

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **29th MARCH 2023**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

SUBJECT: **FULL APPLICATION FOR THE PROPOSED ERECTION OF A NEW TWO STOREY WELSH MEDIUM PRIMARY SCHOOL, WELSH IMMERSION AND COMMUNITY BUILDING, EXTERNAL WORKS, NEW PEDESTRAIN ACCESS POINTS, NEW CAR PARKING ARRANGEMENTS AND EXTENDED VEHICULAR ACCESS AT FFORDD DEWI, OAKENHOLT.**

APPLICATION NUMBER: **FUL/000776/22**

APPLICANT: **FLINTSHIRE COUNTY COUNCIL**

SITE: **LAND OFF FFORDD DEWI, OAKENHOLT, FLINT, FLINTSHIRE, CH6 5WB**

APPLICATION VALID DATE: **14TH DECEMBER 2022**

LOCAL MEMBERS: **COUNCILLOR M BUCKLEY**

TOWN/COMMUNITY COUNCIL: **FLINT TOWN COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full planning application for the proposed erection of a new two storey Welsh Medium primary school on land at Ffordd Dewi, Oakenholt.
- 1.02 The application proposes a contemporary design building with a focus on natural light, integration with outdoor learning and sustainable

features including a rainwater garden to provide surface water drainage. In addition to the main school building a separate childcare, learning and Welsh immersion centre (CLIC) building is proposed which will provide both early years facilities, wrap around care and spaces for community use.

- 1.03 Access to the site is via Ffordd Dewi, the main spine road into the west of the development site and the proposal incorporates both staff and visitor parking together with a drop off area. Concerns from residents with regards to increased traffic have been considered but detailed traffic surveys have concluded that there will be no detrimental impact on residential amenity. In addition, a condition will be imposed to promote active travel to the site.
- 1.04 The original masterplan for the Croes Atti development including the provision of a school. The proposed application is in line with the ambitions of the original masterplan and will provide a high quality educational facility for up to 270 pupils.
- 1.05 All material planning considerations including ecological matters, flood risk and heritage assets have been assessed and are considered acceptable.
- 1.06 The application is therefore recommended for approval as set out in Paragraph 2.0 of this report.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time limit on commencement
 2. Compliance with the approved plans
 3. Foul water discharge shall be allowed to discharge to the public sewerage system
 4. Submission and approval of a drainage strategy for foul and surface water
 5. Submission and approval of external lighting scheme
 6. Submission and approval of working method associated with the Reasonable Avoidance Measures
 7. Provision of vehicular electrical charging points
 8. Facilities for the parking and turning of vehicles
 9. Schedule of road markings to be installed and covered by an appropriate Traffic Regulation Order
 10. Submission of a scheme for the positive means prevention of surface water run-off into the highway
 11. Submission of a Travel Plan
 12. Submission of a Construction Traffic Management Plan
 13. Site Investigation Contaminated Land
 14. Validation Contaminated Land

3.00 CONSULTATIONS

3.01 **Local Member Cllr Mel Buckley:** Agrees to determination under delegated powers

Flint Town Council: The Council did support this application however the Council wish convey the comments from a resident who attended the meeting and agreed with the residents' concerns. The resident shared concerns regarding the proposed entrance to the school, it is on a bend and traffic do pass at speed. Also the residents on the estate pay a green belt maintenance fee and if more people are using the estate and potentially cause damage, who will pay these costs.

Community and Business Protection: No objections

Welsh Water/Dwr Cymru: Capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. It is recommended that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Natural Resources Wales: No objections have been raised subject to conditions to secure the measures set out in the Arbtch report are adhered to including reasonable avoidance measures regarding bats, lighting plan, maintenance plan for hedges is imposed

Ramblers Cymru: No objection to the proposal but note that public path Flint 56 adjoins the north-western boundary. It is probably not affected directly, but it is not referred to on the drawings or the transport plan. Active Travel should be encouraged for local Welsh speakers.

Highways: No objections to the proposed development subject to the imposition of conditions including parking and turning facilities; travel plan and construction traffic management plan.

Built Conservation: No objection

Airbus: No aerodrome safeguarding objection to the proposal

Ecology: Providing the measures detailed in the report are adhered to, it is considered that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Clwyd-Powys Archaeological Trust: The evaluation database confirms the evaluation trenching results came back negative. As such no further requirements from an archaeological point of view.

