

Notice of Decision



TOWN AND COUNTRY PLANNING ACT 1990((6;s,7))

To:
HEAD OF PROPERTY
NEWPORT COUNTY BOROUGH COUNCIL
PROPERTY SERVICES
CIVIC CENTRE
NEWPORT
NP20 4UR

Application number: 00/0768

Application Type: OUTLINE

Proposal: REPLACEMENT PRIMARY SCHOOL, ALL WEATHER PITCH, SOFT & HARD PLAY AREAS & RESIDENTIAL DEVELOPMENT

Site/location: GLEBELANDS ST JULIANS NEWPORT

In pursuance of its powers under the above mentioned Act, the Council of the City of Newport notifies you of its decision in respect of the above application which was registered on 07/07/2000. The application has been:

GRANTED WITH CONDITIONS

The conditions are as follows :

STANDARD CONDITIONS

- (a) The matters set out in the conditions below are reserved for the submission and approval of details.
(b) In the case of any reserved matter, application for approval must be made not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason: The application is in outline only and the further details are required to ensure that a satisfactory form of development takes place.

- (c) No development shall be carried out on the site until details of the reserved matters have been approved, and the development shall be carried out in accordance with these details.

Reason: The application has been submitted in outline only. Further details are required to ensure that a satisfactory form of development takes place.

- (d) The development to which this permission relates must be begun not later than whichever is the later of the following dates : -
(i) the expiration of FIVE YEARS from the date of this permission; or
(ii) the expiration of TWO YEARS from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform to the requirements of Sections 91 and 92 of the Town and Country Planning Act 1990.

ADDITIONAL CONDITIONS

Reserved Matters

01 Details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority

Reason To safeguard the rights of control of the local planning authority in respect of the reserved matters and to comply with the provisions of Article 3(1) of the Town and Country Planning General Permitted Development Order 1995

02 Details provided in accordance with condition (1) and pursuant to discharging access as a reserved matter, shall include provisions to facilitate safe access for both cyclists and pedestrians This shall include the provision of a segregated pedestrian/cycle route that will provide access from Collier Street to the Glebelands recreational ground and the proposed school and housing development, provision for a pedestrian/cycle route that will enable connection to the existing pedestrian access route under the existing railway underpass at Charnwood Road

Reason In the interest of promoting sustainability and facilitating access for all to the development and adjoining recreation ground in the interest of residential amenities

03 Details provided in accordance with condition (1) and pursuant to discharging landscaping as a reserved matter shall include details of existing trees and hedgerows on the site, identifying those features which are to be removed or retained, details of the method by which they will be protected during the course of construction, and provisions for landscape buffers north of Lotery's Reen, separating new residential and existing industrial developments, and along the riverfront

Reason To maintain and reinforce existing landscape features on this prominent riverside site and to provide a suitable buffer between different land uses in the interest of visual and residential amenities

04 The landscaping scheme referred to in reserved matters shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of the development Thereafter, the trees and shrubs shall be adequately maintained for a period of 5 years from the date of planting and any which die or are damaged shall be replaced and maintained until satisfactorily established For the purposes of this condition a full planting season shall mean the period from October to April

Reason To secure the satisfactory implementation of the proposal

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05 Details provided in accordance with condition (1) and pursuant to discharging siting as a reserved matter shall include a quantitative risk assessment that assesses levels of contamination on site and their potential to impact controlled water (groundwater and surface water) identified end receptors. The risk assessment will have regard to the layout and design of the end development/use, particularly the foundation works required on site.

Such a risk assessment must be based upon information acquired following an investigation of the mobility of contamination on site in addition to the results of the site investigation entitled "Durham Roads Schools PFI Project Contamination Investigation Interpretative Report (June 2000) and previous investigations of the area. The risk assessment must identify any/all clean up levels required to ensure the integrity of controlled waters and identified end receptors.

A remediation strategy shall be formulated and approved in writing by the local planning authority and the agreed scheme shall be implemented in accordance with the approved details.

Reason: To safeguard the aquatic environment and prevent pollution from the physical disturbance associated with construction works in the short term and re-development of the site in the longer term, and to protect the integrity of the River Usk candidate Special Area of Conservation.

Contamination Remediation

06 Prior to the commencement of development on the site (including any demolition or land raising works) the following shall be conducted:

(a) a site investigation consisting of at least 3 months duration of monitoring to ascertain the presence of gas having regard to the end use of the site. This shall include an analysis of the source of any gas and a report on the investigation shall be submitted for the consideration and approval of the local planning authority. This assessment must include the results of the survey and recommendations regarding any structural precautions to be incorporated into the buildings,

(b) a quantitative risk assessment of the ground conditions on the site having regard to the end use of the site. Such a risk assessment must use both the results of the site investigation entitled "Durham Road Schools PFI Project Contamination Investigation Interpretative Report" (June 2000) and previous investigations in the area, together with any additional ground investigation as required to carry out a comprehensive risk assessment.

A remediation strategy in relation to both (a) and (b) above shall be formulated and approved in writing by the local planning authority and the agreed scheme shall be carried out prior to the commencement of any works on site.

Reason: To ensure that the site is comprehensively investigated, the presence of contamination clearly identified and its impacts appropriately mitigated in the interest of residential amenities and to safeguard the interests of future users of the site.

07 On completion of the works of remediation the applicant shall provide a certification report, compiled by a suitably qualified engineer who has supervised the works, which confirms that the remediation works have been completed fully in accordance with the approved remediation strategy.

Reason: To ensure that the remediation strategy is effectively implemented in the interest of residential amenities and to safeguard the interests of future users of the site.

