

**REFERENCE:** P/25/96/BCB

**APPLICANT:** Bridgend CBC - Education Dept Civic Offices, Angel Street, Bridgend CF31 4WB

**LOCATION:** Land East of Heol-Y-Parc North Cornelly

**PROPOSAL:** Minor demolition of external features and construction of a new English Medium School building, associated external facilities and amended accesses

**RECEIVED:** 19 February 2025

#### **APPLICATION/SITE DESCRIPTION**

The Application relates to minor demolition works and the construction of a new English-medium school with associated facilities and access points. The proposed development is a vital part of the Local Authority's 'Bridgend West' school modernisation scheme. A separate new Welsh-medium primary school is also proposed on the site of the existing Corneli Primary School, 'Ysgol y Ferch o'r Sgêr' and Corneli Children's Centre site (Application Ref. No. P/25/98/BCB refers).

The site is approximately 2 hectares of formerly developed land and is located in North Cornelly. The site is relatively flat however rises in the south-east to Plas Morlais. There are existing footways into the site from Ael-Y-Bryn and Gibbons Way. A section of the Gibbons Way highway, including the turning circle, is located within the site as is the existing turning circle on Plas Morlais. Other built infrastructure includes a multi-use game court, car parking area, building foundations, retaining walls and areas of hardstanding. The rest of the site is green space; this is mostly amenity space, with scrub habitat and small tree planting confined to the south-eastern end of the site.

The site is predominantly surrounded by existing housing and intervening pathways, roads and other public open space. At the site's northern boundary is Gibbons Way and the rear of housing situated off this road. To the east lies the rear of housing situated off Pill-Y-Cynffig, Ffynnon Well and Ael-Y-Bryn. To the south-east is Plas Morlais, which includes a block of recently constructed housing, whilst to the south-west is the rear of housing situated on Newland. Bounding the west of the site is Heol-Y-Parc, a key local arterial highway connection. The Site Location is shown below in **figure 1**

***Figure 1 – Site Location Plan:***



The new English-medium primary school is being proposed to replace the existing Corneli Primary School and Afon Y Felin Primary School. This development will support the provision of local English- medium school places and facilitate the separate application for a new Welsh-medium primary school.

- **Capacity:** The school will accommodate approximately 420 primary school places, 60 nursery places and 15 Assisted Learning Needs (**ALN**) places (495 places in total).
- **Staffing:** The school will accommodate around 47 teaching staff (45 full-time, 2 part-time) and 32 ancillary staff (4 full-time, 28 part-time).
- **Building:** The proposed two-storey building will have a gross internal floorspace of 2,916 sq. m.
  - The ground floor will house 2 Nursery classrooms, 2 Reception classrooms, 4 Infant classrooms and a dedicated ALN classroom with its own cloakroom, WC, and external play space. Direct access to external play areas will be available from younger years' classrooms.
  - The upper floor will contain 8 Junior classrooms.
- **Access and Parking:**
  - Pedestrian and vehicle access will be from Heol-Y-Parc, leading to a new entrance plaza.
  - The car park will provide 38 spaces (33 standard, 3 visitors, 2 motorcycle, 2 blue badge).
  - 3 drop-off bays will be available for pupils with Assisted Learning Needs.
  - Electric vehicle charging will include 10% active and 90% passive provision.
  - 30 space covered cycle storage facility
- **External Facilities:** A **Multi-Use Games Area (MUGA)** and a playing field will be provided, along with extensive landscaping, external compound, sprinkler enclosure, bin storage area and perimeter security fencing.
- **Associated Works:** The development includes the re-configuration of Gibbons Way and Plas Morlais highway to replace their turning circles, and a new crossing is proposed at Heol-Y-Parc near the main pedestrian entrance. Existing built infrastructure on the main site, including an existing MUGA court, some services, and roadways will be removed.
- **Community Use:** The new school facilities, such as the MUGA and Pitch, will be available for community use on a bookable basis.
- The proposal also shows the siting of a '**Big Bocs Bwyd**' container, however no details of this have been provided. As these containers are temporary in nature this will not form part of this Application. A separate application will be invited for the siting of this container on a temporary basis.

The proposed masterplan/site layout and computer-generated images (**CGI**) can be seen below in **figures 2 and 3**.

**Figure 2 – Site Masterplan/Layout**



**Figure 3 – Computer Generated Images of the School**



The following documents have been submitted in support of the Application:

- Planning Statement (February 2025) by prepared by The Urbanists;
- Design and access Statement (February 2025) prepared by Sheppard Robson;
- Pre- Application Report (PAC) (February 2025) prepared by the Urbanists;
- Phase I Geo-Environmental Desk Study Report (September 2020) prepared by HSP Consulting;
- Phase II Geo-Environmental Desk Study Report (September 2020) prepared by HSP Consulting;
- Transport Assessment (February 2025) prepared by TTP Consulting;
- School Travel Plan (February 2025) prepared by TTP Consulting;
- Drainage Maintenance Report (December 2024) prepared by Hydrock;
- AGP & MUGA Noise Assessment (May 2025) prepared by Hydrock;
- Stage 3 Acoustic Design Report (September 2023) prepared by Hydrock;
- Noise Planning Report (October 2024) by Hydrock;
- Unexploded ordnance risk assessment (September 2020) prepared by Safelane Global;
- Landscape Management and Maintenance plan (February 2025) prepared by Ares Landscape Architects;
- Green Infrastructure Statement (February 2025) prepared by Ares Landscape Architects;
- Habitat Regulation Screening Assessment (October 2023) prepared by CSA Environmental;
- Net benefit for biodiversity Report (October 2024) prepared by CSA Environmental;
- Enhanced preliminary ecology Appraisal (November 2023) prepared by CSA Environmental;
- Aboricultural impact Assessment (October 2023) prepared by CSA Environmental;
- Flood Consequences Assessment (August 2020) prepared by HSP Consulting;
- Energy Masterplan Technical Note (November 2024) prepared by Hydrock; and,
- Lighting Technical Note (external lighting spill summary) (January 2025) prepared by Hydrock

### **PRE-APPLICATION CONSULTATION**

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016) requires all applicants proposing 'major' development to consult landowners adjacent to the application site and key stakeholders prior to submitting the planning application, and to demonstrate how consultation responses received have been considered and managed.

In line with the above, Pre-Application consultation was carried out between 11<sup>th</sup> October 2023 to 10<sup>th</sup> November 2023 by the Urbanists.

The issues raised by local residents were as follows.

1. *Road layout changes, and specifically the loss of roundabouts, will lead to issues for turning vehicles, including larger refuse vehicles etc.*
2. *Parents parking to drop off kids would be an issue on Plas Morlais and Gibbons Way, with highlighted current issues on Hall Drive and Greenfield Terrace.*
3. *Construction traffic impacts from two schools consecutively, cumulative impacts will cause major issues for the area.*
4. *Supportive of use of 'empty unkept' land, for new primary school provision, and location of main entrance on Heol-Y-Parc so that it might reduce any use of Plas*

#### *Morlais*

- 5. Car park capacity, street parking by parents or staff, and road safety, specifically at the 'narrow' Gibbons Way and its corners*
- 6. Loss of existing all weather fenced pitch*
- 7. Concern for wildlife with loss of bushes in green space*
- 8. Noise generated from new school*
- 9. Privacy for existing residents*
- 10. Views from existing dwellings / open aspect character change*
- 11. Accessibility, across and around the field being lost*
- 12. Smell from school catering*
- 13. Light loss to existing properties*
- 14. Air pollution - cars and school equipment*
- 15. No option to object to the school*
- 16. Local health and well-being impact for neighbouring residents*

The comments above that were made as part of the Statutory Pre-Application Consultation Process have been considered by the Applicant and addressed by the Applicant within the PAC Report Comments and in the final design of the school derived in part from these comments. Observations were also made by a statutory consultee which has also been considered and addressed within the PAC Report.

It is considered the Applicant has complied with the PAC requirements as set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016).

#### **EIA SCREENING**

The Application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment (Wales) Regulations 2017. As such the Application has not been EIA screened.

The proposed development is located within a zone of influence of the following SAC sites:

- Kenfig SAC (c. 1.2km west)
- Cefn Cribwr Grasslands SAC (c. 1.9km east)

As such a Habitat Regulations Assessment (preliminary screening) as set out within the Conservation of Habitats and Species Regulations 2017 (as amended), was undertaken. This preliminary screening concluded that the proposed development would by itself, or in combination with any other development/project, be unlikely to have any likely significant effects on Kenfig SAC or Cefn Cribwr Grasslands SAC. As such, an 'Appropriate Assessment' is not required.

#### **RELEVANT HISTORY**

**P/11/171/FUL** Steel container 12m x 3m placed on tarmac (disused lorry park) to be used as a gym for young people Approved 12/05/2011

**P/08/651/FUL** Marlas Youth Installation of a photovoltaic system for the building (Marlas Youth Engagement Centre) Approved 21/08/2008

#### **PUBLICITY**

The Application was advertised on site (27<sup>th</sup> March 2025) and in the Press (Glamorgan Star) on 3<sup>rd</sup> April 2025.

Neighbours have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity has expired.

## **CONSULTATION RESPONSES**

**Cornelly Community Council:** have raised concerns for the traffic management with heavy plant going in and out of the area when the school is being built, and the current school still being open, with the safety of the children. Recent accident on Heol y Parc, which shows the traffic conditions on this road. They have also requested that swift bricks or swift boxes are fitted while the schools are being built, as these birds come to this area to breed during summer months.

**Transportation Officer (Highways)** – No Objection Subject to conditions

**Land Drainage Officer:** No Objection

**Natural Resource Wales (NRW):** have concerns however are satisfied the concerns can be overcome by attaching conditions requesting a Construction Environmental management plan and relating to unforeseen contamination.

**Fire and Rescue Service:** No objection

**Glamorgan Gwent Archaeology:** No objection

**Welsh Water:** Holding Objection due to sewer/ water main easement near the Artificial Grass Pitch.

**Destination and Countryside Manager (Ecology):** No objection

**Shared Regulatory Services (Environment):** No objection subject to conditions

**Shared Regulatory Services (Environmental Health):** No objection subject to conditions

**Structural Engineer:** No objection

**Education:** Supports the proposal

**Heneb (Glamorgan Gwent Archaeology):** No objection

## **REPRESENTATIONS RECEIVED**

- I live directly backing onto the site. Just wondering as well as fencing could some trees be planted onto the edge of the site where its backing onto Pill-y-Cynffig.
- I was told there wouldn't be issues with parking for residents but I suspect there will, could signs be put up stating residents only at Pill-y-Cynffig

## **COMMENTS ON REPRESENTATIONS RECEIVED**

- In terms of tree planting, a landscaping condition has been imposed and can explore if tree planting is viable at this location
- In terms of car parking the proposal has been assessed by the Local Authority Highways Officer, who has considered the implications the school would have upon the wider area this is detailed later in this report.

