

PLANNING STATEMENT

Land at Ysgol Gymraeg Ystalyfera

March 2020



Summary

Proposal:

Phase 3 of school redevelopment comprising construction of two storey school building and associated works

Location:

Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ

Date:

March 2020

Project Reference:

S20.118

Client:

Andrew Scott Ltd on behalf of Director of Education, Neath Port Talbot County Borough Council

Product of:

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Introduction

- 1.1 This Planning Statement accompanies a full planning application submitted on behalf of Andrew Scott Ltd on behalf of the Director of Education, Neath Port Talbot County Borough Council. The application comprises Phase 3 of the school redevelopment comprising the construction of a two storey school building and associated works on Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.
- 1.2 The purpose of the proposal is to provide a new school for building for use by the existing Ystalyfera school. This will provide a facility that better serves the needs of a Twenty First Century School.
- 1.3 The planning application comprises the following set of drawings prepared by Lawray Architects:

Drawing name
Existing Site Plan
Site Location Plan
Proposed Site Plan
Proposed Sections
Proposed Elevations
Proposed Emergency Vehicle Access
Proposed Site Demolition Plan
Proposed Ground Floor Plan
Proposed First Floor Plan
Tree Protection Plan

- 1.4 In addition, the following supporting documents are submitted.

Document	Prepared by
Planning application forms (1APP)	Asbri Planning
Design and Access Statement	Lawray Architects
Planning Statement	Asbri Planning
Ground Investigation Report	Quantum Geotech
Drainage Strategy	Bingham Hall
Flood Risk Technical Note	JBA Consulting
Noise Survey	Acoustic Consultants Ltd
Phase 1 Preliminary Ecological Appraisal	Soltys Brewster
Tree Survey	Soltys Brewster
Energy Assessment	SABA
Construction Management Plan	Andrew Scott

- 1.5 The statement takes the format of providing background information at section 2, an overview of the site and its surroundings at section 3 including a review of the relevant planning history. Section 4 will provide a description of the proposal with section 5 giving a summary of each of the application documents. Section 6 will then identify the relevant planning policy to the proposal and section 7 will provide an appraisal of the scheme against the planning policy. Finally, section 8 will conclude the document.

Background

Neath Port Talbot County Borough Council - 21st Century Schools Programme

- 2.1 The 21st Century Schools and Education Programme is a unique collaboration between the Welsh Government (WG), the Welsh Local Government Association (WLGA) and the local authorities in Wales, including Neath Port Talbot County Council. It is a major, long-term and strategic capital investment programme with the aim of creating a generation of 21st century schools in Wales. The programme will focus resources on the right schools in the right places, for early years through to post-16. The programme is partly funded by Welsh Government using a combination of capital and revenue funding, with the remaining funding provided by local authorities and others.
- 2.2 The primary aims of the programme are to:
- Reduce numbers of poor condition school buildings
 - Reduce surplus capacity and reduce running costs so as to maximise resources available to target improvements to learner outcomes.
 - The programme is also able to include proposals that address specific demand for places in Welsh Medium and Faith Based provision.
- 2.3 In 2008 Neath Port Talbot County Borough Council confirmed its commitment to modernising educational provision across the Borough. Through its own Strategic School Improvement Programme more than £123m has been invested in Neath Port Talbot's Educational facilities.
- 2.4 To date a number of schools have benefited from the 21st Century School Programme and Neath's Strategic School Improvement Programme. These include:
- Awel Y Mor – a £7.9m primary school in Sandfields in Port Talbot
 - Ysgol Bae Baglan - The award winning £40m all-through school Baglan, Port Talbot
 - Ysgol Gymraeg Ystalyfera – A £16m investment in the YGY Campus in the Swansea Valley
 - Ysgol Cwm Bromptil – A New £30m all-through school
 - The £19.3m Ysgol Gymraeg Bro Dur in Sandfields
 - The £7m Ysgol Carreg Hir in Briton Ferry

- 2.5 Since the initial funding Neath Port Talbot Council has been developing the next phase of schemes for the Strategic School Improvement Programme. The Welsh Government as part of the 21st Century School Programme has confirmed funding for £67m worth of investment to further the aims of modernising education in the Borough of Neath Port Talbot through the future Band B projects.

