DR-L-09004-P08 - Overall Planting Plan

Proposed: FC-ASL-000-ZZ-DR-L-09004-P09 - Overall Planting Plan

Detailed Planting Plan- Landscape GA Sheet 1

Existing: FC-ASL-000-ZZ-DR-L-09020-P05 - Detailed Planting Plan- Landscape GA Sheet 1

Proposed: FC-ASL-000-ZZ-DR-L-09020-P06 - Detailed Planting Plan Landscape GA Sheet 1

Detailed Ground Floor – Landscape GA Sheet 1

Existing: FC-ASL-000-ZZ-DR-L-09010-P06- Detailed Ground floor- Landscape GA Sheet 1

Proposed: FC-ASL-000-ZZ-DR-L-09010-P07- Detailed Ground Floor Landscape GA Sheet 1

Planting schedule

Existing: FC-ASL-000-ZZ-DR-L-09090-P05 – Planting Schedule

Proposed: FC-ASL-000-ZZ-DR-L-09090-P06 – Planting Schedule

Tree Protection Plan

Existing: 20-046 Tree Protection Plan

Proposed: 20-046 Tree Protection Plan GA March 2024 (Rev3)

Arboricultural Implications Assessment

Existing: Arboricultural Implications Assessment and Arboriculture Method Statement

Proposed: Arboricultural Implications Assessment and Arboriculture Method Statement March 2024

The new condition will therefore read as (text struckthrough represents text to be deleted and additions are in bold):

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

FC-ASL-000-ZZ-DR-L-09000-P01- Site Location Plan

~~FC-ASL-000-ZZ-DR-L-09001- P07 – Overall Landscape~~ FC-ASL-000-ZZ-DR-L-09001- P08 - Overall Landscape

FC-ASL-000-ZZ-DR-L-09002-P06 - Fencing and Gates Plan

FC-ASL-000-ZZ-DR-L-09003-P01 - Building Bulletin Zones

~~FC-ASL-000-ZZ-DR-L-09004-P08 – Overall Planting Plan~~ FC-ASL-000-ZZ-DR-L-09004-P09 - Overall Planting Plan

FC-ASL-000-ZZ-DR-L-09005-P02 - Existing Plan

~~FC-ASL-000-ZZ-DR-L-09010-P06-Detailed Ground floor- Landscape GA Sheet 1~~ FC-ASL-000-ZZ-DR-L-09010-P07-Detailed Ground floor- Landscape GA Sheet 1

