

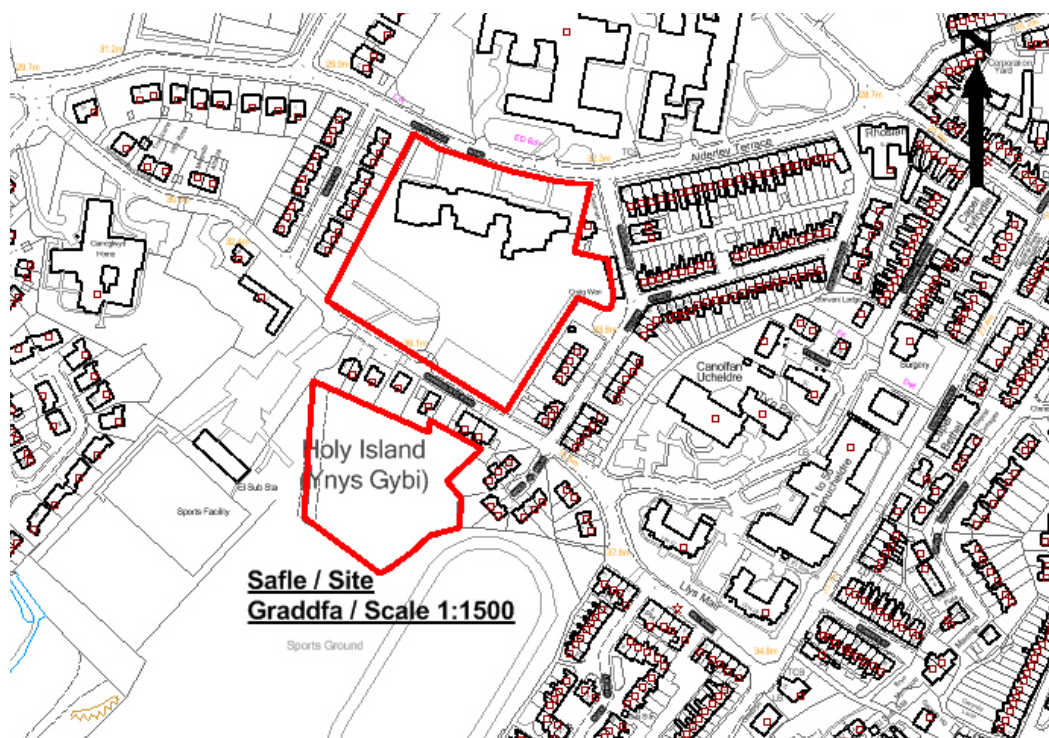
Rhif y Cais: **19LPA37B/CC** Application Number

Ymgeisydd Applicant

Head of Service - Lifelong Learning

Cais llawn i ddymchwel rhan o adeilad presennol, addasu ag ehangu er mwyn creu ysgol gynradd newydd ynghyd a chreu maes parcio newydd yn / Full application for demolition of part of the existing building, alterations and extensions so as to create a new primary school together with the formation of a car park at

Cybi Site, Holyhead High School, Holyhead



Planning Committee: 01/07/2015

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made by the Council on Council owned land.

1. Proposal and Site

The application is for the demolition of parts of the existing building and the erection of extensions in order to create a new primary school, amalgamating three existing primary schools in the area onto one campus. The site was formerly used as part of the county school and includes a red brick building fronting onto South Stack Road, the main façade of which is retained as part of the proposals.

Pedestrian access is available from the surrounding streets at present and there is a vehicular access off Garreglwyd Road. The proposal seeks to create additional car parking space on land opposite the site, off Garreglwyd Road, forming part of the Millbank sports campus.

The Cybi School is a listed building and a separate application for listed building consent is proposed.

