

PLANNING & DEVELOPMENT COMMITTEE

10 MARCH 2022

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/1669/10 (MF)
APPLICANT: WEPCo
DEVELOPMENT: Proposed redevelopment of Pontyclun Primary School, including the demolition of all existing buildings, the erection of a new 'net zero carbon in operation' school building, school sports provision, vehicular, pedestrian and cycle accesses, car and cycle parking, landscaping, SuDS and associated infrastructure. Plus the erection of temporary school accommodation and associated infrastructure required during construction.
LOCATION: PONTYCLUN PRIMARY SCHOOL, PALALWYF AVENUE, PONT-Y-CLUN, PONTYCLUN, CF72 9EG
DATE REGISTERED: 20/12/2021
ELECTORAL DIVISION: Pontyclun

RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS.

REASONS: The application proposes a replacement school at a long established primary school site. The principle of development is therefore entirely acceptable.

The new building and its associated development will bring a state of the art facility to Pontyclun which will be of significant benefit to the pupils of the catchment area. The applicant also proposes a wider community use for some facilities which will be an asset to all residents of the town.

The proposed works would result in a significant alteration to the current layout and appearance of the site. It is considered however that the redevelopment works will result in a substantial improvement to the visual appearance of the site with the new facility being housed in 1 building of a clean, modern design. Further, it is not considered the new building, or the wider development proposed, would result in a significant increase to impacts already experienced by neighbouring residents or to highway safety in the locality.

The application therefore complies with the relevant local and national planning policies and is considered acceptable.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Director of Prosperity and Development.

APPLICATION DETAILS

Full planning permission is sought for redevelopment of the existing Pontyclun Primary School. The works would involve the demolition of all existing buildings on site and the construction of a new 'net zero carbon in operation' school building for nursery, reception, infant and junior age ranges. The scheme would also see the provision of new associated sports and recreation facilities, vehicular, pedestrian and cycle accesses, car and cycle parking, landscaping, SuDS and associated infrastructure. Temporary classroom accommodation would also be provided during construction.

The new school would be accommodated in 1 building at the northern extent of the site. The new structure would be of a T-shape, accommodating 3 wings off a central 'heart space', and would be of two-storeys to maximum ridge height of 10m. The resulting building would have a gross internal floor area of approximately 2974m².

The building would be of a modern, contemporary design incorporating grey brick at ground floor level with aluminium standing seam walls/roof above, and coloured metal panels and fenestrations throughout (the colour of which is yet to be determined). Several natural ventilation chimneys and windcatchers would be sited within the roof, the maximum height of which being 2m above roof level.

The materials are intended to sustain long-term value and durability in an effort to reduce maintenance costs. The building has been designed to meet a strict 'net zero carbon in operation' target, whereby all operational energy consumed on site will be generated by an extensive roof mounted solar photovoltaic array and heating/cooling provided by air source heat pumps.

The building would accommodate 2 nursery, 2 reception and 5 infant classrooms, a main hall, kitchen and heart space at ground floor level. 9 junior classrooms, heart space and a staff room would be sited at first floor level. Various supporting facilities would also be located across the 2 floors (toilets, offices, storage rooms, etc.).

External yard areas would be provided around the new building with further sports and recreation provision located at the southern extent of the site. This would comprise 2 enclosed Multi Use Games Areas (MUGAs) along with other informal hard and soft landscaped play areas. No floodlighting is proposed at any of the external play spaces, although general lighting would be included throughout the site.

The existing primary vehicular access off Palalwyf Avenue towards the south-eastern corner of the site will be altered to a pedestrian access only. The existing secondary vehicular access off Heol-Y-Felin (north-west corner) will remain and become the site's new primary access point. It will however be altered to create separate vehicle/pedestrian access points here. The 2 further existing pedestrian access points off Palalwyf Avenue (north-eastern corner) and Ffordd Talygarn (south-western corner) will also remain.

40 off-street parking spaces (10% of which will include electric vehicle charging points) will be provided at 2 new carpark areas, 1 at north-western corner and 1 along the south-western boundary of the site. Covered storage for 60 cycles will also be provided at the north-western carpark area.

Associated plant infrastructure would be located at the south-western corner of the site in the form of a single-storey detached building, and a refuse storage/collection point would be sited between the 2 carpark areas.

7 individual trees and 2 tree groups on site would be removed as part of the development, to be replaced with the planting of 19 new trees throughout the site. Further appropriate landscaping will also be added throughout.

The new school would be built to Secured by Design standards with the entire site enclosed by 2.4m high weldmesh boundary fencing, and 1.8m high internal weldmesh fences where necessary to create a secondary security line that allows controlled access for the public and deliveries during the day while ensuring the school and play areas remain secure.

The new school would accommodate 540 pupils, 480 between the ages of 5 – 11 and 60 nursery places. 39 full-time equivalent staff would be employed (both teaching and non-teaching staff). The school currently accommodates 566 pupils (502 of primary age and 64 nursery places) and 36 full-time equivalent staff.

The supporting information details that the main hall, entrance lobby and heart space at ground floor level, as well as the heart space and 1 junior classroom on the first floor would be available for community use between 5pm and 8pm Mondays to Fridays during term time; between 8am and 8pm Mondays to Fridays outside of term time; and between 8am and 1pm on Saturdays throughout the year. However, full details of the exact community uses are unknown at this time. The applicant has also detailed that whilst there are currently no plans for community use of the external sports facilities, this may occur in future, but no floodlighting is proposed so it is envisaged any potential use would be during daytime hours only.

In order to allow the existing school to continue to operate with minimal disruption during development, 2 temporary classroom buildings would be erected at the south-eastern corner of the site during construction. Each would measure 10m in width by 29m in length to a maximum height of 6.5m, and would accommodate 6 classrooms and associated facilities across 2 floors. The applicant has advised that the temporary structures would have to be in place for approximately 15 months.