FC-ASL-000-ZZ-DR-L-09011-P05 - Detailed Ground floor- Landscape GA Sheet 1

FC-ASL-000-ZZ-DR-L-09012-P05 - Detailed Ground floor- Landscape GA Sheet 3

FC-ASL-000-ZZ-DR-L-09013-P05 - Detailed Ground floor- Landscape GA Sheet 4
 FC-ASL-000-ZZ-DR-L-09014-P04 - Detailed Courtyard Landscape GA
 FC-ASL-000-ZZ-DR-L-09015-P03 - Cantonian Cycle Storage-P03
 FC-ASL-000-ZZ-DR-L-09016-P06 - Detailed Roof Plan Landscape GA
~~FC-ASL-000-ZZ-DR-L-09020-P05 - Detailed Planting Plan- Landscape GA Sheet 1~~ FC-ASL-000-ZZ-DR-L-09020-P06 - Detailed Planting Plan- Landscape GA Sheet 1
 FC-ASL-000-ZZ-DR-L-09021-P05 - Detailed Planting Plan- Landscape GA Sheet 2
 FC-ASL-000-ZZ-DR-L-09022-P05 - Detailed Planting Plan- Landscape GA Sheet 3
 FC-ASL-000-ZZ-DR-L-09023-P05 - Detailed Planting Plan- Landscape GA Sheet 4
 FC-ASL-000-ZZ-DR-L-09024-P01 - Detailed Planting Plan – Courtyards
 FC-ASL-000-SP-L-00001 P02 - Landscape Specification
 FC-ASL-000-XX-RP-L-00902-P01-Fairwater Campus Main Works – Soft Landscape Maintenance Schedule.
~~FC-ASL-000-ZZ-DR-L-09090-P05 - Planting schedule~~ FC-ASL-000-ZZ-DR-L-09090-P06 - Planting schedule
 FC-ASL-000-ZZ-DR-L-09100-P01 - Section sheet 1
 FC-ASL-000-ZZ-DR-L-09101-P01 - Section sheet 2
 FC-ASL-000-ZZ-DR-L-09102-P01 - Section sheet 3-P01
 FC-ASL-000-ZZ-DR-L-09103-P01 - Section sheet 4
 FC-ASL-000-ZZ-DR-L-09104-P01 - Section sheet 5
 FC-ASL-000-ZZ-DR-L-09900-P04 - Typical Landscape Details
 FC-ASL-000-ZZ-DR-L-09901-P04 - Typical Fencing Details
 FC-ASL-000-ZZ-DR-L-09902-P02 - Cycle shelter and Binstore Details
 FC-ASL-000-ZZ-DR-L-09904-P01 - Plaza Steps and Ramps
 FC-ASL-HWB-00-DR-A-00123-P11 - GA Upper Floor Plan (HWB)
 FC-ASL-HWB-B1-DR-A-00113-P11 - GA Lower Ground Floor Plan (HWB)-P11
 FC-ASL-HWB-RF-DR-A-00143-P06 - GA Roof Plan (HWB)
 FC-ASL-HWB-ZZ-DR-A-00230-P06 - GA Elevations (HWB) - Sheet 1
 FC-ASL-HWB-ZZ-DR-A-00231-P06 - GA Elevations (HWB) - Sheet 2
 FC-ASL-HWB-ZZ-DR-A-00330-P04 - GA Sections (HWB) - Sheet 1
 FC-ASL-HWB-ZZ-DR-A-00331-P04 - GA Sections (HWB)- Sheet 2
 FC-HLM-CHS-ZZ-DR-A-00200-P07 - GA Elevations (CHS) Sheet 1 - S4
 FC-HLM-CHS-ZZ-DR-A-00201-P07 - GA Elevations (CHS) Sheet 2 - S4
 FC-HLM-CHS-ZZ-DR-A-00202-P03 - GA Elevations (CHS) Sheet 3 - S4
 FC-HLM-RSS-ZZ-DR-A-00220-P07 - GA Elevations (RSS) Sheet 1 - S3
 FC-HLM-RSS-ZZ-DR-A-00221-P07 - GA Elevations (RSS) Sheet 2 - S4
 FC-HLM-RSS-ZZ-DR-A-00223-P01 - GA Elevations (RSS Cabin) - S4
 FC-HLM-WHS-ZZ-DR-A-00210-P07 - GA Elevations (WHS) Sheet 1 - S4
 FC-HLM-WHS-ZZ-DR-A-00211-P03 - GA Elevations (WHS) Sheet 2 - S4
 FC-HLM-WHS-ZZ-DR-A-00222-P06 - GA Elevations (WHS Hub) - S4
 FC-HLM-ZZZ-B1-DR-A-00600-P12 - Lower Ground Floor Plan - S4
 FC-HLM-ZZZ-00-DR-A-00601-P14 - Ground Floor Plan - S4
 FC-HLM-ZZZ-01-DR-A-00602-P14 - First Floor Plan - S4
 FC-HLM-ZZZ-02-DR-A-00603-P14 - Second Floor Plan - S4
 FC-HLM-ZZZ-RF-DR-A-00604-P07 - Roof Plan - S4
 FC-HLM-ZZZ-ZZ-DR-A-00605-P05 - Planning Site Plan - S4
 FC-HLM-ZZZ-ZZ-DR-A-00610-P09 - Elevations 01 - S4
 FC-HLM-ZZZ-ZZ-DR-A-00611-P08 - Elevations 02 - S4
 FC-HLM-ZZZ-ZZ-DR-A-00630-P04 - Site Sections - S4
 FC-HLM-ZZZ-ZZ-DR-A-00631-P04 - Building Sections - S4
 FC-ARP-ZZZ-XX-DR-C-20100-P03 - Permanent School Vehicle Swept Path Analysis Sheet 1
 FC-ARP-ZZZ-XX-DR-C-20101-P03 - Permanent School Vehicle Swept Path Analysis Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-20500-P02 - Existing Drainage Sheet 1
 FC-ARP-ZZZ-ZZ-DR-C-20501-P02 - Existing Drainage Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-20502-P02 - Permanent School Proposed Surface Water Drainage Sheet 1
 FC-ARP-ZZZ-ZZ-DR-C-20503-P02 - Permanent School Proposed Surface Water Drainage Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-20504-P02 - Permanent School Proposed Foul Drainage Sheet 1
 FC-ARP-ZZZ-ZZ-DR-C-20505-P02 - Permanent School Proposed Foul Drainage Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-20600-P02 - Permanent School Proposed Finished Levels Sheet 1-P02