2. Key Issue(s)

Design and impact on amenities including residential impacts and highway issues

3. Main Policies

Gwynedd Structure Plan

Policy D4 – Location, siting and design

Policy D21 – listed buildings

Policy D23- listed buildings

Policy D32 – site configuration

Ynys Mon Local Plan

Policy 1 – general policy

Policy 5 – design

Policy 16- recreation and community facilities

Policy 17 – recreation and community facilities

Policy 26 – car parking

Policy 34 – nature conservation

Policy 41 – listed buildings

Stopped Unitary Development Plan

Policy GP1 – development control guidance

Policy GP2 – design

Policy TR10 – parking standards

Policy EN4 – biodiversity

Policy EN5 – international sites
Policy EN13 – conservation of buildings
Policy CC1 – community facilities

Planning Policy Wales – Edition 7

TAN 5 Nature Conservation

TAN 12 Design

TAN 16 – Sport, Recreation and Outdoor Space

4. Response to Consultation and Publicity

Cllr J A Roberts – no response to consultation

Cllr R Jones – no response to consultation

Cllr R LL Jones – no response to consultation

Holyhead Town Council – no response to consultation

Dŵr Cymru-Welsh Water – standard conditions

Highways – comments awaited in relation to width of footpaths, parking space provision, bus stop provision etc.

Natural Resources Wales – additional details requested; details received and are acceptable

Ecological and Environmental Advisor – additional details requested; details received

Wales and West Utilities – standard comments for construction phase

Environmental Health Section – standard comments for construction phase

Built Environment and Landscape Section- comments in relation to design and finishes – amended details submitted

Response to Publicity

In response to the original round of consultations and publicity, one letter was received from a local resident who raises concerns regarding:

Loss of views;

The need for a new primary school;

Inability of local roads to cope with additional traffic;

Land should be better used – children use the grounds currently, in particular as access to Millbank playing fields is restricted and the local park is in decline.

Loss of views as a result of the proposal would not carry sufficient weight to refuse planning consent. The Council has made its formal decision to close primary schools in the area – the matter to be considered in this application is whether the scheme as present is acceptable in planning terms, not the principle decision in relation to schools closures; the application must be considered as presented – community use of schools is however generally encouraged; it is understood that the Council is currently consulting local opinion on the future direction to be taken with the Holyhead Park; the

Highway Authority has been consulted and whilst a formal response was awaited at the time of writing it is understood that there is no in principle objection to the scheme subject to appropriate conditions together with consideration of the introduction of a one-way traffic system in the locality which will be pursued under the Highway Act rather than through any planning requirements.

It should be noted that additional publicity has been undertaken as a result of the receipt of amended details to address design concerns which expires after the date of the Committee meeting. Should any additional matters arise which have not been considered in this report, a further report will be submitted to the Committee in order that the members may reconsider any resolution made in the light of new information.

5. Relevant Planning History

19LPA37A/CC Demolition of the existing old school together with the erection of a sports hall on land adjacent to Holyhead High School, Holyhead – withdrawn 5/11/2008

19LPA37C/CC/SCR Screening opinion in relation to current application – EIA not required 9/6/15

6. Main Planning Considerations

Principle of the scheme: The site was until recent years used as part of the Holyhead High School campus. It has since become vacant and fallen into a state of disrepair. The alterations proposed will lead to the building remaining in educational use and its location next to the High School and Millbank sports fields will add to the educational focus of the locality. The Council has made its formal decision to close local primary schools and to amalgamate the requirements on one site. The school site is located inside the development boundary of Holyhead next to similar uses. The car parking area at Millbank is located outside the development boundary under the Local Plan but inside the boundary under the Stopped UDP. Millbank is allocated for community and leisure uses (allocation FF5). The application proposal seeks to place car parking accommodation on part of this site. Local Plan policies as well as Policy CC1 of the stopped UDP allow the development of community facilities within or on the edge of settlement boundaries. The provision of car parking will not lead to loss of formal play areas.

Design: The application seeks to refurbish and enhance the main red brick elevation of the Cybi building, reintroducing a tower feature and restoring this elevation as the principal elevation of the building. Additions to the rear of this building facing Garreglwyd Road will be removed and a new extension built in contemporary form and materials. Play space and formal hard and soft play areas will be available on the site itself along with some car parking accommodation. The remaining car parking spaces can be accessed along a footway and utilising an existing crossing pont to Millbank.

The form and scale of the building is large but appropriate in its context. There is an acceptable juxtaposition between traditional materials and contemporary finishes. The scheme is considered fit for purpose.

Highway Impacts: Roads surrounding the site are local access roads, apart from South Stack Road (which is the main coastal route between Holyhead and Trearddur) and are used by local and tourist traffic and are subject to on-street residential parking in areas. Although there are pavements and a crossing point on Garreglwyd Road for example, comments were awaited from the Highway Authority at the time of writing in relation to appropriate pavement widths, bus stop and car parking provision. Concern has been expressed in relation to the ability of local roads to absorb traffic and the Highway Authority is considering a one-way traffic system for the operational phase of the development. In the interim it is considered necessary to impose a condition in relation to a construction traffic

management plan to ensure that the construction phase does not cause unacceptable highway impacts.