Finally, the applicant has detailed that the existing school buildings were constructed at various times in the past, with the earliest dating back to 1923 and the most recent the 2000s. Given the construction methods and materials used each have come to the end of their useful life and it would not be viable to renovate/extend the existing structures to bring them up to Welsh Government's 21st Century Schools requirements, hence the need for demolition and redevelopment.

As well as all relevant plans, the application is also supported by:

- Planning Statement
- Design and Access Statement
- Pre-Application Consultation Report
- Noise Impact Assessment
- Ecological Impact Assessment
- Arboricultural Impact Assessment
- Heritage Impact Assessment
- Drainage Strategy Report
- Phase 1 and 2 Geo-Environmental Assessments
- Transport Statement

SITE APPRAISAL

The application site forms the existing Pontyclun Primary School and its associated facilities. It is located within a predominantly residential area of the town although it is noted that the main high street and retail area is sited close by, Cowbridge Road to the north. The school serves the local community as an English medium primary school for ages 3 – 11.

The site is of roughly rectangular shape, extending to approximately 1.17ha, and falls gently from north-east to south-west. 6 separate school buildings are sited throughout the plot, a main hall and 5 classroom blocks. Yard areas are located throughout and a carpark at the north-western corner.

The buildings have been added at various times throughout the life of the school and consequently each differ in terms of design, scale and external materials. However, generally, the original building towards the north-western extent of the site is of a traditional, single storey, red brick/render design (constructed in 1923), and the remaining are of more modern, 1970s and later design and materials.

The site fronts the residential street of Heol-Y-Felin at the north-western extent, from which secondary vehicular access is gained. Pontyclun Library is located directly adjacent to the vehicular access here. Residential properties at Heol Dafydd and Heol Robart are sited directly to the south-west. A pedestrian access is located at the service lane that separates these streets, off Ffordd Talygarn. Service lanes bound the site along its northern and eastern boundaries beyond which are the rear gardens of residential properties at Cowbridge Road (north) and Palalwyf Avenue (east), where primary vehicular is gained and a further pedestrian access is located. Allotments are sited to the south of the site.

PLANNING HISTORY

Previous planning applications submitted at the site:

00/2451/10 – Installation of double mobile classroom terrapin structure.
Decision: Granted, 24/07/00

01/3079/10 – Proposed new vehicular access off Heol-Y-Felin.
Decision: Granted, 15/02/02

05/1804/10 – Proposed new main hall with ancillary support rooms.
Decision: Granted, 13/12/05

PUBLICITY

Given the application involves new development where the created floor space would be 1000m² or more and the site area is over 1ha, the applicant has undertaken a Pre-Application Consultation (PAC) as required by Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

In addition to this, the statutory planning application consultation process was carried out which involved 120 properties being individually notified of the proposal by letter, 15 notices being placed on and within the vicinity of the application site, and a notice being placed in the local press (Western Mail).

9 letters of objection have been received from surrounding residents, making the following comments (summarised):

- The proposed modern design and external materials of the building would be out of character with the existing buildings on site and its surroundings.
- The new school building would be sited in close proximity of adjacent residential properties at Cowbridge Road and Palalwyf Avenue. Therefore, at two-storeys in height, it would result in overbearing, overshadowing and overlooking impacts; and would dominate the outlook from surrounding properties. There is plenty of space within the site for the new building to be positioned further away from neighbouring properties.
- The plant unit would be sited in close proximity of the neighbouring residential properties at Heol Robart and would affect the outlook from these dwellings.
- Heol-Y-Felin is already congested during school hours and parents often park along the nearby highways during drop off / pick up times causing obstructions. The new development would exacerbate these issues, especially as the existing vehicle access off Palalwyf Avenue is to be removed.
- No thought appears to have been given to the retention of the existing buildings. The 1923 building is of character and social significance within the community. It is therefore deserving of retention and protection and should form the focus of any future development at the site.
- Whilst the new building will be 'net zero carbon in operation', it will take a considerable amount of time before the construction process is offset, a much greater period than if the existing buildings were to be retained. There are various options that could be utilised to bring the existing buildings up to modern standards.

- Additional vehicles associated with the school will result in increased pollution in the area.
- Construction activities will adversely affect the amenities of surrounding residents during development.
- Concerns that there could be hazardous substances within the existing buildings and that appropriate methods may not be undertaken during demolition and removal.
- Complaints with respect to the properties that were (not) directly notified during the PAC process.

CONSULTATION

Highways and Transportation – No objection subject to conditions in respect of access, turning and parking facilities construction details; off-site highway improvements; a Construction Method Statement; a Travel Plan; and HGV delivery time restrictions.

Public Health and Protection – No objection subject to conditions in respect of land contamination, construction noise, waste, dust and lighting.

Flood Risk Management – No objection or conditions suggested. The applicant has provided adequate information to clarify that an appropriate site drainage scheme can be implemented on site.

Countryside, Landscape and Ecology – No objection subject to a condition requiring the mitigation and enhancement measures set out in the Ecological Impact Assessment being implemented on site.

Education and Inclusion Services – No objection or conditions suggested. The proposed development is welcomed.

Waste Services – No objection or conditions suggested. Appropriate waste facilities/access would be provided at the site.

Natural Resources Wales – No objection subject to a condition requiring a Construction Environmental Management Plan be submitted for approval prior to any development works commencing on site.

Sports Wales – No objection or conditions suggested. We note that no playing field is proposed but there is not one currently and that the planned play spaces would result in a net gain at the site which is welcomed. We would also support any proposed community use of these facilities.