Site description

General location

- 3.1 The site is land located within Ystalyfera which is a former industrial village and community in the upper Swansea Valley, on the River Tawe, approximately 13 miles northeast of Swansea. The site is land within the existing Ystalyfera School ground which is to be cleared following demolition of redundant building.

The site

- 3.2 The site within the school grounds is occupied by f 3 no. school blocks which are proposed to be demolished. The site is directly bound by land within the wider school grounds to the north, east and south. To the west there are a number of residential properties that front Ynysydarren Road.
- 3.3 The TAN:15 development advice maps produced by NRW identify the site is located within flood zone B areas known to have flooded in the past.
- 3.4 The historic wales maps identify there are no listed buildings or scheduled ancient monuments within the site boundary or within close proximity to the site.
- 3.5 A review of the Coal Authority development advice maps identifies the site is wholly located within a coal mining reporting area.

Surroundings

- 3.6 The surrounding area is predominantly comprised of residential use with complementary uses including:
- Open space/playing fields;
 - Ystalyfera RFC;
 - Places of Worship;
 - Community Hall;
 - Pharmacy;
 - GP;
 - Supermarket
 - Public House; and
 - Convenience shop
- 3.7 The school grounds are comprised of a mix of modern and older school buildings follow partial redevelopment alongside ancillary facilities such as a car park and recreational areas.

Access

- 3.8 Access to the wider school grounds for vehicles is achieved via Glan Yr Afon Road which leads to the school car park. Pedestrian access to the school grounds can be achieved either via Glan Yr Afon Road or Ynysydarren Road.
- 3.9 The school has pick up and drop off facilities located along Glan Yr Afon Road.

Planning History

- 3.10 The wider school site has a range of planning history as this is phase 3 of the redevelopment. This includes:

Application no.	Description	Decision
P2014/0294	Siting of 1 No. demountable building, construction of access track and perimeter fencing for use as a classroom for a temporary period not exceeding 24 months	Approved (28 th May 2014)
P2014/0788	Siting of demountable buildings for use as classrooms, staffrooms and toilets for a temporary period not exceeding 24 months. (Phase 1 of which was approved under P2014/0294)	Approved (9 th December 2014)
P2014/1175	Demolition of existing 2/3 storey teaching block and construction of new 2/3 storey teaching block	Approved (5 th February 2015)
P2016/1090	Construction of a 2 storey school building (for pupils age 3-11) together with associated parking, playground facilities, lighting and landscaping, plus highway works	Approved (31 st January 2017)
P2018/0444	Retention and completion of works to facilitate the creation of additional car parking and enclosure within school grounds	Approved (27 th June 2018)

P2019/5175	Retention of existing temporary contractors site accommodation to March 2022	Approved (19 th August 2019)
P2019/0419	Prior Notification for the demolition of the 3 no blocks, Tawe, Maths and Swimming Pool/Gymnasium	Prior Notification Not Required

Proposals

- 4.1 The proposal is comprised of the construction of a two-storey school building and associated works.

General

- 4.2 The two storey school building is located to the north western corner of the wider school site. The building will comprise classrooms, canteen, a hall, activity studio alongside ancillary facilities. The layout of the building has been designed to reduce the potential for overlooking on properties to the west of the site ensuring a distance of 11m is kept between their curtilage and the building. The layout also incorporates area of hard and soft landscaping.

Materials

- 4.3 The proposed materials are as follows:

Walls: Facing brickwork banding and aluminium curtain wall to reflect previous building phase

Roofing: Aluminium

Windows/doors: Aluminium

Other: aluminium fascia to match previous phase

Access and parking

- 4.4 The building will utilise the existing school facilities in relation to access and parking.

Boundary Treatment & Landscaping

- 4.5 The proposed hard landscaping will be comprised of the following:

- Tarmacadam to match the existing;
- Brick pavers to match existing; and
- A Masonry retaining wall to account for level change between road and path at the western boundary

- 4.6 Given that the site is brownfield there are limited opportunities to provide landscape features. The soft landscaping will be comprised of:

- Raised planting beds;
- Retention of existing trees

Supporting documents

- 5.1 The following section intends to provide a brief overview of the supporting documents and reports which have been prepared to accompany the planning application for the proposed development.

Drainage

- 5.2 A Drainage Strategy has been prepared by Bingham Hall Partnership Ltd which demonstrate show the proposals ensure a satisfactory foul and surface water solution for the site whilst meeting the requirement of SAB legislation.

Flood Risk Statement

- 5.3 A Flood Risk Statement has been prepared by JBA Consulting. The statement identifies that the development is at low risk of flooding from all sources and meets the requirements of TAN:15.

Ecology

- 5.4 An ecological appraisal of the site has been undertaken by Soltys Brewster Ecology. Desk based consultation confirmed that the site itself does not hold any form of statutory or non-statutory nature conservation designation. The Ecological Appraisal undertaken in March 2020 identified that the site was dominated by buildings, hard standing and small areas of soft landscaping which included amenity grass planted shrubs and trees. With exception to the two Lime trees on site, the other habitats were considered of limited ecological interest and represent the most suitable areas of the site to support development.

SI Desk Top Study

- 5.5 An SI Desk Top Study has been undertaken by Quantum Geotech. This Preliminary Risk Assessment Report presents an assessment of both geotechnical and environmental ground conditions as revealed from the referenced searches, to provide information on any potential risks or hazards that may be posed to development of the site.

Trees

- 5.6 A Tree Survey, Categorisation and Constraints Report has been undertaken by Steve Ambler and Sons on behalf of Soltys Brewster. This survey is in accordance with the standards set out in BS 5837:20121 essentially to gather tree related information to assist the Local Planning Authority in their decision-making process, in the context of design, demolition and construction. There are 3 trees within proximity to the area of construction for Phase 3 and whilst 2 of reside within the site boundary, the remaining tree stands on

adjoining land within a neighbouring residential garden of 20 Saint David's. The report recommends that efforts should be made to retain all 3 trees (1 x category A and 2 x category B trees).

Noise Impact Assessment

- 5.7 A Noise Impact Assessment has been undertaken by Acoustic Consultants Ltd. This report addresses the noise impact of the school on the existing sensitive receivers around the site and provides outline mitigation measures as appropriate. The brief was to monitor existing baseline noise levels, however due to the recent Covid-19 crisis, noise levels are not considered typical, and a survey would not be accurate. As such a desktop assessment has been completed at this stage. This report will be updated with survey data once the road traffic levels return closer to normal. The assessment indicates the scheme can be naturally ventilated with standard glazing and construction techniques and outdoor areas can be used for teaching. Therefore the noise limits of BB93 can be met. This will need to be verified with further survey data after the health crisis. However this is not a requirement of planning and is a requirement of Building Regulations.
- 5.8 Noise limits from both plant associated with the development and construction have been provided. By these noise sources meeting these limits the impact is low in terms of the relevant standards and Planning Policy Wales.

Design & Access

- 5.9 A Design and Access Statement has been submitted in support of the application. The statement was prepared by Lawray Architects and explains the various facets of design and access in relation to the site alongside outlining planning policy relevant to the proposal. The statement also explains how the proposal complies with the 5 principles of good design identified in TAN12.

Energy Assessment and LZC Study

- 5.10 An assessment of the sites potential to support Low & Zero Carbon Energy technologies has been undertaken by SABA consult. This report gives a brief overview of each technology including:
- Gas Boilers (Base Model)
 - Gas Boilers with Solar Hot Water Heating
 - Gas Boilers with Photovoltaic Panels
 - Combined heat and power
 - Air source heat pumps
 - Ground source heat pumps

- 5.11 Then makes an assessment of their suitability to the project based upon available resources, performance, life-span and financial assessment based upon simple payback along with CO2 emissions.