## RELEVANT POLICIES

### **National Planning Policy:**

**Planning Policy Wales** (“PPW” Edition 12) was revised and restructured in February 2024 to coincide with publication of, and take into account the policies, themes and approaches set out in **Future Wales - the National Plan 2040** and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the National Development Plan for all parts of Wales, comprising a strategy for addressing key National priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the Development Plan need to accord with Future Wales.

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 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan-making and the decision-making process.

Planning Policy Wales (Edition 12) para 4.4.1 states *“Community buildings and spaces provide an important focus for sustaining communities and their well-being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship.”*

**The Well-being of Future Generations Act (Wales) 2015** places a duty on the Council to take reasonable steps in exercising its functions to meet the seven sustainable development (or well-being) goals/objectives. This report has been prepared in consideration of the Council’s duty and the “sustainable development principle” as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

**The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010)** which came into force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

**Technical Advice Notes**, the Welsh Government has provided additional guidance in the form of Technical Advice Notes (**TAN**).

- Technical Advice Note (TAN) 5 Nature Conservation and Planning

- Technical Advice Note (TAN) 11 Noise
- Technical Advice Note (TAN) 12 Design
- Technical Advice Note (TAN) 18 Transport
- Technical Advice Note (TAN) 23 Economic Development

### **Local Planning Policy and Guidance:**

The Development Plan for the area comprises the Bridgend Replacement Local Development Plan 2018-2033 (**RLDP**) which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

#### **Strategic Policy**

- Policy SP1: Regeneration and Sustainable Growth Strategy
- Policy SP3: Good Design and Sustainable Placemaking
- Policy SP4: Mitigating the Impact of Climate Change
- Policy SP5: Sustainable Transport and Accessibility
- Policy SP9: Social and Community Infrastructure
- Policy SP11: Employment Land Strategy
- Policy SP13: Renewable and Low Carbon Energy Development
- Policy SP15: Sustainable Waste Management
- Policy SP17: Conservation and Enhancement of the Natural Environment

#### **Topic Based Policy**

- Policy SF1: Settlement Hierarchy and Urban Management
- Policy PLA8: Transport Proposals
- Policy PLA11: Parking Standards
- Policy PLA12: Active Travel
- Policy COM9: Protection of Social and Community Facilities
- Policy COM10: Provision of Outdoor Recreation Facilities
- Policy ENT1: Employment allocations
- Policy ENT2: Protection of Employment Sites
- Policy ENT3: Non B8 Uses on allocated employment sites
- Policy ENT10: Low Carbon Heating Technologies for new Development
- Policy ENT15: Waste Movement in new development
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7: Trees, Hedgerows and Development
- Policy DNP8: Green Infrastructure.
- Policy DNP9: Natural Resource and Public Health

#### **Supplementary Planning Guidance**

In addition to the adopted Replacement Local Development Plan, the Council has approved Supplementary Planning Guidance the following are of relevance:

- SPG12 – Sustainable Energy
- SPG17 - Parking Standards
- SPG19 – Biodiversity

### **APPRAISAL**

The Application is reported to the Council's Development Control Committee due to the Application being made by the Council and due to the level of public interest in the proposed development.

## **Issues**

Having regard to the above, the main issues for consideration in the assessment of this Application are the principle of the development, visual impact regarding proposed scale, design and materials, impact on neighbouring properties, ecology, drainage, and highway safety.

## **Principle of Development**

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**).

The proposal is located within the Settlement of North Cornelly as defined by **Policy SF1** Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (**RLDP**). It is also located within the Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area as defined by Policy SP1: Regeneration and Sustainable Growth Strategy of the RLDP.

**Policy SP9:** Social and Community Infrastructure of the RLDP states that in order to maintain and improve the quality of life of residents, existing educational and training facilities will be retained or enhanced. The proposal comprises a new English - Medium Primary School. This includes the construction of a new school building, external playing field and Multi Use Games Area (MUGA), access, parking, landscape works, as well as perimeter security fencing. The proposed development marks a significant investment into local education provision and will future- proof the delivery of education in the local area for current and future generations. The supporting Planning Statement indicates that the proposed school will provide co-location benefits, as the proposed external MUGA will be made available to the local community. Therefore, the proposed development accords with Policy SP9.

The proposal would see the loss of existing amenity greenspace and a MUGA. **Policy COM9:** Protection of Social and Community Facilities of the RLDP states that proposals which would adversely affect or result in the loss of existing or proposed social and community facilities will not be permitted unless justified on one of the following grounds:

1. A sustainable, easily accessible alternative location is available and a facility of equivalent community benefit is provided by the developer on the site or off-site within the community; or
2. Where it can be demonstrated that the existing facility is no longer required for the current use, or any other social and community uses, or there is already an excess of such provision in the area.

The supporting Planning Statement indicates that the proposed school will provide co-location benefits, as the proposed external MUGA will be made available to the local community. In relation to the loss of amenity greenspace, the Council's Outdoor Sports & Children's Playing Space Audit 2021, indicates that there is an existing surplus in this location. Given that this proposed development would result in significant community benefits, the loss of surplus amenity greenspace in this instance would be broadly acceptable. As such, the loss is justified and accords with Policy COM9.

Furthermore, part of the site is also located within land at Gibbons Way, North Cornelly, which is an allocated Employment Site (**Policy (ENT(2) refers)** that is protected for

employment development falling within B1, B2 and B8 uses. As such, the proposal must be assessed against **Policy ENT3: Non-B Uses on Allocated Employment Sites**, which states that the change of use from Classes B1, B2 and B8 to other uses will be supported subject to five criteria as set out below:

1. There are no other suitable sites available with reference to the retail hierarchy detailed within SP12 and other policies in this Plan;
  - *As the site does not relate to retail or commercial uses, this criterion is not considered to be applicable in this instance.*
2. A building on an allocated employment site is required to accommodate the use;
  - *The existing employment site is currently undeveloped. This small parcel of undeveloped employment land will form part of a much larger parcel which is required to deliver a new primary school. This would support the provision of local English- medium school places that would be lost with the redevelopment of the existing Corneli Primary School site, of which there is a separate application for a new Welsh- medium primary school. The proposed development would also replace the existing provision from the Afon Y Felin Primary School to the north. As such, the proposal is a vital part of the Local Authority's 'Bridgend West' school modernisation scheme.*
3. The property or site has been vacant for a period of at least 12 months and has been marketed throughout that time at a fair market value for the area and the condition of the property or site;
  - *The site's allocation was supported by an Economic Evidence Base Study 2019 at RLDP Examination. The site is undeveloped and the future delivery of the site for employment purposes was reliant on cross-funding from an adjacent housing element of which is no longer deemed deliverable. The proposed school is likely to generate a significant number of staff and ancillary business supply chains which will arguably generate greater employment potential than traditional employment uses due to the size limitations of the site. Therefore, marketing of the site for employment use is not considered to be appropriate in this instance.*
4. The proposed new development will have no unacceptable impact on neighbouring existing occupiers or allocated uses; and,
  - *This is addressed further in this report.*
5. The site is accessible by a choice of means of transport other than the car and promotes use of Active Travel opportunities.
  - *This is addressed further in this report.*

**Policy SP3: Good Design and Sustainable Placemaking** of the RLDP states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having regard to the natural, historic and built environment, by:

1. Demonstrating alignment with the principles of Good Design; and

2. Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.

As such the principle of development is acceptable subject to further design, residential amenity, highways, drainage, ecology, and flooding considerations addressed within this report.

### **Impact on Visual Amenity and Character.**

Planning Policy Wales (Edition 12) 2024 at paragraph 4.11.9 stipulates the following: *“The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.”*

Strategic Policy SP2 *Design and Sustainable Place Making* seeks to conserve and enhance the built environment states *“All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.”* Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area.

The proposed school building's site location has been refined from its initial concept, directly addressing discussions with the Local Planning Authority, the proximity of existing residential properties and the natural gradient from Plas Morlais. This revised layout establishes a distinctive main entrance from Heol-Y-Parc, enhanced by the inclusion of a 'plaza' pedestrian area. This design significantly improves the street scene along this key route while ensuring sensitive integration with the surrounding environment and residential properties seen below in figure 4

***Figure 4 – Computer Generated Image of the School***



The school building has been developed as an L-shaped block which is part two- storey, part single- storey to minimise its overall footprint and height. The building's appearance is purposefully designed to be bright and vibrant, creating a welcoming atmosphere for pupils and visitors, and adding significant visual interest and colour to the local streetscape. The use of a light -coloured brickwork on the ground floor with dark standing seam metal cladding on the upper floors, and roof with windows on the ground floor having a contrasting accent colour, provides an inviting and well-balanced appearance. A condition can be imposed to ensure samples and detail for the final material choices are provided.

This aesthetic, coupled with a well-considered building form and size, delivers a facility capable of fully meeting modern educational needs whilst also reflecting its status as a valuable community destination. The main entrance elevations are particularly critical in achieving these objectives, further aiding legibility and ease of navigation for all users, which can be seen below in figure 5.

***Figure 5 – Computer Generated Images of the School Entrance***



Externally, the site's landscape design will feature high-quality modern outdoor play facilities and distinctive outdoor teaching spaces, complementing the internal learning environment. The primary approach to the site from Heol-y-Parc will be transformed through new hard landscape treatments and strategic tree planting, creating clear, high-quality pedestrian entrance points. This design works cohesively with the architectural elements of the building to foster a strong sense of place and arrival.

The car parking area sited adjacent to the entrance plaza has been designed to ensure it would not be a dominant feature. Furthermore, complementary landscaping features will enhance pedestrian accessibility and visual interest to the site from Ael-Y-Bryn and Plas Morlais. It is further considered that the proposed school building and wider landscaping would be a significant improvement over the existing site which is considered to have little visual interest.

With regards to the new sports facilities (AGP and MUGA), it is considered that these would provide an acceptable addition within the street-scene, given the proposed educational context of the site. These facilities will also be accessible to the public outside of school hours. Turning to the proposed servicing area and bin/sprinkler, it is noted that they are located to the North of the new school building. However, given they would be appropriately screened, it is considered that these would not detract from overall character and appearance of the surrounding area.

The site layout also shows a '*Big Bocs Bwyd*' container however no details have been provided in relation to this temporary structure; as such it does not form part of this proposal, and a separate application will be invited at a later date.

It should also be noted that the proposal will also be designed to be compliant with '*secure by design*' principles and as such the safety of the users has been carefully considered. The proposal also includes secure boundary treatments and gateways at boundaries alongside ensuring a high level of natural surveillance with well-lit areas.

It is considered that the proposed design, scale and massing of the development and mix of landscaping areas is acceptable and would not have a detrimental impact upon the visual amenity of the area. Accordingly, it is concluded that the proposals accord with Policy SP3 of the Bridgend Replacement Local Development Plan, and reflects the aspirations for design quality within Planning Policy Wales 12 and Technical Advice Note 12: Design (2016)

### **Residential Amenity**

Policy SP3 of the LDP criterion (k) states a development must ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected; which have been addressed as follows:

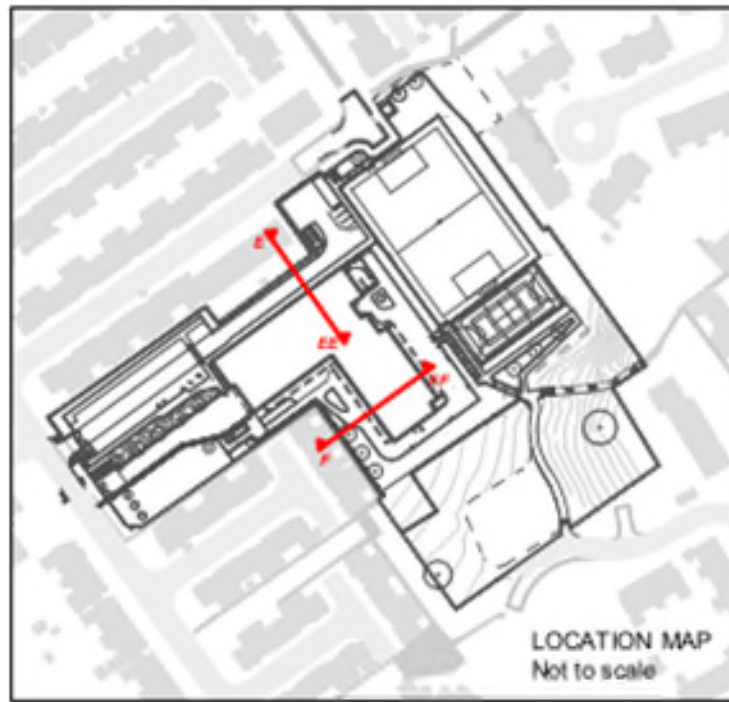
The site is surrounded by residential properties; to the Northwest are properties off Gibbons Way; to the North East off Pill-y-Cynffig and Ael-Y-Bryn; to the Southeast off Plas Morlais; with Heol y Parc and Newlands to the South and Southwest. The properties nearest to the proposed school building are numbers 8 to 15 Gibbons Way and numbers 18 to 21 Newlands. The staff parking area is located to the Northwest of the site accessed via Heol y Park. The nearest houses to the car parking area are numbers 1 to 15 Gibbons Way. The All-weather pitch and Multi Use Games area are to the Northeast of the site with the nearest houses being numbers 30 to 40 Pill-y-Cynffig.

### **Overbearing/Overshadowing**

The school building is the only element of the proposal that could have the potential to overbear or overshadow any existing adjoining property, as all the other works along the boundaries and within the site are relatively low level and unlikely to have any unacceptable impacts. These works include car parking areas, access roads and paths, landscaping, sport pitches, some ground works which include level changes and weld mesh security fencing.

The proposed school building is L shaped, part single storey and part two storey. The single storey element measures approximately 35m in length by 23m in width and has a height of 6.6m to the ridge level, 4.5m to the eaves. The two storey element measures 60.6m in length by 22m in width and has a height of 10.2m to the ridge level, 8m to the eaves. The position of the proposed school building is shown below in figure 6 which also shows 2 section lines (in red), which have been requested to show the relationship that the proposed school (two storey element), has to the nearest residential properties.

**Figure 6 Site plan showing sections to nearest residential properties**

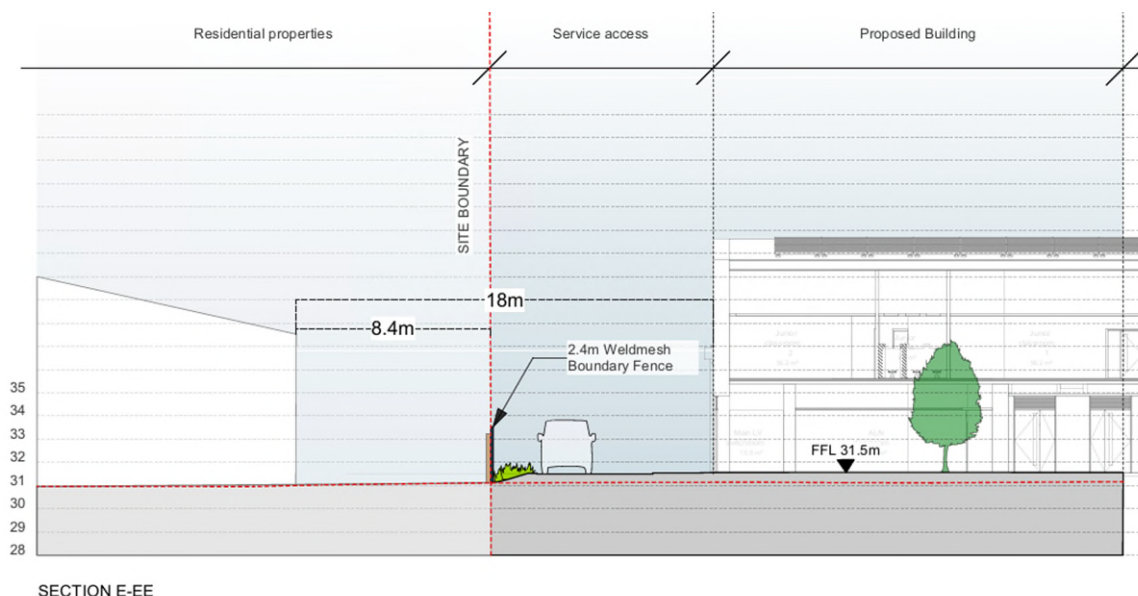


The properties nearest to the proposed school building are 8 to 15 Gibbons Way and 18 to 21 Tir Newydd (Newlands).

Figure 7 below shows the relationship of the proposed school to 8 to 15 Gibbons Way which are the properties closest to the two-storey element on the Northwest boundary. This shows that there is a separation distance between the proposed building and the rear boundaries of the residential properties of 9.6m with a further 8.4m to the rear elevation of the properties.

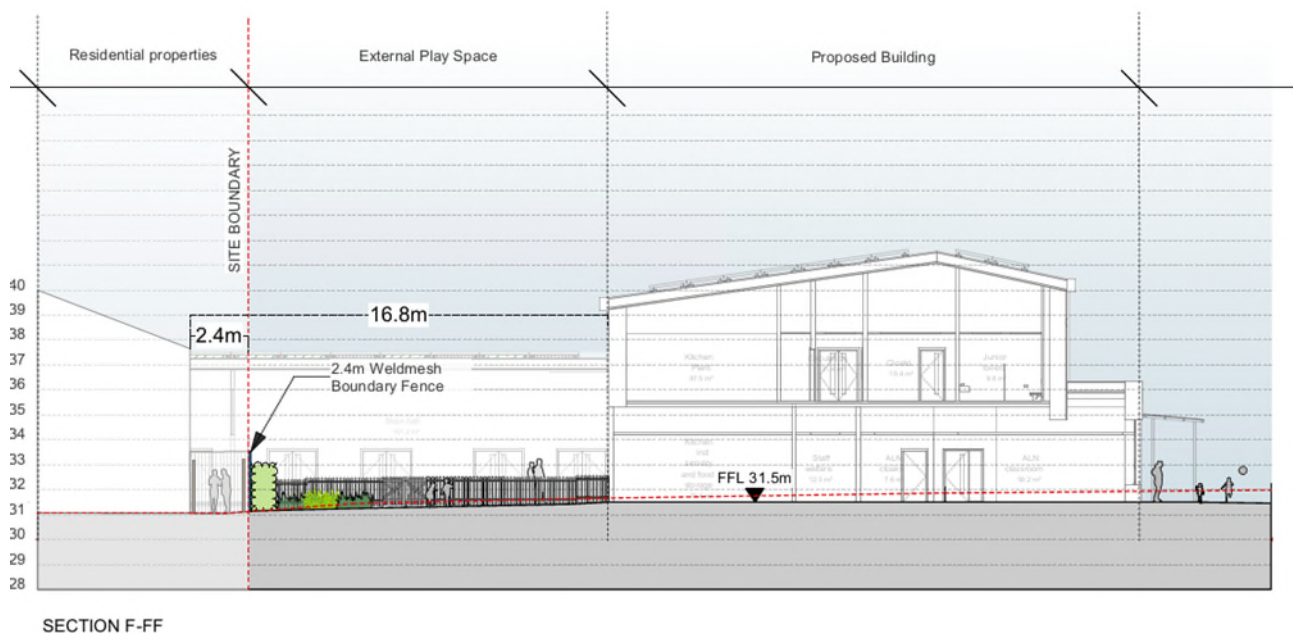
It is considered that whilst the school building is slightly higher, the separation distances are sufficient to ensure that there is no unacceptable overshadowing or overbearing caused by the development upon the existing houses and their garden areas. The other properties along Gibbons Way are further away and adjacent to the single storey element which would have less of an impact.

**Figure 7 Relationship between Proposed School and 8 to 15 Gibbons Way**



Similarly, Figure 8 below shows the relationship of the proposed school to 18 to 21 Newlands (Tir Newydd) which properties are the closest to the two-storey element on the Southwest boundary. This shows there is a separation distance between the proposed building and the rear of the residential properties of 16.8m. It is considered that whilst the school building is slightly higher, the separation distances are sufficient to ensure there is no unacceptable overshadowing or overbearing caused by the development upon the existing houses and their garden areas. It should also be noted the Applicant undertook pre application advice with the LPA where this was discussed and the distance increased as a result of those discussion. The other properties on Newlands (Tir-Newydd) and the properties to the North are further away and would have no unacceptable adverse affected impacts in terms of overlooking and overshadowing.

**Figure 8 Relationship between Proposed School and 18 to 21 Newlands**



Having regard to the above, it is concluded that the proposal would have no unacceptable overshadowing or overbearing impacts on surrounding properties.

### Overlooking

In term of overlooking the Application is for a school and not considered to be habitable; as such there would be no issues with any distances between habitable room windows, however, the school could have the potential to overlook properties which is assessed as follows.

The majority of the school is single- storey with windows at ground level; it is considered that these windows, due to their location, the distances from boundaries and the intervening boundaries and landscaping, would not cause any issues with overlooking or loss of privacy.

The two-storey element nearest the Southwest boundary is located near to the properties on 18 to 21 Newlands (Tir Newydd). Figure 8 above shows the relationship between these properties. There are 7 windows on this elevation, which face these properties which could potentially overlook properties as illustrated below in figure 9.

**Figure 9 Windows facing 18 to 21 Newlands (Tir Newydd)**



These windows serve 3 classrooms (2 windows in each) and a staff room. Whilst, they are not habitable, they still have the potential to overlook. The distance from these windows to the bedroom windows and rear garden areas is 16.8m. It's noted that these windows are at a higher level than the neighbours and any views would be at a downward angle. As such it is considered that to prevent any overlooking and to ensure the privacy of the residential properties, that a condition be imposed for a scheme to obscurely glaze the lower half of these windows. This would still provide an outlook to people using the school but also protect the amenities of the nearby residential properties.

The two-storey element nearest the Northwest boundary is located near to the properties on 8 to 15 Gibbons Way. Figure 7 above shows the relationship between these properties. There are 2 windows on this elevation, which face these properties which could potentially overlook (as illustrated below in figure 10).

**Figure 10 Windows Facing 8 to 15 Gibbons Way**



These windows serve a classroom and again, whilst they are not habitable, they still have the potential to overlook. The distance from these windows to the bedroom windows is 18m and 9.6m to the rear garden areas. Similarly, it's noted that these windows are at a higher level than the neighbours and any views would be at a downward angle. As such it is considered that to prevent any overlooking and to ensure the privacy of the residential properties that a condition be imposed for a scheme to obscurely glaze the lower half of these windows. This would still provide an outlook to people using the school but also protect the amenities of the nearby residential properties.

In terms of any of the other features such as the playing fields and MUGA, these are far enough away from any residential property and at lower ground levels and are unlikely to have any unacceptable impacts. It is concluded that the proposal would have no unacceptable impacts on overlooking or loss of privacy to any residential property subject to the imposition of conditions as noted above.

### Noise

Policy SP3 Criterion (g) also states *“Development should Avoid or minimise noise, air, soil and water pollution”*. As part of the proposal the Applicant has submitted three reports: AGP & MUGA Noise Assessment (May 2025), Noise Planning Report (October 2024) and Stage 3 Acoustic Design Report (September 2023), all prepared by Hydrock.

These detail and demonstrate that the school has been designed to meet specific criteria with a low level ambient indoor noise level, incorporating acoustic absorption methods and ensuring that plant and machinery do not adversely affect any nearby noise sensitive receptors. The AGP and MUGA Noise Assessment also proposed several mitigation measures to ensure they do not adversely affect nearby residents.

Shared Regulatory Services (Environmental Health) have considered the submission and have no objections subject to several recommendations to protect the amenity of nearby residents. These relate to maximum noise level ratings from plant and machinery, schemes to be submitted prior to any plant and machinery being installed to ensure it meets rating levels, restricting the hours of use of the Multi use Games Area (**MUGA**) and Artificial Grass Pitch (**AGP**), and mitigation measures to minimise noise generated by the AGP and MUGA. It is considered that these recommendations can be imposed via suitably worded conditions. As such it is considered the noise generated within the school and its grounds which include the parking areas, MUGA and AGP, would not have any unacceptable impacts in relation to noise and disturbance

In terms of noise from construction it is generally accepted that during construction there would be some disturbance from this development, however, this would be transient in nature. A condition can be imposed to show how this can be managed as part of a Construction Environmental Management Plan. As such, subject to conditions, there are no concerns in relation to noise

### Lighting

In terms of external lighting, the Applicant has provided a plan detailing the lighting overspill from the development and a Lighting Technical Note (external lighting spill summary) (January 2025), prepared by Hydrock. SRS have no objection to the proposal subject to the mitigation measures included within the external lighting spill summary being implemented. Subject to the condition, the lighting levels of the school are acceptable.

Construction lighting may also cause a nuisance and the Construction Environmental Management Plan condition will also consider construction lighting. As such, subject to the above mentioned conditions, there are no concerns in relation to lighting.

### Highway and Pedestrian Safety

Policy PLA11 of the adopted Bridgend Replacement Local Development Plan (2024), stipulates that all development must be served by appropriate levels of parking in accordance with the adopted Supplementary Planning Guidance (SPG) on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.

Note 9 of SPG02 states that *“off-street parking should be available to meet the County Borough Council’s guidelines for a dwelling of the size after extension”* and stipulates that the parking requirement for houses equates to 1 space per bedroom up to a maximum of 3 spaces. Each space must be 4.8m x 2.6m to accommodate a car parking space unless it is within a garage. Supplementary Planning Guidance Note 17 Parking Standards (SPG17) stipulates that *“garages may only be counted as parking spaces if they have clear internal dimensions, as suggested by Manual for Streets, for a single garage of 6m x 3m”*.

The proposal shows that pedestrian and vehicle access will be from Heol-y-Parc, leading to a new entrance plaza. The car park will provide 38 spaces (33 standard, 3 visitor, 2 motorcycle and 2 blue badge holders). In addition, 3 drop-off bays will be available for pupils with Assisted Learning Needs near to the Northern side of the proposed school building. Electric vehicle charging will include 10% active and 90% passive provision.

To ensure that the vehicular impacts of delivering the school on the site are fully considered, the Applicant has submitted a Transport Assessment and a School Travel Plan prepared by TTP Consulting. The Transport Assessment concludes that the Marlas school development (being considered under P/25/96/BCB), and the cumulative aspect with the proposed new school in Corneli, would not have a negative impact on the local highway network; or the key junctions leading to either of these sites.

As part of the Transport Assessment, the proposed vehicular access into the site has been suitably tracked for the likely vehicles that would use the access and it has been considered [concluded?] that the vehicular access could operate safely. Visibility splay analysis has also been undertaken to ensure that the Marlas site junction, onto Heol-Y-Parc, operates safely.

The report has also considered a proposed pedestrian crossing for Heol-y-Parc, nearby the vehicle and main pedestrian entrance to the Marlas school site. This crossing would help ensure safe use of the surrounding routes by pedestrians coming and going from both this and the Marlas Site as well as local people in general. It would also naturally calm traffic at the new vehicle entrance to the Marlas site, and the junction of Greenfield Terrace and Heol-y-Parc; by the crossing of pedestrians periodically interrupting traffic and allowing a chance for vehicles to turn

The Local Authority's Highways Officer has assessed the submission and has commented as follows. The development seeks planning permission for the construction of a new English-medium Primary School to replace and consolidate the existing Afon y Felin and Corneli schools, accommodating 495 pupils including a 60-place nursery and a 15-place ALN unit.

Whilst the proposed school will accommodate a modest uplift in pupil numbers, it is recognised that this is part of a wider rationalisation strategy by the Local Education Authority (LEA). The Marlas school site has been selected due to its proximity to the existing catchments, and during the early-stage consultation with the Highway Authority (HA) the relocation is unlikely to result in significant changes to trip origins. However, as the proposed school will be located on a site that currently lacks dedicated school infrastructure, particular attention has been given to the potential impact on the local highway network, accessibility by sustainable modes, and parking management.

The submitted Transport Assessment (**TA**) prepared by TTP Consulting in February 2025 is supported by a Design and Access Statement, School Travel Plan Framework, and a comprehensive suite of architectural and engineering drawings with more recent revisions of access points due to feedback from the HA. These documents provide a reasonable basis to assess the transport-related effects of the development. It is noted that the proposals do not include on-site parent drop-off/pick-up facilities, in line with current LEA policy on parent and drop off provision within English-Medium schools. Instead, the HA have ensured that the proposed layout promotes multiple pedestrian entrances, improved permeability, and a strong emphasis on Active Travel.

Vehicle access to the site will be from Heol-Y-Parc, a two-way local distributor road which forms part of a 20mph zone. Pedestrian access will be provided from Ael-y-Bryn and Plas Morlais in addition to the main entrance on Heol-Y-Parc. The proposed vehicular access benefits from appropriate visibility splays for the 20mph road, and tracking drawings confirm that the internal layout can accommodate service, refuse, and emergency vehicles. A Stage 1 Road Safety Audit has been undertaken, and the Highway Authority's Traffic and Transport Team raised no objection in principle to the proposed access strategy once the pedestrian access from Gibbons Way had been removed from the access strategy.

The proposed pedestrian and cycle access from Gibbons Way was removed following concerns raised by residents and the Highway Authority, as the route is too narrow, lacks continuous footways, suffers from footway parking, and cannot be safely widened. Therefore, retaining access would have encouraged unsafe drop-off and pick-up activity in a constrained environment, contrary to highway and pedestrian safety objectives.

Parking provision includes 38 spaces comprising 33 standard bays, 3 visitor bays, and 2 blue badge spaces. This level of provision is considered acceptable and below the maximum standards prescribed in Supplementary Planning Guidance SPG17, with the provision of a reduced level of parking aligning with local and national policy on car borne journeys. In addition, 10% of the spaces will be equipped with electric vehicle charging points, and the remainder will be future- proofed for easy upgrade. Three dedicated taxi drop-off spaces are provided for ALN pupils at the rear of the building. Covered cycle and scooter parking will be available for both staff and pupils, with facilities located in secure and accessible locations.

The layout of the school has been designed to maximise active travel and non-car accessibility. The TA details that the majority of pupils reside within one mile of the site and well within the walking catchments. The submitted Travel Plan identifies a range of initiatives to promote sustainable travel, including staggered start times, personalised travel planning, and promotional campaigns. These are considered 'soft' measures which are likely to generate a very small level of modal shift.

Notwithstanding the soft measures, an Active Travel audit of the surrounding network identifies a number of "potential fail" and "fail" pedestrian links, particularly with respect to dropped kerbs, tactile paving, and footway condition. While the Transport Assessment references Active Travel improvements and suggests these will be delivered by the Highway Authority via the Integrated Network Map (**INM**), this is not accurate. The identification and delivery of off-site active travel infrastructure cannot be assumed or deferred to the Council. To ensure the development actively promotes modal shift and sustainable travel, a planning condition is requested. This will require the Applicant to build upon the submitted Active Travel audit, assess key pedestrian and cycle desire lines, and deliver appropriate and physical improvements to the surrounding highway network in consultation with the Highway Authority.

The Transport Assessment does not quantify existing trip numbers from the current Afon y Felin and Corneli schools and it assumes that most of the trips are already present on the local network and will simply be re-distributed to the new site. It projects around 81 vehicle trips during peak hours based on TRICS data, with a large proportion of the pupil numbers expected to walk or scoot given that over 80% of pupils live within 1 mile of the new school.

The TA also factors in before/after-school clubs and staggered start/finish times, which will spread demand across the peak period. Although these assumptions lack direct baseline traffic count comparison, the Highway Authority (**HA**) has reviewed local junction modelling and is satisfied that the surrounding highway network, including key junctions at Greenfield Terrace/Heol-Y-Parc and Hall Drive/Heol Fach, has sufficient capacity to accommodate the projected increase.

No severe residual impacts are anticipated that would justify refusal on highway grounds, particularly when balanced against the site's multiple access points, emphasis on active travel, and Travel Plan measures aimed at reducing car dependency. To provide further assurance, the HA will require a planning condition to deliver off-site active travel improvements and implement a School Travel Plan with mode shift targets. This approach ensures that, while there is some uplift in trips, it is appropriately managed and mitigated.

Whilst the absence of a formal drop-off zone may generate concerns among residents, it is consistent with the Council's approach to promoting Active Travel. Nevertheless, the reliance on surrounding streets for short-stay parking at the start and end of the school day requires careful monitoring. The HA will require the introduction of waiting restrictions through a traffic regulation order (**TRO**), School Keep Clear markings and a raised plateau pedestrian crossing or signalised crossing, depending on the outcome of a safety audit. These measures could be secured by condition and a financial contribution from the LEA.

The developer will be required to fund traffic orders in the sum of £18,000 to cover legal costs and officer time for the implementation of waiting restrictions as directed by the Traffic and Transportation section of the HA.

In conclusion, the transportation implications of the proposal have been robustly assessed and audited and subject to the imposition of appropriate conditions, relating to Construction traffic management, construction and phasing, visions splays, parking provision, school travel plans, active travel improvements, Traffic regulation Orders, pedestrian crossings and pupil start times the Highways Officer has advised they have no objection to the proposal.

Accordingly, it is considered that subject to the conditions recommended by the Highways Officer, the proposed development is acceptable in highway terms and accords with Policies SP3, SP5, PLA8, PLA11 and PLA12 of the RLDP 2024 and the Council's Supplementary Planning Guidance Note SPG17: Parking Standards.

### **Drainage**

The Application form states that the proposed development is not within a flood risk zone, is not within 20m of a watercourse and does not propose to increase flood risk elsewhere. The Council's Land Drainage Officer has advised that a review of the OS database confirms the development is not located within a flood risk zone nor within 20 m of a watercourse and does not present an increased flood risk.

### **Foul Sewerage**

The Council's Land Drainage Officer has advised the Application form states foul water will be disposed of via the main sewer. The Applicant shall contact Dwr Cymru Welsh Water should any new connections be required to the public sewer.

Dwr Cymru Welsh Water acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and a 'Sustainable Drainage System' respectively. The proposed development site is located in the catchment of a public sewerage system which drains to Afan Wastewater Treatment Works (WwTW). DC/WW have considered the impact

of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

### Surface water

The Application form states surface water will be disposed via SUDS in the form of a soakaway. The Council's Land Drainage Officer has advised that given the development site is over 100m<sup>2</sup> a sustainable drainage application will be required. A sustainable drainage application is currently being reviewed and will be approved shortly; as such the Land Drainage Officer has no objection, however has requested a condition to prevent surface water entering the public highway and a condition preventing land drainage to discharge directly or indirectly into the public sewerage system; this can be imposed via a condition

Dwr Cymru Welsh Water Have advised that, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the '*Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems*'. In this instance, the accompanying Flood Consequences Assessment refers to proposals to dispose surface water flows to an existing S24 sewer which does not appear on the Statutory Public Sewer Record and therefore is presumed private. DC/WW recommend the developer liaise with the riparian owner of this asset. For completeness, DC/WW would advise that there is no agreement to communicate surface water flows into the public sewerage system and, for the purposes of any forthcoming SAB application, they recommend the status of the S24 sewer is clarified. Accordingly, as a material consideration within the planning process and notwithstanding the submitted Application form, DC/WW recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system.

### Sewer Protection

Dwr Cymru Welsh Water have advised that this site is crossed by public sewers and distribution watermains and requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the submitted Illustrative Masterplan (BR0301-ALA-00-ZZ-DR-L-20001), it appears the proposed "*all weather pitch*" would be situated directly above the public distribution watermain, and in close proximity to the 150mm public combined sewer, which has a protection zone measured 3 metres either side of the centreline. The distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. DC/WW recommend that the developer refers to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to divert the watermain to enable the development to be positioned outside the protection zone. However, the developer will require an application under Section 185 of the Water Industry Act 1991. As such Welsh Water are unable to support the planning application until a scheme has been technically approved for the diversion of the asset. Accordingly, for the reasons outlined above, Welsh Water offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

It's not clear if any Welsh Waters apparatus are affected by the development and the Applicant has been discussing this matter directly with Welsh Water. However, to date no revised comment have been received from Welsh Water to state these issues have been resolved and removing their holding objection. As such a condition can be imposed to ensure no work is undertaken in the area where these assets are until a scheme to establish if any Dwr Cymru/ Welsh Water's apparatus are compromised by the development and any necessary diversion or mitigation is agreed prior to any work being allowed in this area.

#### Water Supply

Dwr Cymru Welsh Water have advised that the water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. Welsh Water anticipate this development will require the installation of a new single water connection to serve the new premises, where the provisions of Section 45 of the Water industry Act 1991 apply. This can be imposed via a suitably worded condition.

#### Flood Risk

The site is not located within any Tidal/river flood risk zones, however, there is a very small, isolated area within Zone 2 surface water flooding as defined by the Flood Maps for Planning (shown below in figure 11). This is considered negligible and Natural Resource Wales (**NRW**) and the Local Authority Drainage Officer have not required any further investigation. It is therefore considered that this area would be remedied by the wider surface water drainage scheme and SAB approval related to this development.

**Figure 11 plan showing zone 2 surface water flooding (light purple)**



#### Biodiversity

In assessing a planning application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* It further goes on to state that: *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Policy SP3 of the adopted Replacement Local Development Plan (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

To support the application the Applicant submitted the following documents:

- Landscape Management and Maintenance plan (February 2025) prepared by Ares Landscape Architects;
- Green Infrastructure Statement (February 2025) prepared by Ares Landscape Architects;
- Habitat Regulation Screening Assessment (October 2023) prepared by CSA Environmental;
- Net benefit for biodiversity Report (October 2024) prepared by CSA Environmental;
- Enhanced preliminary ecology Appraisal (November 2023) prepared by CSA Environmental; and,
- Aboricultural Impact Assessment (October 2023) prepared by CSA Environmental.

The reports identify dominant habitats on-site comprise hardstanding and modified grassland that are considered to have low ecological value. A short stretch of outgrown hedgerow has not been managed and is now dominated by bramble scrub. Due to the presence of man-made and well-managed habitats, opportunities for protected and notable species are generally absent from the site.

The proposed development of a new school with associated landscaping offers an opportunity to deliver a betterment to what is currently present. The landscaping plans show the provision of new green infrastructure such as the proposed tree planting and delivery of

new hedgerow features and meadow planting, the provision of new bat and bird roosting/nesting opportunities within the fabric of the new building together with bug hotels and log piles which will provide new opportunities for protected species and contribute towards a net gain in biodiversity

The Application has been assessed by the Local Authority's Ecologist, who has advised that they welcome the detailed report assessing the net benefit for biodiversity proposals and note the inclusion of several bat, bird and bug boxes. However, due to the location of the Application site, they request that the bird boxes to be installed are swift boxes. These can be in the form of swift boxes, swift bricks or soffit boxes – both of the latter can be included in the design and offer more subtle nesting opportunities. Swifts are declining in numbers due, in part, to the decline in suitable nest sites. This can be imposed via suitable worded condition so that details are provided.

The LA's Ecologist has also noted that the planting plan includes details of proposed planting but there is limited detail on the species proposed in the '*native hedgerow*'; as such a condition will be imposed requesting a detailed landscaping plan providing detail of all the species of plants to be incorporated into the development.

Natural Resources Wales (NRW) have noted the Kenfig Special Area of Conservation (**SAC**) is approximately 1.2km west and Cefn Cribwr Grasslands SAC is approximately 1.8km east of the development site. NRW have advised, from the information provided, that the proposal is not likely to have any significant effects on the Cefn Cribwr Grasslands SAC site as there are no potential pathway(s) to the protected site. However, a hydrological link via the Afon Fach has been identified as a potential impact pathway to features of the Kenfig SAC. Whilst the site is not in immediate proximity of a watercourse, due to topography and road drainage adjacent to the proposal site, it is likely there is a hydrological link to the Afon Fach, which is located to the north of the development site.

As such, NRW have advised that high rainfall events during the construction phase of the proposal could cause wash off to enter the road drainage system, which discharges to the Afon Fach and could potentially cause a pollution incident. Therefore, in the absence of additional information or a comprehensive Construction Environmental Management Plan, they would advise that sufficient control of pollution prevention for the watercourses could be achieved by requesting a site wide Construction Environmental Management Plan prior to the commencement of any works. This can be imposed via a suitably worded condition.

On balance the proposed development is considered to be compliant with Policies SP3, DNP6, 7 and 8 of the Bridgend Replacement Local Development Plan (2024), and is therefore acceptable in terms of Biodiversity.

### **Land Quality**

As part of the Application, the Applicant has submitted a "Phase I Geo-Environmental Desk Study Report Document Ref: C3341/PI" and "Phase II Geo-Environmental Assessment Report Document Ref: C3342/PII" by HSP.

Shared Regulatory Services (**SRS**) Environment Team have advised that the above assessments have not identified any significant contamination or ground gas concerns; however, the potential for this cannot be ruled out and the '*unforeseen contamination*' condition is requested.

SRS have also advised that should there be any materials imported as part of the construction of the development and/or site won material, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. Conditions and an informative can be added in relation to the above

### **Archaeology**

Heneb (formerly 'Glamorgan Gwent Archaeology'), have advised that the information in the Historic Environment Record (**HER**) curated by them, shows that, whilst the area itself is of Medieval origin, there are no known archaeological assets within the Application area. Additionally, it is situated outside of any Archaeologically Sensitive Areas. Also, a review of historic Ordnance Survey mapping indicates that there are no archaeologically significant features or structures in the area.

The proposed development involves the minor demolition of external features and construction of a new English- medium School building, associated external facilities and amended accesses. The proposed works are in an area of low archaeological potential. Furthermore, the ground intrusion works associated with the construction of the existing structures (which are of limited significance), as well as landscaping, will likely have had an adverse effect on any potential archaeological remains. As a result, it is unlikely that significant remains will be encountered during the course of the proposal. Consequently, Heneb have no objections to the positive determination of this Application.

### **Renewable and Low Carbon Energy**

The proposed school building has been designed to achieve BREEAM Excellent and be Net Zero Carbon. It would therefore be highly efficient and fully in line with national commitments to address carbon emission levels and instil climate resilience in the development. The proposals have been undertaken in accord with the energy hierarchy of reduce (use less energy); efficiency (supply energy efficiently); renewables (use renewable energy); and manage (manage energy efficiently). The development is supported by an Energy Masterplan, as is required by Policy ENT10, Low Carbon Heating Technologies for New Development.

The Energy Masterplan has considered the use of a number of Low Zero Carbon technologies as part of the overall energy strategy for the proposed Primary School. In each case the feasibility has been assessed in terms of energy and as a result will incorporate photovoltaic panels to reduce imported electrical power and hence reduce carbon emissions, and also utilise air source heat pumps to provide heat to the development. It is considered that the proposal would comply with the requirements set out within Policy ENT10 a condition can be imposed to ensure these technologies are implemented

### **Waste Management**

Policy ENT15 – Waste Management in Development – requires that all proposals for new built development must include provision for the proper design, location, storage and management of waste generated by the development both during construction and operation of the site. Development must incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel. No details have been provided; however, a condition can be imposed to address such requirements.

## **Unexploded Ordnance**

The Applicant has undertaken an Unexploded Ordnance Risk Assessment (September 2020), prepared by Safe Lane Global. This concludes that the site has been assessed as Low Risk, however, as risk of encountering Unexploded Ordnance (**UXO**) during the proposed works cannot be completely ruled out, a condition can be imposed to ensure minimum risk mitigation measures be deployed to support the proposed ground works at the site.

## **CONCLUSION**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

The proposed school is a vital part of the Local Authority's 'Bridgend West' school modernisation scheme which will provide a new modern English-medium primary school and external sport facilities that can be used by the wider community of North Cornelly. On balance and having regards to the objections raised, it is considered that the proposal represents an appropriate form of development that would have no unacceptable impacts on visual amenity, residential amenity, drainage, ecology, environment, or highway safety and the proposal is therefore recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP5 SP9, SP11, SP13, SP15, SP17, SF1, PLA11, PLA8, PLA12, COM9, COM10, ENT1, ENT2, ENT3, ENT15, DNP6, DNP7, DNP8 and DP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the recommendation complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the following approved plans and documents:

BR0301-SRA-00-RF-DR-A-02000 P04 Location Plan  
BR0301-SRA-00-RF-DR-A-02003 P04 Proposal Site Wide Masterplan  
BR0301-ALA-00-ZZ-DR-L-20001 S4 P07 Landscape illustrative Masterplan  
BR0301-SRA-01-01-DR-A-02100 P04 Proposal Ground Floor Plan  
BR0301-SRA-01-01-DR-A-02101 P04 Proposal First Floor Plan  
BR0301-SRA-XX-ZZ-DR-A-02201 P01 Proposal Gable Elevations  
BR0301-SRA-01-ZZ-DR-A-02300 P04 Proposal Section AA, BB, CC DD  
BR0301-ALA-00-ZZ-DR-L-20004 S4 P05 Site Sections  
BR0301-ALA-00-ZZ-DR-L-20007 S4 P01 Detail Sections 1 of 3  
BR0301-ALA-00-ZZ-DR-L-20008 S4 P01 Detail Sections 2 of 3  
BR0301-ALA-00-ZZ-DR-L-20009 S4 P01 Detail Sections 3 of 3  
BR0301-HYD-XX-XX-DR-C-1003 P02 Proposed Levels Sheet 1  
BR0301-HYD-XX-XX-DR-C-1004 P02 Proposed Levels Sheet 2  
BR0301-HYD-XX-XX-DR-C-4700 P01 Maintenance Plan

BR0301-HYD-XX-XX-DR-C-1400 P01 External Finished Drawing  
 BR0301-HYD-XX-XX-DR-C-1200 P07 Cut and Fill Plan  
 BR0301-SRA-01-RF-DR-A-02102 P04 Proposal Roof Plan  
 BR0301-SRA-00-XX-DR-A-02002 P04 Demolition Plan  
 BR0301-ALA-00-ZZ-DR-L-21006 S4 P01 Cycle Shelter Details  
 BR0301-ALA-00-ZZ-DR-L-20003 S4 P05 Fencing General Arrangement  
 BR0301-ALA-00-ZZ-DR-L-21002 S4 P01 Typical Fence Detail  
 BR0301-ALA-00-ZZ-DR-L-21003 S4 P01 External Compound Detail  
 BR0301-ALA-00-ZZ-DR-L-21005 S4 P01 Typical Soft landscape detail  
 BR0301-ALA-00-ZZ-DR-L-21004 S4 P01 Typical Tree Pit  
 BR0301-ALA-00-ZZ-DR-L-20015 S4 P05 Planting Plan  
 BR0301-ALA-00-ZZ-DR-L-20002 S4 P06 Landscape General Arrangement  
 BR0301-HYD-00-XX-DR-E-90007 C03 Proposed External Lighting  
 BR0301-HYD-XX-XX-DR-C-1001 P02 General Arrangement Drawing Sheet 1  
 BR0301-HYD-XX-XX-DR-C-1002 P02 General Arrangement Drawing Sheet 2  
 BR0301-HYD-XX-XX-DR-C-3001 P02 Proposed Surface Water Drainage Sheet 1 of 2  
 BR0301-HYD-XX-XX-DR-C-3002 P02 Proposed Surface Water Drainage Sheet 2 of 2  
 BR0301-HYD-XX-XX-DR-C-3003 P02 Proposed Foul Water Drainage  
 BR0301-HYD-00-XX-DR-N-90006 C02 Proposed External Combined Services  
 BR0301-ALA-00-ZZ-DR-L-20005 S4 P06 Access and Circulation  
 BR0301-SRA-01-01-DR-A-78101 P01 Blinds type and locations First floor  
 BR0301-SRA-01-00-DR-A-78100 P02 Blinds type and locations Ground floor  
 BR0301-SRA-01-ZZ-DR-A-00900 P01 Site Area Plans & Schedules GEA and GIA

Planning Statement (February 2025) by prepared by The Urbanists;  
 Design and access Statement (February 2025) prepared by Sheppard Robson;  
 Pre Application Report (PAC) (February 2025) prepared by the Urbanists;  
 Phase I Geo-Environmental Desk Study Report (September 2020) prepared by HSP Consulting;  
 Phase II Geo-Environmental Desk Study Report (September 2020) prepared by HSP Consulting;  
 Transport Assessment (February 2025) prepared by TTP Consulting;  
 School Travel Plan (February 2025) prepared by TTP Consulting;  
 Drainage Maintenance report (December 2024) prepared by Hydrock;  
 AGP & MUGA Noise Assessment (May 2025) prepared by Hydrock;  
 Stage 3 Acoustic Design Report (September 2023) prepared by Hydrock;  
 Noise Planning Report (October 2024) by Hydrock;  
 Unexploded ordnance risk assessment (September 2020) prepared by Safelane Global;  
 Landscape management and Maintenance plan (February 2025) prepared by Ares Landscape Architects;  
 Green Infrastructure Statement (February 2025) prepared by Ares Landscape Architects;  
 Habitat Regulation Screening Assessment (October 2023) prepared by CSA Environmental;  
 Net benefit for biodiversity Report (October 2024) prepared by CSA Environmental;  
 Enhanced preliminary ecology Appraisal (November 2023) prepared by CSA Environmental;  
 Arboricultural impact Assessment (October 2023) prepared by CSA Environmental;  
 Flood Consequences Assessment (August 2020) prepared by HSP Consulting;  
 Energy Masterplan Technical Note (November 2024) prepared by Hydrock; and,  
 Lighting Technical Note (external lighting spill summary) (January 2025) prepared by Hydrock

Reason:

To avoid doubt and confusion as to the nature and extent of the approved development

2. Before beginning any development at the site, you must do the following: -
  - a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
  - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

3. Notwithstanding the submitted plans prior to the first beneficial use of the school, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the proposed siting, design and finish of all proposed means of enclosure to all property boundaries (No gates or access shall be provided to Gibbons Way). The means of enclosure shall be erected in accordance with the approved details prior to the first occupation of the proposed development and retained as such thereafter.

Reason:

In the interest of highways and pedestrian safety and Clarity, and to comply with policies SP3, SP5, PLA8 and PLA11 of the Bridgend Replacement Local Development Plan (2024)

4. Notwithstanding the submitted plans, prior to their use in the construction of the development hereby permitted, details and samples of the materials to be used in the construction of the external surfaces of the development including details of the windows, doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

5. Construction Environmental Management Plan (CEMP)  
No development, including demolition and site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
  - a) General Site Management: details of the construction programme including timetable, details of site clearance; details of any potential drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain

- b) 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.
- c) Construction methods: details of materials, how waste generated will be managed.
- d) Soil Management: details of topsoil strip, storage and amelioration for re-use.
- e) Resource Management: details of fuel and chemical storage and containment.
- f) Traffic Management: details of wheel wash facilities
- g) Biodiversity: avoidance measures with respect to nesting birds, badger and hedgehogs.
- h) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

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

#### Reason

In the interest of the Environment, Biodiversity highway and pedestrian safety, and to ensure accordance with Policies accord with Policies SP3, SP17 and DNP5, DNP6, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

6. No development shall commence until, a Waste Management Plan for the proper design, location, storage and management, of any waste material generated during the demolition, construction and operation of the development shall be submitted to and approved in writing by the Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan. The plan shall be implemented as approved.

#### Reason:

To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy ENT15 of the Bridgend Replacement Local Development Plan (2024)

7. No development shall take place, including any works of demolition/site clearance, 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:

- a) The routeing and timing of HGV construction traffic to/from the site in order to avoid school drop off and pick up times 30 mins either side and the narrow railway bridge on Marlas Road
- b) the parking of vehicles of site operatives and visitors
- c) loading and unloading of plant and materials
- d) storage of plant and materials used in constructing the development.
- e) wheel washing facilities.
- f) measures to control the emission of dust and dirt during construction.
- g) the provision of temporary traffic and pedestrian management along Gibbons Way, Plas Morlas and Heol y Parc.