Glamorgan Gwent Archaeological Trust – No objection subject to condition requiring a historic building survey be undertaken at the site prior to demolition.

Cadw – No comments received. It is noted however that as a specialist consultee Cadw were consulted as part of the applicant's earlier PAC process. In response to

the PAC Cadw advised that as there are no Listed Buildings, Scheduled Monuments or Historic Parks and Gardens that would be affected by the proposed development, they had no comment to make.

Dwr Cymru Welsh Water – No objection subject to condition restricting surface water from entering the public sewerage system.

South Wales Police – No objection or conditions suggested. Standard advice offered in respect of Secured by Design standards.

South Wales Fire and Rescue Service – No objection or conditions suggested. Standard advice offered in respect of water supplies and access for firefighting appliances.

Western Power Distribution – No objection or conditions suggested. Standard advice offered in respect of a new connection or service alteration being required.

Pontyclun Community Council – No objection. We support this application and are pleased that the proposals are for a school in the centre of Pontyclun where it can be a focal point for the community. We also note that the design seems to balance the needs of the children, school staff and community. We would however request the windows on that part of the building nearest to the houses on Cowbridge Road are obscured to help minimise any privacy issues.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LPD for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site is located inside of the settlement boundary for Pontyclun but is not allocated for any specific purpose.

Policy CS2 – sets out criteria for development in the Southern Strategy Area.

Policy AW2 – supports development in sustainable locations which includes sites that are within the defined settlement boundaries, are accessible by a range of sustainable transport modes, have good access to key services and facilities, and would not unacceptably conflict with surrounding uses.

Policy AW4 – details the criteria for planning obligations including Section 106 Agreements and the Community Infrastructure Levy.

Policy AW5 – sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – requires development to involve a high standard of design and to make a positive contribution to placemaking, including landscaping.

Policy AW7 – identifies that proposals which impact upon sites of architectural or historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area.

Policy AW8 – sets out the criteria for the protection and enhancement of the natural environment.

Policy AW10 – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

Supplementary Planning Guidance

- Design and Placemaking
- The Historic Built Environment
- Nature Conservation
- Access, Circulation and Parking Requirements

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level, although it should form the basis of all decisions.

It is considered the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will Grow
- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 3 – Supporting Urban Growth and Regeneration
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

Other relevant national planning policy guidance consulted:

- PPW Technical Advice Note 5: Nature Conservation and Planning
- PPW Technical Advice Note 11: Noise
- PPW Technical Advice Note 12: Design
- PPW Technical Advice Note 16: Sport, Recreation and Open Space
- PPW Technical Advice Note 18: Transport
- PPW Technical Advice Note 24: The Historic Environment
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures
- Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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 purposes 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.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Principle of Proposed Development

The application seeks the redevelopment of the existing school facility at the site, replacing the existing buildings, associated play and recreation facilities and infrastructure with a new, modern 'net zero carbon in operation' facility that is in compliance with Welsh Government's 21st Century Schools brief.

The proposed development would be sited within the grounds of an existing primary school where the principle for this type of use has long been established. Further, the scheme is supported by the Council's Education and Inclusion Services Section who welcome the development.

The proposal is therefore considered acceptable, in principle, subject to compliance with the relevant criteria set out below.

Visual Impact

The redevelopment of the site will inevitably result in a significant alteration to its current character and appearance. However, it is not considered there would be a detrimental visual impact and the proposed works would actually improve the site's current visual amenity.

The current site layout sees 6 existing buildings spread throughout the plot. 3 larger buildings are located through the centre of the site with 3 smaller buildings around. The proposal would see all existing buildings demolished and replaced with 1, two-storey structure at the northern extent of the site. The southern element would be occupied by play and recreation facilities although a small, single-storey plant unit

would also be located here. A considerable alteration to the current visual appearance of the site.

Further, the existing buildings are each of a single-storey nature, 1 of traditional early 1900s design and rest being typical of many 1960/70s and 1990s/2000s education establishments throughout the County Borough, whereas the new structure would be of two-storeys and a modern design incorporating contemporary external materials. A stark contrast to the existing arrangement.

Nevertheless, the design of the existing buildings appear somewhat dated and in need of modernising. And given the differing design, scale and finishing materials of each, appear as a mismatch of units throughout the plot that have little or no relationship with one another. It is considered their replacement with a single new building using modern materials and construction methods will be far more aesthetically interesting. The new building would form an attractive and high-quality development that will significantly enhance the visual amenities of the site and surrounding area, resulting in a welcomed focal point within the community. Additionally, appropriate landscaping will be located throughout the site helping to soften the development and ensure it sits well within the context of its surroundings.

The changes will be most noticeable from the outlook of the adjacent residential properties, especially those along Cowbridge Road to the north and Palalwyf Avenue to the east which will see the school building move considerably closer to their rear elevations than the existing buildings they have become accustomed to. However, it is considered sufficient distance will remain between elevations ensuring that any loss of outlook would be minimal, and as set out above, the design and materials proposed will result in an attractive and interesting building, an improvement to the existing buildings which mainly form utilitarian, block type structures.

It is accepted that the existing 1920s building is of an attractive, traditional design and its removal is regrettable, however, the building is not listed and could be demolished at any time without the need for planning permission.

Further, Glamorgan Gwent Archaeological Trust (GGAT) have confirmed that the original 1923 school building is contained within the National Monuments Record, but that the building is not of national significance. As such, they have no objection to its demolition. They do however request a historic building survey be undertaken prior to demolition to ensure a record of the structure will remain.

At the time of writing Cadw have not responded to the statutory consultation, but it is noted that they did respond to the earlier PAC advising that as there are no Listed Buildings, Scheduled Monuments or Historic Parks and Gardens that would be affected by the proposed development, they had no comment to make.

In light of the above, whilst the demolition of the original building is regrettable, it is not considered it would warrant refusal of the application on either visual or historic grounds.

Finally, it is also noted that the design, scale and siting of the new building has been borne out of the site's constraints. The existing school needs to continue to operate

during construction of the new building and therefore all buildings cannot be demolished at once, and temporary structures need to be accommodated during construction. As such, the location proposed is the only viable option within the site and the design and scale of the new building is commensurate to the floorspace required given the developable area available.

Subsequently, whilst it is accepted the proposal will form a visible and prominent development in the locality, and the loss of the attractive original school building is regrettable, it is not considered the proposed development would alter the context of the site within its surroundings, would have any undue impact to the outlook of surrounding residents, and would actually improve the character and appearance of this currently dated and tired site.

Residential Amenity

The application site is bound by residential properties to the north (Cowbridge Road), east (Palalwyf Avenue) and south-west (Heol Dafydd and Heol Robart). As such, any new development at the site is likely to result a degree of impact to the amenity standards currently enjoyed by residents of these streets. It is not considered however that any potential impact would be significantly greater than that which already occurs, or to a degree that would warrant refusal of the application.

The new school building would be sited approximately 50m from the nearest properties at Heol-Y-Felin (west) and Heol Robart (south-west), and the wider sports and recreation facilities would result in relatively minor works that would have a similar relationship with the neighbouring properties here to the existing built form. Therefore, it is not considered the general redevelopment would result in any direct impact upon the outlook from these properties or would cause any other form of physical detriment to them.

It is acknowledged that the plant units would be located directly adjacent to the properties at Heol Robart. But given their single storey nature and the fact that they would be sited adjacent to the side elevations of the neighbouring dwellings here, it is not considered these elements of the scheme would have any direct impact either. These units would also act as screen between the adjacent properties and the new MUGAs to be installed at the southern section of the site.

It is also noted that the noise assessment submitted with the application details that noise levels associated with the plant/equipment here would be at appropriate levels and having considered the report, the Public Health and Protection team have no concerns in this respect.

The new school building would be sited only approximately 15m from the rear of the closest properties at Heol Dafydd and approximately 8m from the rear of the library, however, this element of the new school building would be single-storey and only 2 high level windows serving the kitchen would face the rear of the adjacent properties. As such, it is not considered the structure would result in any undue impact upon the outlook from these properties or would cause any other form of physical detriment to them.

Moving to the potential impact upon the adjacent properties at Cowbridge Road (north) and Palalwyf Avenue (east), the new school building would be sited approximately 18m and 20m from the rear of the closet properties at these streets respectively; and at two-storeys here, would undoubtedly result in a considerable alteration to the relationship the adjacent properties currently share with the existing buildings on site, points that have been raised by objectors.

However, whilst this may be the case, the separation distances proposed are generally considered acceptable for two-storey buildings and are typical of many new developments throughout the County Borough. Additionally, the new building has been designed in manner that the shortest façades would be located closest to the adjacent dwellings at Cowbridge Road and Palalwyf Avenue, gable ends. It is subsequently considered that any potential overbearing impact would be minimal and restricted to only a small number of dwellings. Further, any potential impact to the outlook from these properties would not be compromised to a point that would warrant refusal of the application.

It is also noted that the gable ends of the new building closest to the properties at Cowbridge Road and Palalwyf Avenue would only accommodate first floor windows serving stairwells, and these windows would each be obscure glazed. As such no direct overlooking would occur. It is however considered necessary to attach a condition to any consent requiring these windows remain obscure glazed in perpetuity to ensure any potential impact does not occur in future.

With respect to overshadowing, the new building will be located to the south of the properties at Cowbridge Road and west of the properties at Palalwyf Avenue and therefore at two-storeys in height, will result in a degree of shadowing to the curtilages of the adjacent dwellings. In this respect the applicant has undertaken shadow studies which provide a worst-case visual representation of shadow extent cast by the proposed building at various times of day (7am, 12pm and 6pm – mid-summer, and 9.30am, 12pm and 3pm – mid-winter).

For mid-summer the analysis confirms that the new building would not result in any shadowing of neighbouring properties at Cowbridge Road or their amenity areas at any time of day; and no shadowing would occur to the neighbouring properties at Palalwyf Avenue for much of the day, but the rear gardens of nos. 9 – 12 will experience some shadowing during the evening, although it will not reach the rear of the houses.

In mid-winter, if conditions are clear and sunny, there may be some shadowing to the rear of the properties at Cowbridge Road during the early morning (nos. 59 – 81 [odd]), but there would be no impact to any properties at Palalwyf Avenue. However, by midday the shadows would affect the only the ground floor of the rear extensions of 4 properties at Cowbridge Road (nos. 53 – 59 [odd]), but would turn towards the east also affecting the rear of 8 properties at Palalwyf Avenue (nos. 1 – 8) past 3pm.

Consequently, there is no doubt that a degree of overshadowing is going to arise as result of the proposed development, but taking the limited number of properties that will be affected and relatively short timeframes they would be affected during the

worst-case scenarios, it is not considered the potential impact would outweigh the benefits of the scheme or be significant enough warrant refusal of the application.

With respect to noise and disturbance, given the very nature of a school and its associated outdoor spaces it is inevitable that surrounding residents would experience a degree of impact. However, with no change of use at the site and a reduction in pupil numbers it is not considered the nature of any impact already experienced by neighbours would be altered. Furthermore, the site has been occupied as a primary school since 1923 and therefore surrounding residents would have become accustomed to the general noise/disturbance associated with such a use; and this existing impact would continue to occur even if the proposed development were not implemented. It is also noted that following assessment, the Public Health and Protection team have no concerns.

Notwithstanding the above, the applicant has detailed that the new school building would, and the outdoor sports and recreation facilities potentially could, accommodate community uses during the evenings and weekends during term time and throughout the day outside of term time. This could result in some potential for a loss of amenity over and above the standards currently enjoyed by surrounding residents.

No details have been submitted setting out the exact community uses anticipated, but given the limited internal areas proposed for use and the time restrictions stated, it is not considered this element would result in any undue impact to the amenities of surrounding residents. Further, no floodlighting is proposed so it is envisaged any potential use of the outdoor facilities would be limited to daytime hours only, which would again not result in a significant impact.

However, in order to protect levels of amenity, conditions are proposed that will restrict the community uses to the times set out by the applicant and the use of the outdoor facilities to daytime hours only until such time as a scheme is submitted that clearly outlines proposals for their use. It is considered reasonable to safeguard the existing levels of amenity until such time as the plans for use of the outdoor facilities have been clarified. At that time the views of local residents can be sought either by the School, the Education Authority or by the Local Planning Authority as part of the relevant discharge of condition process.

With respect to the temporary buildings required, they would be sited at the south-eastern corner of the site in close proximity of several adjacent properties at Palalwyf Avenue, approximately 15m at the closest point. Therefore, at two-storeys in height and with windows at first floor level facing the neighbouring properties, they will inevitably result in a degree of impact to the amenity standards currently enjoyed by the occupiers of the adjacent dwellings.

However, whilst this is regrettable, any impact would be for a temporary period of approximately 15 months only, and there is no option other than to install the temporary units in order to allow the school to continue to operate during development; and no other suitable place within the site to put them. Subsequently, when weighed against the wider benefits of the proposed scheme, any impact would not be considered significant enough to warrant refusal of the application. It is however suggested conditions are attached to any consent requiring the first floor windows

facing the adjacent properties be obscured to stop any direct overlooking, and to ensure the units are removed as soon as possible.

Finally, it is acknowledged that an objector has expressed concern regarding noise/traffic during construction. Whilst unfortunate, it is inevitable that during the course of construction surrounding residents will experience a degree of disturbance. But this would occur for a limited period of time and a condition is suggested below to control the days and hours during which deliveries associated with the construction may attend the site, thereby avoiding disturbance during peak traffic times which will ensue any potential impact in this respect is kept to a minimum.

Subsequently, in terms of the potential impact upon the amenity and privacy of neighbouring residents, while it is accepted a degree of impact will inevitably occur and the concerns raised by the objectors are acknowledged, the application is considered to be acceptable.

Highway Safety

Whilst it is acknowledged that several concerns have been raised by residents in respect of highway safety, the Highways and Transportation Section raised no objection to the scheme subject to a number of relevant conditions being added to any consent. In coming to their conclusion they made the following comments:

Vehicular access

Primary vehicular access is achieved via a short length of unnamed publicly maintained highway off Palalwyf Avenue towards the south-eastern corner of the site. A secondary vehicular access is also available off Heol-Y-Felin at the north-western corner.

The Transport Statement (TS) submitted advises that the existing primary vehicular access off Palalwyf Avenue will be removed and the site will instead be served by a sole vehicular access off Heol-Y-Felin, approximately 18m south of the existing access here, with the existing vehicular access at Heol-Y-Felin remaining, but for pedestrian/cycle access only. This new vehicular access arrangement is considered acceptable in principle subject to detailed design which has not yet been undertaken. The full design and details can however be approved via condition.

Pedestrian access

There is a total of 4 pedestrian accesses proposed. All means of pedestrian access to the site are existing and as such give no cause for concern.

Internal circulation

There is no concern with the ability for typical private motor vehicles to be able to enter and exit the site in a forward gear. Further, the swept path analysis submitted sets out that HGVs will be able to turn within the site and during the event of an emergency, emergency service vehicles would also be able to enter and exit the site in a forward

gear at Heol-Y-Felin utilising the pedestrian/cycle access in addition to the main vehicular access if necessary.

Off-street parking provision

In accordance with the Council's adopted SPG: Access, Circulation and Parking Requirements, a school in this location (Zone 2) has an operational off-street parking requirement of 1 commercial vehicle space, a non-operational requirement of 2 spaces per classroom, and 3 visitor spaces. The proposed school will have 18 classrooms and therefore has an SPG off-street parking requirement of 1 commercial vehicle space and 39 other spaces.

40 off-street spaces would be provided within the site boundary, 10% of which would include electric vehicle charging points. Subsequently the proposal meets its SPG requirement and the guidance set out in PPW and gives no undue cause for concern in this respect.

The proposal also includes cycle parking provision in excess of the SPG requirement.

Drop-off / pick-up

There is some concern with the lack of a drop-off / pick-up facility, but the Transport Statement advises that following detailed consideration, it was determined that the provision of a drop-off / pick-up facility would not be feasible without detrimentally impacting upon the necessary layout of the new school building and associated outdoor play facilities on this constrained site.

Furthermore, the TS includes a Framework Travel Plan which details measures that could be implemented to reduce car trips, and a Parking Survey that identifies availability of on-street space in the vicinity which would accommodate drop-offs / pick-ups, as is the current arrangement.

Subsequently, with the above points in mind, particularly the constraints of the site and the fact the new school will accommodate less pupils than existing, the lack of a dedicated drop-off / pick-up facility is, on balance, considered acceptable.

Safer routes to school

The TS advises that walking routes to the proposed school have been assessed in accordance with Welsh Government's Walking Route Audit Tool. The exercise identified 9 points of concern at various locations along walking routes and offers potential mitigation measures to remedy the concerns raised. Whilst a school has historically been in place at the site and the routes to it are not changing, it is considered these works would be beneficial to all users and would go some way to mitigating against the lack of a drop-off / pick-up facility. As such a condition to this effect is suggested.

Travel Plan

The TS includes a Framework Travel Plan. The principles of the Plan are considered acceptable and will help to encourage sustainable modes of travel to and from the proposed school site. As such a condition is suggested to ensure the Plan is developed and implemented.

Highway safety summary

The proposal will not result in undue additional vehicular movements to/from the site; the proposed vehicular access, parking and turning facilities are considered acceptable in principle subject to detailed design; and the proposed pedestrian accesses, each of which are existing, give no undue cause for concern.

There is some concern that the proposed redevelopment of the school will not provide internal facilities for drop-off / pick-up, however, the TS indicates mitigating factors including a reduction in the number of pupils, lack of outdoor space to provide adequate facilities, availability of on-street space to accommodate short term parking associated with drop-off / pick-up (as existing), and the provision of a Travel Plan. On this basis the lack of dedicated provision of drop-off / pick-up facilities within the site is, on balance, considered acceptable in this instance.

Whilst the comments provided by the Highways and Transportation section in respect of 'safer routes to school' are acknowledged, given any potential upgrading works would be outside of the application site, they would be outside of the scope of this application. Therefore, it is not considered reasonable to attach the suggested condition to any consent. It is instead considered the applicant should be advised of the benefit of the upgrading works via a suitably worded informative note in an attempt to encourage their future implementation.

In light of the above, the scheme is generally considered acceptable in respect of its potential impact upon highway safety in the vicinity of the site.

Ecology

The Council's Ecologist noted that a bat roost has been found on site but that the Ecological Impact Assessment submitted is an appropriate and acceptable assessment and includes adequate mitigation measures. As such no objections are raised but it is suggested a condition be added to any consent requiring the ecological mitigation and enhancement measures set out in the report being implemented on site.

Natural Resources Wales (NRW) commented that while bats have been found at the site, on the basis of the ecology report submitted with the application, they do not consider the proposed development is likely to be detrimental to the maintenance of the population. As such no objection is raised or conditions suggested, but it is advised an informative note be added to any consent advising the developer of the necessary, separate European Protected Species Licence that will be required.

Drainage and Flood Risk

The Council's Flood Risk Management team raised no objection to the proposal noting that a suitable drainage scheme could be implemented on site that will ensure there is no detriment to the surrounding area; and that this would be covered by the separate, necessary Sustainable Drainage Systems (SuDS) application prior to any development works commencing on site.

NRW raised some concern in respect of construction works potentially leading to contamination of the nearby River Ely, but advised these concerns could be overcome through the submission of a Construction Environmental Management Plan (CEMP) prior to any development works commencing on site. As such no objections were raised subject to a condition to this effect being attached to any consent.

Dwr Cymru Welsh Water raised no objection to the scheme noting that foul water flows can be accommodated in the public sewerage system and that the proposal to discharge surface water via SuDS is acceptable. However, a condition is requested preventing surface water from being directed into the public sewerage system in future. Whilst these comments are acknowledged, site drainage arrangements would be covered by the separate, necessary SuDS application and therefore it is not considered the suggested condition is necessary.

Public Health

The Public Health and Protection Division have advised that the site has the potential to be contaminated by previous land uses, and that whilst some investigation work has already been undertaken at the site, the information set out in the Phase 1 and Phase 2 Geo-Environmental Assessments is inconclusive. As such, further site investigation works are required prior to development to clearly demonstrate what, if any, mitigation measures may be required, however this could be provided via condition. As such conditions to this effect are suggested below.

The Public Health and Protection Division also suggested several conditions be attached to any consent in relation construction noise, waste, dust and lighting. Whilst these comments are appreciated, it is considered that these matters can be more efficiently controlled by other legislation available to the Council. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Finally, it is noted that an objector commented that additional vehicles associated with the school will result in increased pollution in the area. However, the new school would result in a decrease in the number of pupils at the site, and only an additional 3 staff. It is therefore considered that any current levels of pollution in the vicinity of the site would not be increased following development. Further, no concerns have been raised by the Public Health and Protection team.

Neighbour Consultation Responses

Where the issues raised by the objectors are not addressed above, the following additional comments are offered:

- *Whilst the new building will be 'net zero carbon in operation', it will take a considerable amount of time before the construction process is offset, a much greater period than if the existing buildings were to be retained. There are various options that could be utilised to bring the existing buildings up to modern standards.*

Whilst this may be the case, the applicant has detailed that it would not be viable to redevelop/extend the existing buildings on site to meet Welsh Government's 21st Century Schools standards. Therefore, demolition and construction of a new building is the only option available at this site to provide modern school facilities for pupils of the catchment area; and once the building has been erected, the site would meet a strict 'net zero carbon in operation' target, significantly improving existing standards.

- *Concerns that there could be hazardous substances within the existing buildings and that appropriate methods may not be undertaken during demolition and removal.*

Site surveys have revealed that asbestos has been found in many of the existing buildings at the site. This is one of the reasons it would not be viable to refurbish the existing units. Any such hazardous materials must be removed by specialist, licenced contractors, but the control of this process is outside of the remit of planning and will instead be overseen during the necessary, separate Building Regulations process.

- *Complaints with respect to the properties that were (not) directly notified during the PAC process.*

An objector has commented that they were not directly notified of the proposed development during the earlier, separate PAC process. The PAC report details that the applicant undertook the relevant notice procedures prior to submission of the planning application, and this must be taken on face value. It is also noted that the objector was directly notified of the planning application by the Council during the statutory public consultation process and therefore had the opportunity to make any representations.

National Sustainable Placemaking Outcomes

Chapter 2 of PPW emphasises that development proposals should demonstrate sustainable placemaking to ensure that the right development is achieved in the right place, and states that development proposals should be assessed against the national sustainable placemaking outcomes to ensure this is the case.

PPW acknowledges that not every development proposal will be able to demonstrate that they can meet all of the outcomes, or that it can be proved that an attribute of a proposal will necessarily result in a particular outcome.

It is also recognised that the interpretation of the relevant criteria will depend upon the detail and context of the proposal and the application site, and in the planning balance, that greater material weight may be given to some attributes rather than others.

Therefore, in addition to consideration of the placemaking merits of the scheme within the sections of the report further above, a brief outline of how the proposed development is considered to align particularly well with the national sustainable placemaking outcomes is set out below:

- **Creating and Sustaining Communities:** The development would provide a state of the art primary school facility for pupils, and wider community uses for local residents long into the future.
- **Growing Our Economy in a Sustainable Manner:** The development would have a small but positive effect in terms of construction jobs and employment at the new facility.
- **Making Best Use of Resources:** The development accords with the aim to prioritise the use of previously developed land and sustainable building practices/materials. Future energy consumption would be from renewable sources resulting in a 'net zero carbon in operation' facility.
- **Maximising Environmental Protection and Limiting Environmental Impact:** The development would include suitable tree/landscape planting and biodiversity enhancement measures.
- **Facilitating Accessible and Healthy Environments:** The application site is in a highly sustainable location, directly adjacent to Pontyclun town centre, with many transport links and services/facilities located within walking distance.

In respect of the other national outcomes listed, the development would be considered to have a neutral impact.

Community Infrastructure Levy Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended), however, the CIL rate for this type of development as set out in the Charging Schedule is £nil. Therefore, no CIL would be payable.

Conclusion

The application proposes a replacement school at a long established primary school site. The new building and its associated development will bring a state of the art facility to Pontyclun which will be of significant benefit to the pupils of the catchment area. The applicant also proposes wider community use for some facilities which will be an asset to all residents of the town.

The new building will result in a significant improvement to the visual appearance of the site with its clean, modern design; and whilst it is accepted a small number of surrounding residents will experience a degree of impact to the amenity standards they currently enjoy, it is not considered the proposed development would result in a significant increase to any impacts already experienced, or to a degree that would warrant refusal of the application, especially when weighed against the wider benefits of the scheme.

There is some concern that the proposed redevelopment of the school will not provide internal facilities for drop-off / pick-up, however, there is no formal facility for this now and there is no room to provide it within the new layout due to the constrained nature of the site. Therefore, the lack of such a facility is, on balance, considered acceptable, as is the wider potential impact upon highway safety in the locality.

It is therefore considered the application complies with the relevant local and national planning policies and is recommended for approval.

RECOMMENDATION: Approve, subject to conditions below.

RECOMMENDATION: Grant

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

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans ref:

- Location Plan – RH0201-SRA-00-00-DR-A-02000 Rev. C01
- Site Plan – RH0201-SRA-00-00-DR-A-02001 Rev. C01
- Site Plan Temporary Accommodation – RH0201-SRA-00-00-DR-A-02010 Rev. C01
- Temporary Accommodation Plan and Elevations – RH0201-SRA-00-00-DR-A-02011 Rev. C01
- Proposed Site Plan – RH0201-SRA-00-00-DR-A-02002 Rev. C01
- General Arrangement Ground Floor Plan – RH0201-SRA-01-00-DR-A-02100 Rev. C01
- General Arrangement First Floor Plan – RH0201-SRA-01-01-DR-A-02101 Rev. C01
- General Arrangement Roof Plan – RH0201-SRA-01-RF-DR-A-02102 Rev. C01
- Elevations – RH0201-SRA-01-XX-DR-A-02200 Rev. C02
- Section AA, BB, CC, DD – RH0201-SRA-01-XX-DR-A-02300 Rev. C01
- Out of Hours Use Ground and First Floor Plans – RH0201-SRA-01-ZZ-DR-A-02400 Rev. C01
- Aerial View Looking North – RH0201-SRA-01-IM-A-02800 Rev. C01
- External Lighting Levels – RH0201-ARP-ZZ-XX-DR-E-21001 Rev. C01
- Landscape Masterplan – RH0201-ALA-00-XX-DR-L-00005-S2 Rev. P07
- Fencing and Security Strategy – RH0201-ALA-00-XX-DR-L-00007-S2 Rev. P04

- Access and Circulation – RH0201-ALA-00-XX-DR-L-00008-S2 Rev. P05
- Planting Strategy – RH0201-ALA-00-XX-DR-L-00013-S2 Rev. P03
- Outline Levels – RH0201-ALA-00-XX-DR-L-00014-S2 Rev. P05
- Site Sections 1 of 3 – RH0201-ALA-00-XX-DR-L-00015-S2 Rev. P04
- Site Sections 2 of 3 – RH0201-ALA-00-XX-DR-L-00016-S2 Rev. P03
- Site Sections 3 of 3 – RH0201-ALA-00-XX-DR-L-00017-S2 Rev. P03
- Detailed Hard and Soft Landscape General Arrangement 1 of 2 – RH0201-ALA-00-XX-DR-L-00019-S2 Rev. P05
- Detailed Hard and Soft Landscape General Arrangement 2 of 2 – RH0201-ALA-00-XX-DR-L-00020-S2 Rev. P05
- Temporary Site Wide Masterplan – RH0201-ALA-00-XX-DR-L-00021-S2 Rev. P015
- Existing Drainage and Utilities – RH0201-ARP-ZZ-00-DR-C-00021 Rev. C01
- External Finished Levels – RH0201-ARP-ZZ-00-DR-C-00031 Rev. C01
- Proposed Drainage – RH0201-ARP-ZZ-00-DR-C-00041 Rev. C01
- Proposed Utilities – RH0201-ARP-ZZ-00-DR-C-00081 Rev. C01
- Ground Level View Entrance – RH0201-SRA-01-ZZ-IM-A-02801 Rev. C01
- Bay Study Typical Two Storey – RH0201-SRA-01-ZZ-IM-A-02802 Rev. C01