FC-ARP-ZZZ-ZZ-DR-C-20601-P02 - Permanent School Proposed Finished Levels Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-20602-P02 - Permanent School Proposed Formation Levels Sheet 1
 FC-ARP-ZZZ-ZZ-DR-C-20603-P02 - Permanent School Proposed Formation Levels Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-20700-P02 - Permanent School Construction Finishes Sheet 1
 FC-ARP-ZZZ-ZZ-DR-C-20701-P02 - Permanent School Construction Finishes Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-21400-P01 - Existing Utilities Sheet 1
 FC-ARP-ZZZ-ZZ-DR-C-21401-P01 - Existing Utilities Sheet 2
 FC-ARP-ZZZ-ZZ-DR-C-40600-P02 - Permanent School Earthworks Cross Sections
 FC-ARP-ZZZ-ZZ-DR-C-40700-P02 - Permanent School Construction Build Ups
 FC-ARP-XXX-XX-DR-C-70700-P04 - Proposed Construction Details
 FC-ARP-XXX-XX-DR-D-70500-P04 - Proposed Drainage Details Sheet 1
 FC-ARP-XXX-XX-DR-D-70501-P04 - Proposed Drainage Details Sheet 2
 FC-ARP-XXX-XX-DR-D-70502-P04 - Proposed Drainage Details Sheet 3
 FC-ARP-XXX-XX-DR-D-70503-P04 - Proposed Drainage Details Sheet 4
 FC-ARP-XXX-XX-DR-D-70504-P04 - Hydrobrake Chamber Details
 FC-ARP-XXX-XX-DR-D-70505 - Attenuation Tank Details
 FC-CLI-XXX-XX-DR-X-52751A - Underground Utilities Survey
 FC-CLI-XXX-XX-DR-X-52751B - Underground Utilities Survey
 FC-CLI-XXX-XX-DR-X-52751C - Underground Utilities Survey
 FC-CLI-XXX-XX-DR-X-52751D - Underground Utilities Survey
 FC-CLI-XXX-XX-DR-X-52751E - Underground Utilities Survey
 FC-ISG-XX-XX-RP-W-00103 - Invasive Species Management Plan
 20-046 - Tree Constraints Plan
~~20-046 - Tree Protection Plan~~ 20-046 Tree Protection Plan GA March 2024 (Rev3)
 GBU3106 - Tree Pit Details Rev C
 D-516160 - Fairwater Campus Ph2 Permeance and Spill Results
 28352-1 - 10m Tubular Post Top Column
 Fairwater Campus (Main Works) Transport Assessment (Atkins June 2023)
 Construction Phase Plan
 Hydraulic Modelling Assessment
 Soakaway Investigation Report
 Drainage Strategy Report (pts 1-8)
 Geotechnical and Geo-Environmental Site Investigation Report (pts 1-5)
 Arboricultural Implications Assessment Arboricultural Implications Assessment and Arboriculture
 Method Statement March 2024
 Soil Resources and Management Report
 Construction Environmental Management Plan
 Ecological Construction Method Statement Rev 3
 Ecology Summary Note
 Stage 2 Ecology Survey
 Environmental Noise Assessment
 Acoustic Design Report
 Acoustic Feasibility Survey

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."

Appraisal

Section 96a of the Town & Country Planning Act 1990 allows non-material amendments to be made to an existing planning permission. This was brought into effect on the 1st September 2014. The Welsh Government has produced a guidance note entitled 'Approving Non-material Amendments to an Existing Planning Permission' which sets out four tests to be considered in determining whether an application qualifies as a non-material amendment.

It is, therefore, necessary to assess the proposed amendment against the four tests in turn:

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the

original approved development scheme; and,

(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms; or,

(c) would the proposed change conflict with national or development plan policies?

(a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme

The scale of the proposed changes is not great enough to cause an impact different to that caused by the originally approved scheme as they merely involve minor amendments to the approved permission. There will be an initial increase in the number of felled trees, however an additional Acer Campestre will be planted to account for this additional loss. No other changes are proposed as part of this Non-Material Amendment application.

(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

The proposed changes will not result in a detrimental impact either visually or in terms of local amenity given that the amendments are all minor, and only relate to the removal of a single tree on security grounds to enable the boundary treatments to be established as approved.

(b) would the interests of any third party or body be disadvantaged in planning terms; or

Similar to the points discussed under point (a), the proposed amendments will not increase overlooking and only relate to minor amendments to the existing permission to facilitate the removal of a single tree to ensure the safety of both pupils, staff and visitors at the site through the establishment of the approved boundary treatment. As such, the proposed changes will not impact existing residents. Therefore, it is clear that no third-party bodies, statutory or otherwise, who maintain an interest in this application, would be disadvantaged by the amendments in planning terms.

(c) would the proposed change conflict with national or development plan policies

The development proposed accords with the spirit of relevant national and local planning policy.

In light of the above, it is respectfully requested that Cardiff Council grant approval of the non-material amendment to vary Condition 2 (Approved Plans), of planning permission 23/01501/FUL at Cantonian High School, Fairwater Road, Cardiff.

In terms of the planning fee, £115.00 will be paid to the Authority under separate cover.

I trust this, and the enclosed is satisfactory in order to approve the application. If you require any further information please do not hesitate to contact.

Yours Sincerely,



Ffion Goodland

Graduate Planner

Enc: As above