

written satisfaction of the local planning authority in accordance with the following specification; a minimum of 250 mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous binder course material.

Consultee Response

Ecology

Thank you for consulting me with regards to application DIS/2017/0240 submitted to discharge condition no. 18 of planning consent P/2016/0801 at Archdeacon Griffiths Primary School, Llyswen, Brecon, Powys.

Condition 18 requires that:

Prior to the first occupation a "lighting design strategy for biodiversity" for school building and grounds shall be submitted to and approved in writing by the local planning authority. Development shall thereafter be completed in full accordance with the details as approved and shall be maintained as approved thereafter in perpetuity.

I have reviewed the information submitted by the applicant to discharge these conditions which consists of:

- Electrical Engineering Services External Services Layout Plan drawing no. E6131-LW-EXT-01 Rev. C2 produced by McCann and Partners dated April 2017

Having reviewed the information submitted I consider that sufficient detail has been provided and the measures identified and the information submitted is appropriate and sufficient to comply with the requirements of condition 18.

I therefore consider that sufficient information has been submitted to enable discharge of condition 18 of planning consent P/2016/0801.

Truck Road Agency

Consultation response received 21/12/17:

I refer to your consultation of 13/12/2017 regarding the above planning application. The Welsh Government as highway authority for the A470 trunk road is unable to discharge conditions 18 and 22 for the following reasons.

- No information has been submitted which will allow the Welsh Government to Discharge conditions 18 and 22.

The Welsh Government does not issue a direction in respect of conditions 3 and 21.

If you have any further queries, please forward to the following Welsh Government Mailbox NorthandMidWalesDevelopmentControlMailbox@Wales.GSI.Gov.UK

Consultation response received 03/01/2018:

I refer to your consultation of 13/12/2017 regarding the above planning application. The Welsh Government as highway authority for the A470 trunk road advise that sufficient information has been presented to fully discharge the condition 18 and 22 in relation to planning application P/2016/0801.

The Welsh Government does not issue a direction in respect of conditions 3 and 21.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@Wales.GSI.Gov.UK

Planning History

B/00/0291 – Provision of a mobile classroom – Conditional Consent – 11/12/2000

B/04/0108 – Construction of classroom extension and link to provide early years education link – Conditional Consent – 14/07/2004

P/2016/0801 - Demolition of existing primary school and construction of a new primary school and all associated works – Conditional Consent – 13/10/2016

NMA/2017/0019 - Application for Non-Material Amendment to P/2016/0801 in respect of the approved plans, on site infrastructure, and access road. Conditional Consent – 27/04/2017

DIS/2017/0019 - Discharge of condition 3 and 17 of planning approval P/2016/0801 – Approved – 27/02/2017

Principal Planning Constraints

C2 Flood Zone
Public Right of Way
Historic Landscapes Register Outstanding

Principal Planning Policies

National planning policy

Planning Policy Wales (Edition 9, 2016)

Technical Advice Note 5: Nature, Conservation and Planning (2009)

Technical Advice Note 11: Noise (1997)

Technical Advice Note 12: Design (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 16: Sport, Recreation and Open Space (2009)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 23: Economic Development (2014)

Local planning policies

Powys Unitary Development Plan (2010)

SP2- Strategic Settlement Hierarchy
SP3- Natural, Historic and Built Heritage
SP9- Local Community Services and Facilities
GP1 - Development Control
GP3- Design and Energy Conservation
GP4- Highway and Parking Requirements
ENV2- Safeguarding the Landscape
ENV3- Safeguarding Biodiversity and Natural Habitats
ENV4- Internationally Important Sites
ENV5- Nationally Important Sites
ENV6- Sites of Regional and Local Importance
ENV7- Protected Species
ENV14- Listed Buildings
ENV16- Landscapes, Parks and Gardens of Special Historic Interest
ENV17- Ancient Monuments and Archaeological Sites
CS4- Shared Use of Educational Premises for Community Purposes
CS5- Educational Developments
RL6 - Rights of Way and Access to the Countryside
DC1 - Access by Disabled Persons
DC10- Mains Sewage Treatment
DC13- Surface Water Drainage
DC14- Flood Prevention Measures
DC15- Development on Unstable or Contaminated Land

RDG=Powys Residential Design Guide NAW=National Assembly for Wales TAN= Technical Advice Note
UDP=Powys Unitary Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

Officer Appraisal

Condition 3 states:

Prior to the construction of the building hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

It is noted that the majority of materials were discharged under the application reference number DIS/2017/0019. This application seeks consent for the use of Grove Orange bricks and the use of fibre cement weatherboard that has the appearance of timber. It is considered that the use of these materials match those that have already been granted consent and will complement the existing character and appearance of the area.

It is considered that the materials proposed are acceptable and comply with policy GP1 of the Powys UDP (2010).

Condition 18 states:

Prior to the first occupation a "lighting design strategy for biodiversity" for school building and grounds shall be submitted to and approved in writing by the local planning authority.

Development shall thereafter be completed in full accordance with the details as approved and shall be maintained as approved thereafter in perpetuity.

The Ecologist having reviewed this information considers that sufficient detail has been provided and the measures identified are appropriate and sufficient to comply with the requirements of condition 18.

It is therefore considered that the information submitted complies with policies ENV3 and ENV7 of the Powys UDP.

Condition 21 states:

Prior to the first use of the new school all on site infrastructure including car parking spaces, access and circulation areas as detailed on drawing LLY 00 PI A (05) 101 shall be fully completed to a specification to be submitted and agreed in writing by the local planning authority.

Condition 22 states:

Prior to the commencement of any works on the development the first 2 metres of the access road as detailed on drawing number LLY 00 PL A (05) 101 shall be fully completed to the written satisfaction of the local planning authority in accordance with the following specification; a minimum of 250 mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous binder course material.

Welsh Government Trunk Road Agency have been consulted on the proposed development and have stated that they consider that sufficient information has been presented to fully discharge condition 22 in relation to planning application P/2016/0801.

On the basis of the evidence available, it is considered that the information provided complies with policy GP4 of the Powys UDP (2010).

Recommendation

It is considered that sufficient information has been submitted in support of this application to discharge conditions 3, 18, 21 and 22 of the P/2016/0801 application. The recommendation is therefore one of approval to discharge the conditions as sought by the planning application.