Construction Management Plan

- 5.12 A construction management plan has been prepared by Andrew Scott and includes all the necessary process, forms & guidance notes to enable the company to carry out its operations safely and in accordance with applicable current legislation.

Planning policy context

Introduction

- 6.1 The planning policy framework for the determination of this application is provided by the content and scope of national planning guidance, together with the Neath Port Talbot Local Development Plan (LDP) adopted January 2016.

Planning Policy Wales

- 6.2 PPW Edition 10 was adopted by the Welsh Government in December 2018 and is the principal document for planning considerations in Wales. PPW provides land use planning policy and should be taken into account when preparing planning applications. PPW Edition 10 sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.
- 6.3 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).
- 6.4 Sustainable development is defined as:
- “Sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. ”***
- 6.5 Up-to-date development plans are the basis of the planning system and set the context for rational and consistent decision making. Plans at all levels of the development plan hierarchy must be prepared in accordance with national planning policies. Planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise.

6.6 **Under Section 2 – People and Places – Achieving Well Being Through Placemaking**, 5 Key Planning Principles are highlighted, under the general heading of ***Achieving the Right Development in the Right Place*** which are:

- 1. Growing our economy in a sustainable manner***
- 2. Making best use of resources***
- 3. Facilitating Accessible and Healthy Environments***
- 4. Creating and Sustaining Communities***
- 5. Maximising environmental protection and limiting environmental impact.***

6.7 **Section 3 – Strategic and Spatial Choices** states that effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals.

6.8 Paragraph 3.3 emphasises that good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.

6.9 Section 3.8 relates to how good design can help to ensure high environmental quality. Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places

6.10 Community safety is a key social consideration with the aim to produce safe environments that do not compromise on design quality in accordance with the cohesive communities well-being goal.

6.11 Avoiding car based developments is key to achieving good design as it contributes to minimising the need to travel with reliance on the car. Achieving these objectives can be made easily accessible by sustainable transport modes.

6.12 Section 3.13 relates to existing infrastructure stating:

“Existing infrastructure must be utilised and maximised, wherever possible. Where new infrastructure is necessary to mitigate transport impacts of a development and to maximise accessibility by sustainable non-car modes, it should be integrated within the development layout and beyond the

boundary, as appropriate. This could include works to connect cycle routes within a site to a wider strategic cycling network or provision of bus priority measures on highway corridors serving a new development."

- 6.13 **Section 4 – Active and Social Places** defines those places which promote our social, economic, environmental and cultural well-being by providing well-connected cohesive communities. Places which are active and social contribute to the seven goals of the Well-being of Future Generations Act. The key issues in this theme include:
- *assisting in the delivery of cohesive communities which will meet the needs and are accessible to all members of society, including older people;*
 - *tackling inequalities between communities, delivering services and jobs closer to where people live and acknowledging the importance of inclusive communities and the wider environment for good health and well-being;*
 - *improve sustainable access to services, cultural opportunities and recreation facilities to support people to adopt healthy, culturally fulfilled lifestyles*
- 6.14 Paragraph 4.19 states that the planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:
- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car
 - are designed in a way which integrates them with existing land uses and neighbourhoods; and
 - make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.
- 6.15 **Section 6 – Distinctive and Natural Places** requires that development plan strategies, policies and development proposals should be formulated to look to the long term protection and enhancement of the special characteristics and intrinsic qualities of places, be these of natural, historic or built environments, ensuring their longevity in the face of change. This means both protecting and enhancing landscapes, habitats, biodiversity, geodiversity and the historic environment in their own right as well as other components of the natural world, such as water resources or air quality.
- Technical Advice Notes**
- 6.16 The following TANs are considered relevant to this planning application:

Technical Advice Note (TAN): 5 Nature Conversation and Planning

- 6.17 TAN 5 provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

Technical Advice Note (TAN) 12: Design (2016)

- 6.18 TAN 12 provides guidance on how good design should be achieved through the planning process. The document recognises that design is a process of analysis of the surrounding area recognising and resolving any issues that may be present.

Technical Advice Note (TAN) 18: Transport (2007)

- 6.19 TAN 18 explains how to integrate land use and transport planning with particular emphasis on how transport impacts should be assessed and mitigated through well designed developments.

Neath Port Talbot Local Development Plan

- 6.20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Neath Port Talbot Local Development Plan (2010-2021).
- 6.21 The site within the school grounds is located within the settlement boundary, within the mineral settlement protection zone and otherwise undesignated.
- 6.22 The following LDP policies are considered relevant in the context of the proposed development:

Policy reference	Relating to
<i>Overarching Policies</i>	
SP1	Climate Change
SP2	Health
SP3	Sustainable Communities
SC1	Settlement Limits
SC2	Protection of Existing Community Facilities
SP4	Infrastructure
<i>Topic Based Policies</i>	
SP10	Open Spaces
OS2	Protection of Existing Open Space
<i>Environment and Resources</i>	
SP15	Biodiversity and Geodiversity

EN6	Important Biodiversity and Geodiversity Sites
EN7	Important Natural Features
SP16	Environmental Protection
EN8	Pollution and Land Stability
SP18	Renewable and Low Carbon Energy
RE2	Renewable and Low Carbon Energy in New Development
SP19	Waste Management
W3	Waste Management in New Development
<i>Transport and Access</i>	
SP20	Transport Network
TR2	Design and Access of New Development
<i>Culture and Heritage</i>	
BE1	Design

Supplementary Planning Guidance

6.26 The following supplementary planning guidance's are also of relevance to the proposed development:

- Parking Standards (October 2016);
- Pollution SPG (October 2016)
- Design (July 2017); and
- Renewable and Low Carbon Energy in New Development (July 2017)

Parking Standards (October 2016)

6.27 This Supplementary Planning Guidance (SPG) provides information about the standards that will need to be achieved in respect of parking provision across Neath Port Talbot setting out the relevant matters that will need to be taken into consideration when developments are being planned. It also provides guidance on the submission of travel plans and sustainability considerations that will inform developers, designers and builders what is expected of them, and from them, at an early stage of the development process.

Design (July 2017)

6.28 This Supplementary Planning Guidance (SPG) provides information in respect of design issues in Neath Port Talbot and sets out the relevant matters that will need to be taken into consideration when developments are being planned in the County Borough.

Renewable and Low Carbon Energy (July 2017)

6.29 This Supplementary Planning Guidance (SPG) gives information about the planning approach to renewable and low carbon energy in Neath Port Talbot and sets out the relevant matters that will need to be

taken into consideration when developments are being planned in the County Borough.

Biodiversity and Geodiversity (May 2018)

- 6.30 This Supplementary Planning Guidance (SPG) provides information and guidance setting out the expectations on all development proposals to protect, conserve, enhance and manage important habitats, species and sites of geological interest.

Appraisal

Overview

- 7.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- The **principle of development at this location**
- The impact of the development on the **character and appearance of the surrounding area;**
- The impact of the development on **residential amenity;**
- The impact of the development on **biodiversity;**
- The impact of the development in terms of **drainage and flood risk;**
- Any **other material considerations**

The principle of development at this location

- 7.2 In relation to the principle of development the site is white land located within settlement limits, formerly comprised school buildings and is part of the existing and in use Ysgol Gymraeg Ystalyfera. The proposal for a new school building will therefore provide a continuation in educational use. The proposal will regenerate the site to provide a new school building that is within 21st Century standards. On this basis the principle of development is considered to be acceptable and the redevelopment of the site for educational use justified. The proposal is therefore compliant with PPW10, Technical Advice Notes and Policies SP3 (Sustainable Communities), SC1 (Settlement Limits) and SP4 (Infrastructure) of the Council's LDP.

The impact of the development on the character and appearance of the surrounding area

- 7.3 As discussed above the site was formerly comprised of school buildings which are to be demolished alongside being within the existing Ysgol Gymraeg Ystalyfera. As such educational facilities are a key aspect of the character and appearance of the area. Other than the existing school the surrounding area is predominantly comprised of residential dwellings with complementary uses. The architecture within the surrounding area has no notable features with properties generally two storeys in height.
- 7.4 The proposed building is comprised of contemporary materials similar to those used in the earlier phases of the school sites redevelopment. The scale of the building is considered to be appropriate to the character of the area and will be smaller in scale compared to the former school building.

- 7.5 The proposal is therefore compliant with PPW10, Technical Advice Note 12 (Design) and Policies SP3 (Sustainable Communities), SC1 (Settlement Limits), OS2 (Protection of Existing Open Space), EN3 (Green Wedge), SP4 (Infrastructure) and BE1 (Design) of the Council's LDP.

The impact of the development on residential amenity

- 7.6 As detailed above the site has residential dwellings directly adjoining the western boundary. The design and layout of the building has been sympathetically designed to ensure there is no detrimental impact to residential properties. The appropriate separation distances are included between the curtilage of residential properties and the proposed school building. The sites boundary treatments will ensure a level of screening and privacy is maintained for the properties. The proposed building will be replacing a former school building which is considered to demonstrate that the site can accommodate a school building with no detrimental impact towards surrounding residential amenities. Overall given the nature of typical school hours running between approximately 8:30am – 3:30pm it is considered that the impact towards existing residential properties in relation to their privacy and amenity will be negligible.

- 7.7 Therefore the proposal is considered to maintain the privacy and amenity of adjacent residential dwellings given the distance between the proposed building alongside the general school operational hours. The proposal is therefore compliant with PPW10, Technical Advice Note 12 and Policies SP3 (Sustainable Communities), SC1 (Settlement Limits), SP4 (Infrastructure) and BE1 (Design) of the Council's LDP.

The impact of the development on biodiversity

- 7.8 Prior approval has previously been granted for the demolition of the existing buildings to make way for the development. Extensive Bat survey have been undertaken and mitigation proposed within those documents which will be incorporated. A European Protected Species Licence has been granted for the demolition of the buildings and is dealt with outside of this planning application.
- 7.9 The ecology report undertaken identifies that the combination of desk study and field surveys undertaken at the site identified a limited range of habitat types dominated by, hard standing and buildings, with small areas of amenity grassland, planted shrubs and two trees making up the soft landscaping. With exception to the two mature Lime trees, the intrinsic ecological value of the habitats present on site is considered to be low. On that basis, trees should be the only features considered to be retained as far as practicable as

they contribute to the maintenance of the limited habitat connectivity within and adjacent to the site.

- 7.10 The tree survey undertaken at the site identifies 3 trees (1 x category A and 2 x category B trees) within the site boundary. The report recommends the trees to be retained and are being retained as part of the proposal. The tree protection plan demonstrates that root protection areas of the trees will not be encroached.
- 7.12 Overall the site as existing has low ecological value with the exception of the existing trees within the site. The trees are being retained as part of the proposal. As such the proposal is compliant with PPW10, Technical Advice Notes and Policies SP15 (Biodiversity and Geodiversity), EN6 (Important Biodiversity and Geodiversity Sites), EN7 (Important Natural Features) and SP16 (Environmental Protection).

The impact of the development in terms of drainage and flood risk

- 7.13 Bingham Hall have been instructed to undertake the Drainage proposals for the site...
- 7.14 The site is located within flood zone B areas know to have been flooded in the past and use to indicate that as part of a precautionary approach site levels should be checked against the extreme flood level. Overall, the Flood Risk Statement prepared by JBA demonstrates that the development is at a low risk of flooding from all sources and meets the requirements of TAN:15.

Other materials considerations

Highways and Access

- 7.15 The proposal does not comprise any new parking or vehicular access arrangements as it will utilise the schools existing facilities. The proposals comprise the replacement of buildings which are no longer fit for purpose and is not intended to facilitate any increase in pupil numbers over and above the existing capacity so there will be no substantive increase in traffic generation as a consequence of the development.
- 7.16 In reality pupil and staff numbers on the Ystalyfera site will gradually reduce over the next three years to 650 pupils Yr 7-11, (Currently approx. 750 pupils). This reduction is primarily due to the opening of Ysgol Gymraeg Bro Dur, the school's south campus, which now provides Welsh Medium education for pupils from the South of the CBC. Although this will mean a reduction in pupil numbers, it will also mean fewer school buses, as the only pupils who will continue to travel from the south of the CBC, Neath, Port Talbot etc will be senior

pupils in Years 11-13. From Sept 2021 only pupils in the Sixth Form will travel from the South of the CBC, this will see a further reduction in numbers of school buses on site.