Reason: In the interests of highway safety and to comply with policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024)

8. No development shall commence on the Corneli site until a detailed Construction and Phasing Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The Plan shall include:
- a) The proposed phasing of development across both the Corneli (Welsh Medium) and Marlas (English Medium) school sites, including the sequence of construction and site occupation.
  - b) Access and haul routes for construction vehicles.
  - c) Details of temporary site access arrangements, including safe pedestrian and cycle routes during works.
  - d) Mitigation to minimise overlapping impacts from concurrent site development.
  - e) Temporary parking and compound locations
  - f) Construction working hours and HGV delivery times.
  - g) Measures to protect public highway safety and minimise disruption to surrounding residents and road users, especially on Greenfield Terrace and Hall Drive.
  - h) The development shall thereafter be carried out in accordance with the approved Construction and Phasing Plan.
- Reason:  
To ensure coordinated delivery of both school sites, safeguard highway and pedestrian safety during construction, and minimise disruption to the local community and to comply with policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024)
9. The proposed vehicular access onto Heol-Y-Parc shall be constructed in accordance with the approved plans, and visibility splays of 2.4m x 25m shall be provided in both directions prior to beneficial use of the school and maintained thereafter.
- Reason:  
In the interests of Highway Safety and to comply with policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024)
10. No structure, erection or planting exceeding 0.6 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.
- Reason:  
In the interests of Highway Safety and to comply with policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024)
11. Prior to the first beneficial use of the new school building, the proposed parking areas, including EV charging facilities, cycle parking, and ALN drop-off bays, shall be completed in accordance with the approved plans and made available for use. The parking areas Ev Charging areas and cycle parking shall thereafter be retained for their designated purpose in perpetuity.
- Reason:  
In the interests of Highway Safety and to comply with policies SP3, SP5 and PLA11 of the Bridgend Replacement Local Development Plan (2024)
12. Notwithstanding the submitted Plans, A Final School Travel Plan shall be submitted to and approved by the Local Planning Authority within 6 months of beneficial occupation of the school. The Plan shall include modal split targets, monitoring procedures, and a timetable for implementation. The Travel Plan shall be implemented as approved and monitored on an annual basis.
- Reason:  
To promote sustainable modes of travel to and from the site and meet the aims of Active Travel legislation and to comply with policies SP3, SP5, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024)

13. Within 6 months from the date of consent a scheme for the delivery of Active improvements identified in the WRAT audit (e.g. dropped kerbs, resurfacing, tactile paving) shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented prior to the first beneficial use of the new school building.  
Reason:  
To promote sustainable modes of travel to and from the site and meet the aims of Active Travel legislation and to comply with policies SP3, SP5, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024)
14. Prior to the beneficial occupation of the school Traffic Regulation Orders (TRO) deemed necessary by the Highway Authority to manage on-street parking and access in the vicinity of the site shall be implemented. The TRO shall include, but not be limited to
- Waiting restrictions on Hall Drive
  - Review and amendment of existing TROs on Greenfield Terrace
  - School Keep Clear markings.
- Reason:  
To mitigate parking and access impacts on surrounding streets and ensure highway safety and the free flow of traffic and to comply with policies SP3, SP5, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024)
15. The school shall accommodate no more than 495 pupils, including nursery and ALN provision.  
Reason:  
In the interests of Highway Safety and for the avoidance of doubt as to the extent of the development and to comply with policies SP3, SP5, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024)
16. Notwithstanding the submitted plans, within 6 months from the date of consent, a scheme for the design and implementation of a raised plateau pedestrian crossing on Heol-Y-Parc, in the vicinity of the main school access, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The scheme shall include full engineering details, signage, road markings, lighting, and a Stage 2 Road Safety Audit. The approved crossing shall be implemented in full prior to first occupation and retained thereafter.  
Reason:  
To ensure safe pedestrian access to the school site and to promote active travel in accordance with the Active Travel (Wales) Act 2013 and to comply with policies SP3, SP5, PLA8, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024)
17. In the event that the Corneli school is constructed and brought into beneficial use prior to the delivery of the Marlas school, the developer shall deliver the proposed pedestrian crossing on Heol-Y-Parc in accordance with the approved plans and in consultation with the Highway Authority. Details and timing of delivery shall be submitted to and approved in writing prior to beneficial use of the Corneli school.  
Reason:  
To ensure continuity of pedestrian safety infrastructure irrespective of delivery sequence and to promote walking and cycling. and to comply with policies SP3, SP5, PLA8, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024)

18. Prior to the first occupation of the school, a scheme for staggered pupil start and finish times shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved scheme shall be implemented upon opening of the school and shall be reviewed periodically through the School Travel Plan process in agreement with Local Planning Authority.  
Reason:  
To minimise peak hour traffic congestion and on-street parking demand in the interests of highway and pedestrian safety and to comply with policies SP3, SP5, PLA8 and PLA11 of the Bridgend Replacement Local Development Plan (2024)
19. Notwithstanding the submitted plans there shall be no pedestrian or vehicle access to Gibbons Way.  
Reason  
In the highways and pedestrian safety and Clarity, as the scheme was amended and the pedestrian access gate to Gibbons Way was removed however some plans still show the access gate, and to comply with policies SP3, SP5, PLA8 and PLA11 of the Bridgend Replacement Local Development Plan (2024)
20. Notwithstanding the submitted plans, no development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing a new single water supply to serve the site. The scheme shall demonstrate that the new water supply water supply can be suitably accommodate without causing a detriment to existing Water Supplies to all existing properties in the area. The scheme shall be delivered in accordance with the agreed details prior to the first beneficial use of the school of any building and remain in perpetuity.  
Reason:  
To ensure the site is served by a suitable water supply and to ensure existing Welsh Water customers supply is not adversely affected and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).
21. The combined noise rating levels from any mechanical fixed plant and equipment when assessed in accordance with BS4142: 2014 a any residential premises shall not exceed the following limits:
- | Time Period          | Maximum Noise rating level |
|----------------------|----------------------------|
| Day (07:00-23:00)    | 40 dB LAeq,1 hour          |
| Night ( 23:00-07:00) | 30dB LAeq, 15mins          |
- Reason  
In the interest of residential amenity and to prevent any unacceptable noise, and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).
22. Prior to the installation of any fixed mechanical plant and equipment a scheme detailing the location and noise levels of all fixed mechanical plant and equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a noise technical report to demonstrate compliance with the noise rating levels in condition 21. The scheme shall be implemented as agreed and retained as such thereafter.

Reason

In the interest of residential amenity and to prevent any unacceptable noise, and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).

23. Use of the Multi use Games Area (MUGA) shall be restricted to 08.00-17.00 hours Monday- Friday and 10.00-15.00 hours on Saturdays and Sundays  
Reason  
In the interest of residential amenity and to prevent any unacceptable noise, and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).
24. Use of the Artificial Grass Pitch (AGP) shall be restricted to 08.00-20.00 hours Monday-Friday and 10.00-15.00 hours on Saturdays and Sundays with allowance for extending to 17:00 on up to 6no. occasions in any one year. (The 6 occasions shall be included as single events so that if they are used on a Saturday and Sunday consecutively, that shall be counted as 2 separate events). A record of the extended occasions within the twelve-month period shall be kept by the school and made available to the Local Planning Authority upon request.  
Reason  
In the interest of residential amenity and to prevent any unacceptable noise, and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).
25. The impact noise impact mitigation measures recommended in section 3.4 of the AGP & MUGA Noise Impact Assessment by Hydrock dated 2nd May 2025 Doc Reference: BR101-HYD-XX-XX-RP-Y-0005 Project Number 24390 shall be implemented, and retained as such thereafter.  
Reason  
In the interest of residential amenity and to prevent any unacceptable noise, and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).
26. Any proposed weld-mesh sports fencing around the sports pitch and MUGA shall be sufficiently stiff/robust to avoid high levels of metal impact noise and resonating fence sections. Any low-level boundary retention system shall be 'padded' to avoid high impact noise in accordance with section 6.2 of the Noise Planning Report by Hydrock dated 3/10/24 Doc Reference: 24390-HYD-ZZ-XX-RP-Y-0001 Project Number 24390-AWAL and retained as such thereafter.  
Reason  
In the interest of residential amenity and to prevent any unacceptable noise, and to ensure compliance with Policies SP3 and DNP9 the Bridgend Replacement Local Development Plan (2024).
27. Prior to any lighting being brought into first beneficial use, the mitigation specified in section 5 of the technical design lighting note entitled 'External Lighting Light Spill Summary' doc ref: BR0301-HYD-XX-XX-RP-E-9001 dated 31st January 2025 shall be implemented in full and shall be retained in perpetuity.  
Reason  
In the interest of residential amenity, biodiversity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP3, DNP6 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

28. Prior to the first beneficial use of the school the recommended Zero/Low Carbon technologies detailed within section 16.1 of the Low and Zero Carbon Technologies assessment (appendix A of the Energy Master plan (November 2024) by Hydrock) shall be implemented in full and shall be retained in perpetuity.  
Reason  
In the interest of residential amenity, biodiversity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP13 and ENT10 of the Bridgend Replacement Local Development Plan (2024).
29. Notwithstanding the details submitted, prior to the first beneficial use of the school hereby approved a scheme detail how the lower half of the 7 windows on the two-storey element near to the Southwest boundary facing 18 to 21 Tir Newydd, serving 3 classrooms (2 windows in each) and a staff room; and the 2 windows on the Northwest boundary facing 8 to 15 Gibbons Way serving a class room, shall be obscurely glazed to a minimum of level 5 on the Pilkington index of obscurity. The windows shall be obscurely glazed in accordance with the agreed detail prior to the first beneficial use of the school and retained as such thereafter,  
Reason:  
In the interest of the amenities of the adjoining properties, and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024)
30. Notwithstanding the submitted plans, prior to the first beneficial use of the development details soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate (the scheme should include species/details of native hedgerow planting) details of trees planting throughout the site and possibility of tree planting between Pill-y-Cynfigg and the AWP (including phasing of work where relevant). The landscaping works shall be carried out in accordance with the approved details in accordance with the agreed implementation program and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
Reason:  
In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP3, SP13, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024)
31. All hard and soft Landscaped areas shall be managed and maintained in accordance with the Landscape management and Maintenance plan (February 2025) prepared by Ares Landscape Architects.  
Reason:  
In the interest of visual amenity, and to ensure the long-term management and maintenance of all landscaped areas within the site and to ensure the development complies with Policies SP3, SP13, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024)

32. Notwithstanding the submitted Plans, prior to the first beneficial use of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a minimum of 2 artificial nesting sites for swifts and a minimum of 2 bat tiles/bricks/boxes. The scheme shall include detail and locations of swift nesting boxes (swift boxes should be installed at least 5m above the ground and should be obstruction free for the entire 5m below) and bat tiles/bricks/boxes to new build elements. All approved artificial nesting sites and bat tiles/bricks/boxes shall be implemented in accordance with the approved details prior to the first occupation of the school building and retained as such thereafter.  
Reason  
In the interest of Biodiversity Enhancement and mitigation for the loss of habitat within the site and to accord with Policy SP3, SP13, DNP6 and DNP8 of the Bridgend Replacement Local Development Plan (2024)
33. The 3xBug Hotels and 2x Log Piles detailed within Sections 4 of the Net benefit for biodiversity Report (October 2024) prepared by CSA Environmental shall be implemented on site prior to the first beneficial use of the school building and retained as such thereafter  
Reason:  
To avoid doubt and confusion, in the interest of biodiversity and in accordance with policy SP3, SP16 DNP5, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024)
34. The proposed mitigation strategy detailed within section 12 of the Unexploded ordnance risk assessment (September 2020) prepared by Safe lane Global shall be implemented during all ground works.  
Reason:  
To avoid doubt and confusion, in the interest of biodiversity and in accordance with policy SP3, and DNP8 of the Bridgend Replacement Local Development Plan (2024)
35. The bin storage area hereby approved shall be provided in accordance with the approved scheme prior to the first beneficial use of the development and retained as such thereafter.  
Reason:  
In the interest of visual amenity, residential amenity and to ensure adequate bin storage is provided for future residents and to ensure compliance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024)
36. There shall be no outside storage of bins, equipment, waste, materials etc. except within the designated bin storage areas.  
Reason:  
In the interest of visual amenity and to ensure compliance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).
37. This application does not give permission for the siting of the Big Bocs Bwyd Container which will require a separate application.  
Reason:

In the interest of clarity and to ensure compliance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

38. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

39. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

40. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

41. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

42. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network or the public highway.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents, to ensure no pollution of or detriment to the environment and prevent water discharging onto the public highway in the interest of highway and pedestrian safety and to comply with accord with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

43. No development within the area of the AGP and MUGA shall take place until details of a scheme to establish if any Dwr Cymru/ Welsh Water's apparatus are compromised by the all-weather pitch and any necessary diversion or mitigation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the details of the diversion works. No development pursuant to this permission within area of the AGP and MUGA shall be carried out until the approved diversion works have been implemented and completed.

Reason:

To protect the integrity of the public sewer and watermain and avoid damage there and to accord with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024)

43. \* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

A)The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024)

The proposed school is a vital part of the Local Authority's Bridgend West school modernisation scheme which will provide a new modern English primary school and external sport facilities that can be used by the wider community of North Cornelly. On balance and having regards to the objection raised It is considered that the proposal represents an appropriate form of development that would have no unacceptable impacts on visual amenity, residential amenity, drainage, ecology, environment, or highway safety and the proposal is therefore recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP5 SP9, SP11, SP13, SP15, SP17, SF1, PLA11, PLA8, PLA12, COM9, COM10, ENT1, ENT2, ENT3, ENT15, DNP6, DNP7, DNP8 and DP9 of the Bridgend Replacement Local Development Plan (2024)

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## B) HIGHWAYS ADVISORY NOTE

Prior to any works commencing on the highway the developer / contractor will be required to enter into a legally binding agreement to secure the proper implementation of the proposed highway works including an appropriate bond. The details supporting the legal agreement to work on the adopted highway shall include all necessary engineering drawings and include a stage 2 safety audit.

It should be noted that the highways and footways that are required to be stopped up under the TCPA should be progressed with the Welsh Government before any development takes place.

The cost of the TRO shall be met by the developer

## C) DESIGNING OUT CRIME ADVISORY NOTE

The designing out crime officer has made the following observations with a view to the development achieving the Secured by Design Gold Award

### (i). Perimeter security.

The whole of the school site, the vehicle parking area, sports pitches etc. must be protected by walls/fencing at least 2.4 metres in height and designed to be difficult to climb. Fencing and gates must meet the standard LPS 1175SR1 and be manufactured of weld mesh, expanded metal or similar. Fencing must be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the walls/fencing to assist criminals in climbing over them and therefore gaining access into the school grounds.

Gates must be of the same height as the adjacent walls/fencing and must be kept locked when the school is unoccupied. Gates, other than the main entrance, must also be kept locked during school time. The gap under gates must be minimal to prevent persons from crawling under.

If padlocks and chains are used to secure the gates they must meet appropriate security standards, e.g., Sold Secure.

Reason – To prevent crime and anti-social behaviour.

(ii). CCTV.

The external elevations of the school buildings, main entrances, public circulation areas, vehicle parking areas, bike and bin stores, and the pupil play areas must be protected by CCTV.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

All CCTV cameras must be protected against vandalism and be positioned in elevated positions. During school hours the cameras should be monitored from the reception area.

The CCTV recording equipment should be kept in a locked, secure internal room protected by the alarm system.

Reason – To deter and detect crime.

(iii). Lighting.

Lighting must protect the whole outside of the school buildings, bike stores, bin stores and vehicle parking areas. All fittings shall be vandal resistant and positioned in elevated positions.

The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage on site.

The lighting protecting the car parking area must meet the British Standard 5489.

Reason – To increase public safety and to complement and enhance CCTV.

(iv). Landscaping.

Planting must be of a type that grows to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting or provide an assist to climbing over the perimeter security. They must be bare stemmed to 2 metres from the ground and located away from buildings and perimeter security.

Reason – To increase surveillance.

(v). Signage.

Signs from the site entrance through to the school entrance must be clearly displayed and be multi-lingual.

Signs indicating that CCTV is in operation must be in prominent positions on site.

Reason – To deter crime and to comply with GDPR.

(vi). Vehicular parking area and access.

The vehicle parking area must be lit, the lighting meeting the British Standard 5489. It must be protected by CCTV, which should be monitored from reception during school opening hours.

The boundary of the parking area must be clearly defined. Bays must be clearly marked.

Vehicular access must be restricted to those areas necessary i.e., parking and service areas and access must be restricted to the entrance/exit point. Access into the staff car park must be controlled by a barrier system with access control fitted.

Reason – To restrict access and to prevent autocrime.

(vii). Bike stores.

Bike stores must be secure (please visit the SBD website [www.securedbydesign.com](http://www.securedbydesign.com) for further information). They must be overlooked by

rooms in the school and protected by lighting and CCTV.

Reason – To prevent bike theft.

(viii). Refuse and recycling store.

Waste disposal areas must be secure areas and sited away from the main buildings, as they can be a target for arson or provide access to roofs and windows. The refuse and recycling stores should be protected by doors/gates that have access control fitted. They should meet SBD specifications.

Reason – To prevent arson and access to floors above ground floor level.

(ix). External furniture.

External furniture must be located away from buildings and perimeter security. They must be robustly constructed and either fixed in place or of a weight that is difficult to move.

Reason To prevent being climbing aids.

(x). Access to drainage and service areas.

Access to telephone junction points must if possible be prevented and manhole covers should be secured to prevent interference/removal.

Reason – To prevent metal theft.

(xi). Building shell security.

The design of the building must consider the need to prevent features that aid scaling or climbing, and hidden areas must be designed out.

The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

Outside covered areas can be problematic and therefore must be protected by CCTV and lighting.

Reason -To prevent burglary and anti-social behaviour.

(xii). Access control.

Access from the lobby/reception area into the main school must be controlled by access control. In addition, entry into all rooms where valuable equipment is sited e.g., offices, must be controlled and these rooms must be kept locked when not in use.

I would like to see an ability to lock down the site securely should there be an increase in threat and that appropriate doors and locking mechanisms are in place to achieve a reasonable delay both externally and internally creating layers of delay.

The doors leading into the event spaces need to be able to be secured and give some resilience and delay from a determined intrusion. This will allow time for escape and a delay to allow a response. There needs to be a means to communicate a threat throughout the buildings to facilitate a lock down of the building, i.e., alarm or tannoy system. In addition, external fire doors should not have an automatic release mechanism off the fire alarm but should be manually opened and released from the inside. This will protect the occupants from impingement from the outside should the building occupants be required to implement a 'Lock Down'.

Reason – To prevent opportunist crime and to protect staff and children.

(xiii). School entrances and visitor control.

The number of public entrances into the school must be reduced to the minimum practicable.

It should be possible to reduce the number to one during school hours, which must be clearly signed and well illuminated.

All visitors must sign in and out and wear visitor badges.

Reason – To restrict visitors to areas and to identify them.

(xiv). Drainpipes.

Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building.

Access to the roof of the school must be made difficult.

Reason – To prevent access to upper floors and the roof area.

(xv). Doors.

All external doors must, where possible, meet the SBD standard LPS 1175 SR2. PAS 24 2022 or equivalent and must be third party tested and certificated.

Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for smoke, security and fire performance.

All glazing to external door panels and adjacent to these door panels must be laminated.

Reason – To prevent burglary and to protect pupils and staff.

(xvi). Windows.

All external vulnerable windows must, where possible, meet SBD standards i.e. LPS 1175 SR2, PAS 24 2022 or equivalent and be third party tested and certificated. Any glazing in vulnerable windows must be laminated glass.

Reason – To prevent burglary.

(xvii). Reception Areas

Reception areas should be designed to allow escape for staff. Counters should be deep enough to reduce the threat from persons lunging at staff to attack them. Alternatively, a laminated screen can be placed on the countertop to protect staff from attack. Ideally there should also be a secured escape room behind the reception desk for staff to take shelter to create a delay from any potential attack.

Reason – To protect staff.

(xviii). Intruder alarm system.

The school must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected.

All floors and rooms where valuable property e.g., ipads, are located must be protected by the alarm system.

The alarm must be capable of being zoned off, so unoccupied areas of the school are alarmed when other parts of the school, e.g., community areas, are in use and are therefore not alarmed.

Consideration should be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should be in areas where staff are more vulnerable e.g., head teacher's office, reception area.

Reason – To deter and detect intruders.

Further detailed information can be obtained from the Secured by Design website [www.securedbydesign.com](http://www.securedbydesign.com).

## D) CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

## E) FIRE SERVICE ADVISORY NOTICE

The Developer should also consider the need for the provision of

A adequate water supplies on the site for firefighting purposes; and  
B Access for emergency firefighting appliances

Should the applicant require further information in relation to these matters they should contact the fire service Watch Manager J. Mann [firesafety@southwales-fire.gov.uk](mailto:firesafety@southwales-fire.gov.uk)

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**  
**None.**