4.00 PUBLICITY

4.01 469 Neighbour Notifications were sent to adjoining/nearby properties. The application was also publicised by the posting of Site Notice. Five letters of objection have been received which can be summarised as follows:

1. Increase in traffic using the already busy estate roads
2. Yellow lines will reduce visitor parking for existing properties
3. Nuisance during construction
4. Loss of light to existing properties
5. Increased use of open spaces and roads will cause an increase in maintenance costs for residents

5.00 SITE HISTORY

5.01 **035575** – Mixed use development including residential, open space, infrastructure, landscaping, education and community facilities (Outline application) - APPROVED (subject to S106 Legal Agreement) 11.07.2006

6.00 PLANNING POLICIES

6.01 Local Development Plan

STR2 - The Location of development

STR4 - Principles of sustainable development, design and place making

PC1 - The Relationship of development to settlement boundaries

PC2 - General requirements for development

PC3 - Design

PC4 - Sustainability and Resilience of New Development

PC5 - Transport and accessibility

PC6 - Active travel

PC12 - Community facilities

EN2 - Green Infrastructure

EN6 - Sites of Biodiversity and Geodiversity Importance

EN7 - Development Affecting Trees, Woodlands and Hedgerows

EN8 - Built Historic Environment and Listed Buildings

EN18 - Pollution and Nuisance

Supplementary Planning Guidance

SPG No11- Parking standards

SPG No12- Access for all

SPG No19- Sustainable drainage systems

National Planning Policy
TAN 12- Design
TAN 18- Transport
Planning Policy Wales Edition 11

7.00 PLANNING APPRAISAL

7.01 Site Description

The application site comprises approximately 2.15 hectares of land to the south of Ffordd Dewi, Oakenholt. The site is currently undeveloped greenfield land with a point of access which was constructed during development of the adjacent residential land.

7.02 The site is bordered to the north and west by residential dwellings, with a play area to the east and open countryside to the north. Directly adjacent to the northern boundary of the application site and fronting Ffordd Dewi is a plot of land allocated for commercial development.

7.03 Proposed Development

This application proposes a new build Primary School with projecting entrance canopies and solar shading features. The building equates to 2046m² of internal floorspace. In addition to the main building a separate single storey Childcare, Learning and Immersion Centre (CLIC) building is proposed to the east of the site.

7.04 New external works wrap around the new building including hard and soft landscaping, SuDS features (rain garden), Flood lit Multi Use Games Area (MUGA), external football and rounders pitches, service compounds and natural play areas. New boundary treatments within, and to the full perimeter of the site include new wild-flower and tree planting.

7.05 The development will be served by a 96 space car park for staff and visitors, inclusive of 10 disabled parking bays, 3 electric charging bays and 4 minibus parking bays with provision for a further 25 space future expansion.

7.06 Principle of Development

The application site is located within the settlement boundary of Flint which is a Tier 1 Main Service Centre as set out within the Local Development Plan.

7.07 Policy PC12 of the Local Development Plan relates to the provision of community facilities and confirms that the development of new education, health and community facilities will be permitted on suitable sites within settlement boundaries.

7.08 Historically the site has outline consent for a mixed use development including residential, open space, infrastructure, landscaping, education, and community facilities (035575) coupled with the

masterplan for the development of the area, which includes education facilities.

- 7.09 The south of the site does overlap the settlement boundary which the applicant was made aware of during pre-application discussions. The application and site layout are mindful of this and the area of land in question is to be left open as playing fields which causes no planning harm.
- 7.10 The proposed development is considered acceptable in principle.
- 7.11 Character, Appearance and Massing
The building footprints of both the main school and CLIC building are located centrally within the site, to act as a physical barrier between public and private space, but also to set the building away from any residential curtilage to negate visual impact for residents.
- 7.12 The building footprint of the main school is roughly 60m long by 20m wide allowing for high levels of natural light into the spaces. The massing of the two halves of the building is a relatively simple rectilinear arrangement with single pitch roofscapes designed to mitigate the perceived sense of scale.
- 7.13 The building footprint of the CLIC is roughly 30m long and its angular footprint ranges from 10-15m in width. The massing of the CLIC mimics the main school building but the public facing and public servicing spaces to the north are only single storey which makes it subservient to the main school.
- 7.14 In terms of appearance at ground floor level the choice of a black brick parged with a dark mortar will add a sense of uniformity to the building. Above this is a panellised cement board façade.
- 7.15 At first floor level on the southern elevation breaks in the balcony comprising timber solar shading inserts provide shade to the outdoor areas below and create interest.
- 7.16 As the site is located between open countryside to the south and an urban residential estate to the north the defined character of the area is mixed. The proposed design and massing of the development is therefore mindful of the visual impact on both the landscape and residential properties neighbouring the site.
- 7.17 Impact upon Residential Amenity
A concern has been raised by a local resident that the proposed development will result in a loss of light to their property. Separation distances from the proposed new building and the residential properties on Ffordd Dewi vary but at its closest point the distance is approximately 67 metres.

- 7.18 The ridge height of the main school building is approximately 11.11m and the ridge height of CLIC building is approximately 10.6m. Given that the closest residential property is in excess of 65m from the main school building and over 100m from the CLIC building, the impact of the development in terms of residential amenity will be minimal.
- 7.19 The Council's Community and Business Protection Team have assessed the proposal and raise no objection.
- 7.20 Highway Safety
Access to the proposed site is derived from Ffordd Dewi with the access radii already in-situ as it was covered by the Section 38 Highways Agreement completed for the housing development. Beyond the existing access the driveway to the school is not to be adopted.
- 7.21 The proposal includes car parking facilities and drop off points, together with pedestrian linkages. Concerns with regards to an increase of traffic have been considered and the applicant has provided a comprehensive transport assessment and travel plan which aim to increase the use of sustainable transport, resulting in less impact of the private car on the local road network
- 7.22 With regards to the provision of electrical charging points in accordance with the Policy PC5 of Flintshire's Local Development Plan and Policy 12 of Future Wales Future Wales, the proposed 3 bays represent an under provision as the requirement for non-residential development is a minimum of 10% of parking spaces should have charging points. A condition will therefore be imposed to secure the appropriate provision.
- 7.23 The proposed development is considered acceptable subject to the inclusion of conditions as listed at paragraph 2.01.
- 7.24 Public Right of Way
Public Footpath No56 abuts the site to the north-western boundary. The Councils Access team have confirmed that it is unaffected by the development but it must be protected and free from interference from the construction.
- 7.25 Rambler Cymru notes that travel (walking /cycling) and is skewed to vehicle aspects. Active Travel should be encouraged for local Welsh speakers which can be appropriately conditioned.
- 7.26 Drainage and Flood Risk
Welsh Water have confirmed that capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. They recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

- 7.27 No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.
- 7.28 It is worth noting that Schedule 3 to the Flood and Water Management Act 2010 (the 2010 Act) provides a framework for the approval and adoption of surface water systems serving new developments. Give the proposal size, an application demonstrating compliance with the Statutory SuDS Standards for the design, construction, operation and maintenance and operation of surface water systems serving new developments, must be submitted to the SAB.
- 7.29 Ecological Implications
The application is supported by an Ecological Appraisal which identifies that bats are likely to utilise parts of the site for foraging and commuting, but roosting bats are unlikely to be present.
- 7.30 The report considers that trees which may be impacted by the proposals have a low potential for roosting bats and therefore the reasonable avoidance measures as detailed in the report should be adhered should pruning/felling be required. Both NRW and the County Ecologist confirm that providing the measures detailed in the report are adhered to, it is considered that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.
- 7.31 NRW note in their consultation response that the report provides some detail of a lighting specification which would be appropriate in principle. It would be useful for this information to be represented in plan/map form, showing dark corridors and zones with consideration of buffer zones around vegetation. This information can be provided through the inclusion of a suitably worded condition.
- 7.32 With regards to Great Crested Newts (GCN) the proposal at this location is unlikely to be detrimental to the population of this species. However, the Ecological report does advise a precautionary approach in the form of Reasonable Avoidance Measures (RAMs), and therefore it is considered necessary to secure the proposed working method through the inclusion of a suitably worded condition.
- 7.33 Heritage Assets
The development is located near to the Croes Atti Roman Site which is a Scheduled Ancient Monument. The monument is of national importance as a rare example of a Roman roadside industrial settlement and cemetery with few parallels in Wales. It is likely to retain extensive and well-preserved buried archaeological deposits.

7.34 The applicant has commissioned an investigation and the evaluation report concludes that the features indicated in the geophysics relate to local drainage and are not related to the Roman settlement.

7.35 CPAT have examined the evaluation database which confirms the evaluation trenching results came back negative. As such there are no further requirements from the archaeological point of view.

7.36 Other Matters

Concerns have been raised that the new development will give rise to additional maintenance costs for existing residents due to the increase in traffic. The Council's Highways department have confirmed that with the exception of residents' private drives and parking courts, all roads on the estate will eventually be adopted and maintainable at public expense not through the management company.

8.00 CONCLUSION

This application seeks planning permission for the proposed development of land to the south of Ffordd Dewi, Oakenholt to provide a two storey primary school and associated CLIC building.

8.01 The intention of the masterplan for the Croes Atti development was to provide a school on the site and the provision of this 270 place development meets with those ambitions.

8.02 Careful use of design both of the building and external areas results in a high quality scheme which is beneficial not only for future pupils but also results in no negative impact on neighbouring amenity.

8.03 Concerns raised by residents have been fully considered, as have all other material planning matters and the application is compliant with both local and national planning policy.

8.04 Members are requested to support the recommendation as set out in Paragraph 2.0 of this report and grant planning permission subject to the imposition of conditions.

8.05 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is

necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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