Construction Phase

- 7.16 The application is supported by a construction management plan which details how the construction phase of the development will be undertaken within the school grounds. The document demonstrates that with appropriate safety and regulation the building can be developed managing any risk towards the existing operational school site. Indeed, this has been demonstrated efficiently for previous phases of development.

Energy

- 7.17 Policy RE2 requires an energy assessment to determine the feasibility of incorporating renewable and low carbon energy in developments with a total floorspace of 1000sqm or more. An energy assessment for Low and Zero Carbon Energy technologies has been completed by SABA and supports the submission.

The proposal is therefore considered to be compliant with PPW10, Technical Advice Notes and Policy RE2 (Renewable and Low Carbon Energy) of the Council's LDP.

Ground Conditions

- 7.18 The SI desk top study undertaken presents an assessment of both geotechnical and environmental ground conditions. The report makes the following recommendations:
- Sampling of soils to determine the underlying ground conditions and to obtain samples to determine the geo-environmental characterisation of the underlying shallow ground conditions. The geotechnical characteristics of the shallow soils can also be determined as part of the same exercise.
 - A human health assessment to determine whether any pollutant source exists and if any exceedances of recognised thresholds occur.
 - An assessment to determine the risk from pollution pathway linkages between sources and receptors on and off site.
- 7.19 As such the ground conditions at the site have been given consideration and the recommendations will be complied with prior to submission.

Noise

- 7.20 The Noise Impact Assessment undertaken indicates that the noise levels generated from the proposal will be acceptable within the context of the surrounding area. The assessment indicates the scheme can be naturally ventilated with standard glazing and construction techniques and outdoor areas can be used for teaching. Therefore, the noise limits of BB93 can be met. This will need to be verified with further survey data after the health crisis. However, this is not a requirement of planning and is a requirement of Building Regulations.
- 7.21 Noise limits from both plant associated with the development and construction have been provided. By these noise sources meeting these limits the impact is low in terms of the relevant standards and Planning Policy Wales.

Conclusion

- 8.1 This Planning Statement accompanies a planning application submitted on behalf of Andrew Scott Ltd on behalf of Director of Education, Neath Port Talbot County Borough Council. The application comprises Phase 3 of the school redevelopment comprising the construction of a two storey school building and associated works on Land at Ysgol Gymraeg Ystalyfera, Glan Yr Afon, Ystalyfera, Swansea, SA9 2JJ.
- 8.2 The application site comprises land within the existing Ysgol Gymraeg Ystalyfera school grounds. The development has arisen as part of the 21st Century Schools and Education Programme is a unique collaboration between the Welsh Government (WG), the Welsh Local Government Association (WLGA) and the local authorities in Wales, including Neath Port Talbot County Council.
- 8.3 The existing school is in operation with parts of the grounds being redeveloped under earlier phases. The project will help to bring the school into the requirements of the 21st century for students. In relation to the principle of development the site is located within settlement limits, was formerly comprised of school buildings and is within an operational school. The construction of the new school building provides a continuation of the educational use. The principle of development is therefore considered to be acceptable and the provision of educational facilities at the site justified.
- 8.4 The proposed building has been designed to assimilate with the earlier phases of redevelopment which have now been constructed. This provides a contemporary look which is in keeping with the context of the surrounding area. The amenity of surrounding properties has been considered in designing the school ensuring appropriate separation distances are met.
- 8.5 It is therefore considered that the proposal is compliant with the relevant policies highlighted and as such accords with relevant national and local planning policy and guidance. It is therefore requested that Neath Port Talbot County Borough Council's Local Planning Authority grant planning permission accordingly.