and documents received by the Local Planning Authority on 17/12/21 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The development hereby approved shall be carried out in accordance with the recommendations and mitigation/enhancement measures set out in:
 - Plant Noise Emission Limits for Pontyclun Primary School (Arup, December 2021)
 - Arboricultural Impact Assessment (Barton Hyett Associates, December 2021)
 - Heritage Impact Assessment (Graeme Ives, December 2021)
 - Drainage Strategy Report (Arup, December 2021)
 - Ecological Impact Assessment (CSA Environmental, October 2021)
 - Phase 1 Geo-Environmental Desk Study Report (HSP Consulting, September 2019)
 - Phase 2 Geo-Environmental Assessment (HSP Consulting, September 2021)
 - Transport Statement (Arup, December 2021)

Unless otherwise agreed in writing by the Local Planning Authority or otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

4. No development shall commence on site until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: As the 1920s school building is of architectural and cultural significance the specified records are required to mitigate the impact of demolition in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:

- i) Construction methods: details of materials, how waste generated will be managed.
- ii) General site management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- iii) Soil management: details of topsoil strip, storage and amelioration for re-use.
- iv) CEMP masterplan: details of the extent and phasing of development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation measures.
- v) Control of nuisances: details of dust control measures.
- vi) Resource management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater and energy use.
- vii) Pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- viii) Details of persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- ix) Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development and are implemented for the protection of the environment during construction in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall commence on site, other than demolition and enabling works, until full details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials thereafter.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall commence on site, other than demolition and enabling works, until full engineering design and details of the alterations to the existing and proposed vehicular and pedestrian accesses have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial occupation of the new school.

Reason: To ensure the adequacy of the vehicular and pedestrian accesses to/from the publicly maintained highway, in the interests of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall commence on site, including any works of site clearance or demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for, but not be limited to:
 - i. The means of access into the site for all construction traffic.
 - ii. The parking of vehicles of site operatives and visitors.
 - iii. The management of vehicular and pedestrian traffic.
 - iv. Loading and unloading of plant and materials.
 - v. Storage of plant and materials used in constructing the development.
 - vi. Wheel cleansing facilities.
 - vii. The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Within 6 months of beneficial occupation, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to:

- i. Travel Plan Co-ordinator.
- ii. Targets for the reduction of road traffic and single occupancy car use, the promotion and delivery of more sustainable travel such as walking, cycling, and use of public transport.
- iii. Management strategy for monitoring and delivering the objectives.
- iv. Review Process and fallback position if the targets set have not been achieved.

The Travel Plan shall be implemented within 1 month following its approval and maintained and monitored thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage sustainable modes of travel and reduce single car occupancy in the interest of highway safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. Off-street parking provision shall be set out in accordance with the submitted site masterplan ref. RH0201-ALA-00-XX-DR-L-00005-S2 Rev. P07, consisting of 40 car parking spaces and 60 cycle parking spaces.

Reason: To ensure vehicles and cycles are parked off the publicly maintained highway in the interests of highway safety and free movement of highway users, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. No HGV movements shall take place to and from the site between the hours of 07:45 – 09:15am and 15:00 – 16:00pm weekdays during the course of site preparation and construction works.

Reason: In the interests of the safety and free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. No development shall commence on site, other than demolition and enabling works, until a site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications, and a subsequent method statement for the remediation of contamination affecting the site has been submitted to and approved in writing by the Local Planning Authority. All requirements of the approved report shall be implemented on site thereafter by a competent person.

Reason: In the interest of health and safety and environmental amenity, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

13. The development hereby approved shall not be brought into beneficial use until the measures approved in the scheme referred to in Condition 12 have been implemented and a suitable validation report of the proposed scheme

has been submitted to and approved in writing by the Local Planning Authority. Any validation report shall be carried out by a competent person.

Reason: In the interest of health and safety and environmental amenity, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out in accordance with the approved details thereafter.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through an appropriate remediation strategy to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks to health and safety and environmental amenity, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

15. The first floor windows within the northern and eastern gable end elevations of the school building hereby approved shall be obscure glazed with privacy glass level 3 (or greater) at all times.

Reason: To protect the amenities of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

16. Community use of the school building and outdoor sports and recreation facilities hereby approved shall be restricted to the following hours only:
- 8am to 8pm Mondays to Fridays
 - 8am to 1pm on Saturdays
 - Not at all on Sundays or Bank Holidays

Reason: To protect the amenities of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

17. The use of the outdoor sports and recreation facilities hereby approved shall be restricted to 7:45am to 6pm Monday to Friday only until such time as a scheme detailing the proposed activities and intended hours of operation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of a consultation exercise with neighbouring residents, the scope of which shall be first agreed in writing with the Local Planning Authority, designed to take the views of local residents into account. The subsequent use of the outdoor sports and recreations facilities shall be in strict accordance with any scheme as may be approved.

Reason: To protect the amenities of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

18. Any first floor windows of the temporary classroom buildings that directly face the adjacent residential properties at Palalwyf Avenue shall be obscured to privacy level 3 (or greater) at all times.

Reason: To protect the amenities of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

19. The temporary classroom buildings hereby approved shall be wholly removed from the site no later than 28 days from the beneficial occupation of the new school building.

Reason: To protect the amenities of neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.