Amenity Impacts: The site is surrounded by local housing, including the former school house itself and other properties immediately adjoining the school site and those to the front of the proposed car parking area at Millbank. The school site has been in use for educational purposes since it was first built and it will continue in such use as a result of the proposal. Although local schools will be amalgamated at the site, it is not considered that any intensification of the use will be such that unacceptable impacts will occur to local residents in terms of noise or disturbance such that permission should be withheld. It is considered necessary to introduce some screening to the boundary between the car parking area and local housing to ensure that the car parking area, especially if used for after school activities, does not detract from residential amenities in terms of noise and disturbance as well as a condition to regulate the use of artificial lighting. Similarly, the use of artificial lighting on the school site itself will be regulated by condition. Appropriate screening is required to the boundaries between the school site and neighbouring properties for reasons of amenity as well as school security.

Nature Conservation: Additional information was sought from the applicant in support of the application in relation to protected species. Appropriate survey work has been undertaken and it is considered that impacts in relation to bats, nesting birds and great crested newts have been adequately addressed. Conditions are proposed in line with the survey results to ensure that no unacceptable impacts will occur.

7. Conclusion

The scheme is considered appropriate in its setting and fit for purpose. No concern in relation to the principle of the scheme are raised from a highway safety perspective and the proposal can be regulated in the interests of amenity and nature conservation by appropriate conditions.

8. Recommendation

To **permit** the scheme after the expiry of neighbour notifications and consultations and subject to conditions:

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/ development.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990

(02) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance of the development

(03) Full details of all fencing, walling or other means of enclosure or demarcation for the proposed Millbank car parking area, which shall include a screen fence between the car park

and adjoining dwellings on Garreglwyd Road, shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced. The scheme shall proceed in accordance with the details as approved and the screen fence as approved shall be erected before any use of the site takes place for car parking and shall thereafter be maintained in like condition for the lifetime of the development.

Reason: To ensure a satisfactory appearance of the development and in the interests of amenity

(04) No external lighting shall be installed on the site or Millbank car parking area until details of the lighting columns proposed, together with a light mitigation strategy, including measures to reduce light spillage onto neighbouring property, has been submitted to and approved in writing by the local planning authority. The scheme shall thereafter proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the site and in the interests of amenity

(05) No deliveries shall be made to the site before 7am or after 7pm any day.

Reason: In the interests of amenity

(06) No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;**
- ii) loading and unloading of plant and materials;**
- iii) storage of plant and materials used in constructing the development;**
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v) wheel washing facilities;**
- vi) measures to control the emission of dust and dirt during demolition and construction; and**
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.**

Reason: In the interests of amenity and highway safety

(07) The development shall take place in accordance with the reasonable avoidance method statement contained within the Holyhead School: Method Statement for Great Crested Newts report by Atmos Consulting dated 11 June 2015 (reference 26600/R4/Rev1).

Reason: To safeguard any protected species which may be present on the site

(08) The development shall take place in accordance with the reasonable avoidance measures for bats outlined in the Holyhead School: Bat Survey Report by Atmos Consulting dated 11 June 2015 (reference 26600/R3/Rev1). No development shall take place until a bat box has been installed on the site in accordance with paragraph 4.2.3 of the Report, of a type and in a location as agreed in writing with the local planning authority prior to its installation. The bat box shall be retained on site for the duration of the construction works. No use of the building hereby approved shall take place until roosting spaces are provided and made available for use in accordance with a scheme to be submitted to and agreed in writing with the local

planning authority. The roosting spaces shall thereafter be retained for the lifetime of the development.

Reason: To ensure that any protected species which may be present are safeguarded.

(09) No development shall take place until a scheme for the protection during construction works of trees to be retained as part of the development, as shown on drawing number 1294:102 Revision A submitted under planning reference number 19LPA37B/CC, has been submitted to and approved in writing by the local planning authority. The tree protection works shall be put in place and retained in accordance with the agreed scheme for the duration of the construction works.

Reason: to safeguard existing trees on the site