Access

08 No development shall commence on the approved scheme until the following off site highway works have been completed in accordance with details first approved in writing by the local planning authority:

(a) traffic signal controlled junction at Bank Street/Caerleon Road, and

(b) traffic signal controlled junction at the Turner Street railway underpass.

Reason: To alleviate congestion at key access points in the interest of highway safety and to facilitate the free flow of traffic in the interest of residential amenities.

09 Prior to the commencement of development dust suppression measures and wheel wash facilities shall be installed/implemented in accordance with details which shall first be submitted to and approved in writing by the local planning authority. These details shall include full details of the wheel wash installation and dust suppression equipment and a method statement of its operation during the course of construction activity. The wheel wash and dust suppression measures shall thereafter operate in accordance with the approved details until the cessation of construction works at the site or such other time as may be agreed in writing by the local planning authority.

Reason: To prevent the deposit of material on the public highway and transmission of dust from the site and construction vehicles in the interest of highway safety and residential amenities.

10 Prior to the commencement of construction on the approved scheme, details of the route by which all construction traffic will access the site, the number and size of vehicles required to import plant and equipment and a timetable for construction works shall be submitted to and approved in writing by the local planning authority. Thereafter, construction traffic shall only use the approved routes unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of construction activity upon residential amenities and to safeguard highway interests.

Flood Prevention

11 Prior to any construction work commencing the site shall be raised to a level of 9.8 metres Above Ordnance Datum with the finished floor levels of all development set 600mm above the 9.8 metres standard in accordance with details which shall first be submitted to and approved in writing by the local planning authority. These details shall include the following:

(a) comprehensive cross sectional drawings illustrating existing and proposed land levels across the site, the relationship between existing and proposed development, and confirmation of finished slab levels, and

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(b) programme of land raising works which shall contain information relating to the amount of material to be imported, the type of material to be imported, the number and size of vehicles required to import the material, the route by which traffic will travel, a timetable for land-raising activity, and a restoration plan for the site

Reason To safeguard against flooding and protect the amenities of future users of the site

Pollution Prevention & Safeguarding of Conservation Objectives

12 Nothing other than uncontaminated excavated natural materials shall be tipped on the site

Reason To prevent pollution of the water environment and safeguard the conservation objectives of the River Usk candidate Special Area of Conservation

13 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways during either the construction or operational phases of development

Reason To prevent pollution of the water environment and to safeguard the conservation objectives of the River Usk candidate Special Area of Conservation

14 No development shall commence on the construction of the approved scheme until a scheme for the disposal of foul and surface water for both the construction and operational phases of development has been submitted to and approved in writing by the local planning authority The scheme shall be completed in accordance with the approved details prior to the commencement of development

Reason To ensure that the land drainage system is safeguarded from pollution, in the interests of amenities and safeguard the conservation objectives of the River Usk candidate Special Area of Conservation

15 No obstructions to access shall be erected or placed within 7 metres of the top of the bank of the River Usk and there shall be no trafficking of vehicles or plant within this buffer zone at any time This buffer shall at all times be kept free of any spoil, stored materials, plant, machinery, and any other structures unless otherwise agreed in writing by the local planning authority

Reason To ensure that access can be retained for maintenance and emergency purposes and to reduce the risk of pollution to the riparian area in order to safeguard the conservation interests of the River Usk candidate Special Area of Conservation

16 The development shall be carried out fully in accordance with a Working Method Statement and Code of Construction Practice which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development This Code of Practice shall contain details of all methods and modes of carrying out construction works and shall include provisions for the protection of the existing reed and any other water bodies within the site or outside of it from pollution

Reason To ensure that the land drainage system is safeguarded from pollution, in the interests of protecting the River Usk candidate Special Area of Conservation and Site of Special Scientific Interest

Controls Of Construction Times

17 No construction work (including demolition or land raising) shall be carried out other than between the hours of 0800 and 1900 hours Monday to Friday, and 0800 to 1800 hours on Saturday with no works or construction traffic movements being carried out on a Sunday or Bank Holiday unless otherwise agreed in writing by the local planning authority

Reason To minimise the disturbance associated with the movement of construction traffic and construction works upon residential amenities

18 Notwithstanding the restricted hours of construction contained within condition 16 above, no work of excavation, land raising or construction shall take place within 20 metres of the top of the riverbank between dusk and dawn where these occur in the winter months before 1900 hours or after 0800 hours respectively unless otherwise agreed in writing by the local planning authority.

Reason To ensure no disturbance is caused to otters migrating up or down the river at the periods of darkness

Archaeology

19 The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any groundworks within the application site so that an archaeological watching brief can be conducted The archaeological watching brief will be undertaken to the standards laid down by the Institute of Field Archaeologists The local planning authority will be informed in writing at least two weeks prior to the commencement of the development with the name of the said archaeologist

Reason In the interest of securing the safe excavation and protection of any archaeological remains on the site

Noise

20 Prior to work commencing on the development, a Noise Impact Assessment shall be conducted and a scheme for noise mitigation works to protect future residents and users of the site from noise emanating from the railway shall be submitted to and approved in writing by the local planning authority All works shall then be carried out in accordance with the approved details

Reason In the interest of residential amenities and to protect the interests of future users of the site

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NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission

This decision notice is in respect of **Planning Permission** and does not convey any decision which may be required under The Building Regulations

This decision relates to the plan entitled "Glebelands - Site Location Plan"

The applicant is advised that a 7 tonne axle weight restriction is in force on the Bank Street Bridge

Signed on behalf of the Council

For Head of Planning and Economic Regeneration

Newport County Borough Council

Civic Centre
Newport
South Wales
NP20 4UR

Application No 00/0768

Council Decision Date 31/10/2000

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM