



## **Environment, Roads & Facilities**

Consultancy

### **PSMP – Caerhun & Trefriw Area**

# **Temporary Accommodation – Appraisal of Potential Sites**

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## **Executive Summary**

The construction of a new 120 pupil primary school on the site of Ysgol Dolgarrog has necessitated the provision of temporary classroom accommodation for approximately 60 pupils from September 2017 – July 2018. There is a need to find a suitable site for a unit estimated to be approximately 300m<sup>2</sup> which will also accommodate the day to day running of a primary school.

Four potential sites in the Dolgarrog / Tal y Bont area have been identified and this report provides an overview of the relative merits of each site as perceived after initial research and site visits.

## 1 Introduction

### 1.1 Terms of Reference

Conwy County Borough Council (CCBC), Environment, Roads and Facilities (ERF) Consultancy department has been commissioned by Social Care and Education to investigate the feasibility of four potential sites for temporary classroom accommodation in the Dolgarrog / Tal Y Bont area of the Conwy Valley. The temporary accommodation is required whilst a new 120 pupil primary school is constructed on the site of Ysgol Dolgarrog.

### 1.2 Key Considerations

The villages of Tal Y Bont and Dolgarrog sit in the Conwy Valley and are both small rural villages / hamlets. Any potential site for the erection of temporary classroom accommodation needs to be able to provide / accommodate the following:

- Classroom units at least 300m<sup>2</sup> in area
- Services to ensure classrooms are 'on grid'
- Suitable access and egress for parents dropping off / picking up pupils
- Parking provision for teachers and support staff
- Suitable facilities / area for recreation / physical education

The impact of the temporary accommodation, both during construction and operation also needs to be carefully considered, as in a rural location this could potentially adversely affect neighbouring residents.

Figure 1 below shows the location of each of the four selected sites.

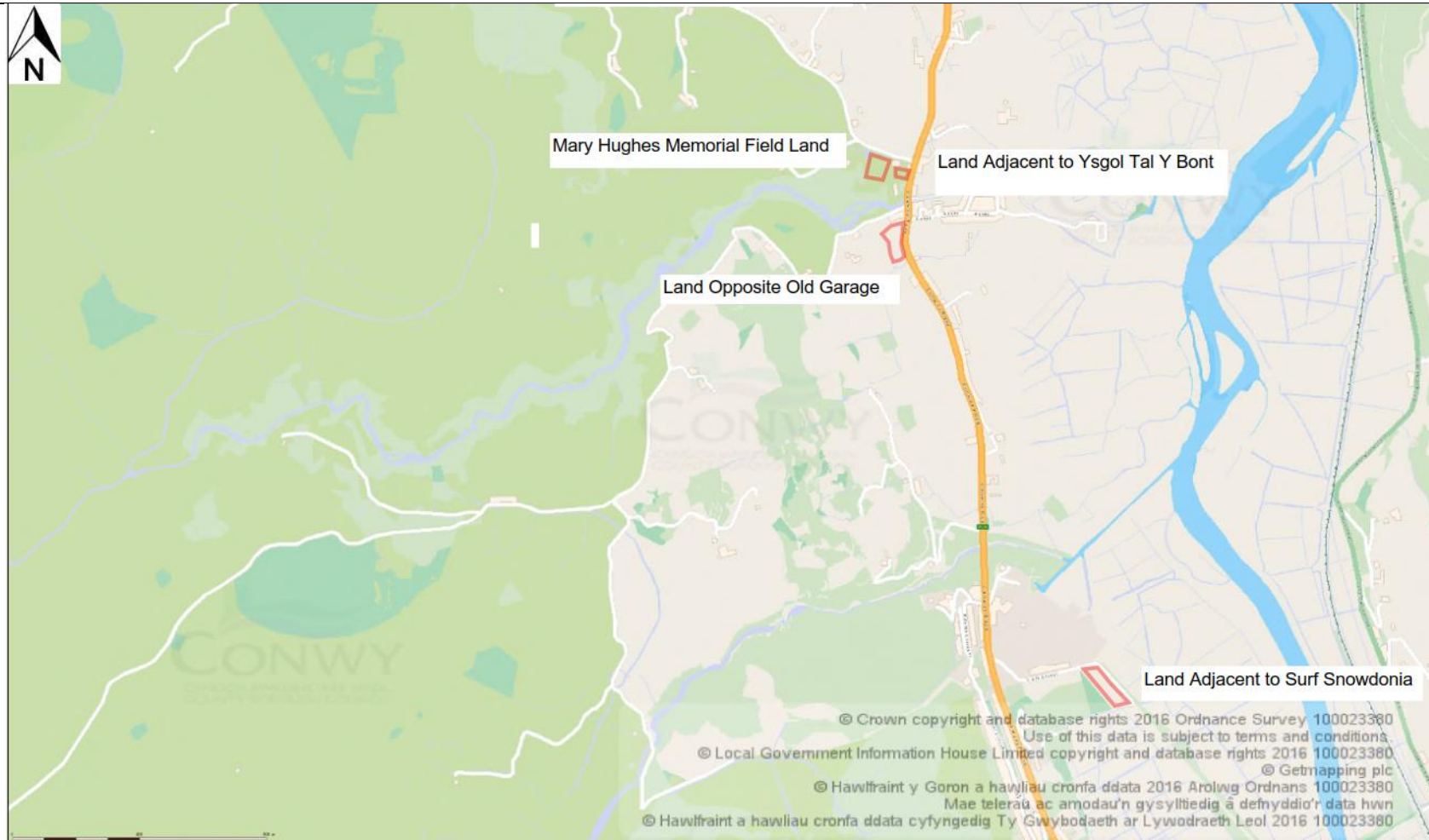


Figure 1 – Location of four sites

## 2 Appraisal of Individual Sites

### 2.1 Land Adjacent to Surf Snowdonia

There is a parcel of land behind Surf Snowdonia with an area of approximately 7000m<sup>2</sup>. Initial feedback from planning suggest they would not generally encourage the siting of temporary classrooms on this site. Current designated uses of the land are tourism and housing. The site is within the registered Lower Conwy Valley Historic Landscape (CADW) and TAN 15 C1 Flood Zone. Current use temporary events field and overflow parking. All the stats are relatively close to the site due to the Surf Snowdonia development.

#### **ADVANTAGES**

- Blank canvas, currently an open area of hardstanding
- Would be easily returned to former condition after use
- Sports pitch to rear of area
- Good highway access
- Large site, would easily accommodate all required temporary structures
- Potential for surf Snowdonia to utilise any infrastructure / services installed when site is vacated

#### **DISADVANTAGES**

- Currently no development on site so all required accommodation and ancillary space / amenities would need to be constructed
- Surf Snowdonia is increasingly popular and high volume of site traffic may be an issue (although the busiest periods fall within schools holidays, biggest issue may be during construction)
- Flood risk would need to be looked at in more detail and appropriate conclusions drawn
- Unsure how much / often space is utilised by Surf Snowdonia at present, or if they have any short / long term plans for the area
- Site is currently hard standing therefore not currently suitable recreation space for sports such as football, running etc
- Temporary accommodation would also have to house canteen/ dining/ assembly hall due to distance from other amenities

Some images of the site taken on December 5th 2016 are included as Appendix A of the report.

### 2.2 Land Opposite Old Garage

This piece of land is approximately 4250m<sup>2</sup> in area. It is sited on Conway Road in-between Dolgarrog and Tal y Bont. Initial feedback from planning is that the siting of temporary classroom accommodation would not generally be encouraged in this location. The site is within the registered Lower Conwy Valley Historic Landscape (CADW) and within a designated Conwy Valley Special Landscape Area (Conwy LDP). Current use appears to be for grazing only. All stats aside from gas are in close proximity to the site.

### **ADVANTAGES**

- Relatively flat site
- Blank canvas, no development on site currently

### **DISADVANTAGES**

- Residential properties on all sides, no natural screening of any potential development
- Located on tight bend, access and egress from site to highway potentially an issue
- No nearby parking offsite, potential problems with vehicles parking on main road due to bend in highway
- Uneven and open site
- Site not secure, would likely need perimeter fencing on at least two sides
- Temporary accommodation would also have to house canteen/ dining/ assembly hall due to distance from other amenities

Some images of the site taken on December 5<sup>th</sup> 2016 are included as Appendix B of the report.

## **2.3 Mary Hughes Memorial Field Land**

The piece of land is situated behind Ysgol Tal y Bont and is approximately 8000m<sup>2</sup> in area. The land consists of a small area of hardstanding next to the Memorial Hall, large open playing fields and a tennis court and a MUGA. This site is within the Snowdonia National Park Boundary and currently an open public space. It would be useful to gauge how well used the space and facilities are as this will potentially impact the suitability of the site. All stats are close to site due to the proximity of the public house and Ysgol Tal y Bont.

### **ADVANTAGES**

- Potential to utilise existing building, possibly supplement with temporary structure in car park area of Memorial Hall (dependant on condition of building)
- Potential to share facilities and access with Ysgol Tal y Bont
- Close proximity to existing school, could create an access to adjoin any development
- Relatively flat, open space

### **DISADVANTAGES**

- Loss of public green space, tennis court and MUGA are at back of site so access may be an issue if temporary buildings located in front of these
- Tight access from main road and into site itself, parking could be problematic
- Stream across entrance and at side of site may be an issue in terms of flooding and safety

Some images of the site taken on December 5<sup>th</sup> 2016 are included as Appendix C of the report.



## 2.4 Land Adjacent to Ysgol Tal y Bont

This piece of land sits between the Memorial Hall and Ysgol Tal y Bont and is approximately 1800m<sup>2</sup> in area. The land is currently unused and overgrown, with a small gated access to the front. There is a small elevation to the site, although this is hard to judge currently due to the overgrown vegetation on site. This site is within the Snowdonia National Park Boundary. All stats are close to site due to the proximity of the public house and Ysgol Tal y Bont.

### **ADVANTAGES**

- Close proximity to existing school, could create access to / through Ysgol Tal y Bont
- Potential to share facilities and access with Ysgol Tal y Bont
- Currently wasteland so could argue developing site would benefit surrounding area
- Any temporary structure could potentially be utilised by neighbouring memorial hall after project (or school subject to future plans / proposed use)
- Layby across from site provides potential for parking drop off / pick up area

### **DISADVANTAGES**

- Slight elevation of site
- Currently limited access to the site
- Relatively small site, may have to combine with current school or neighbouring Memorial Hall
- Backs on to Public House

Some images of the site taken on December 5th 2016 are included as Appendix D of the report.

## 3 Summary

Each of the four sites have their relative merits as highlighted in the report. However, from the site visit undertaken I believe that the Land Opposite the Old Garage would not be suitable due its location on a bend of Conway Road. There is no parking in close proximity and egress to and from the site onto the main road would potentially be an issue. The open nature of the site would also mean any temporary accommodation would be highly visible to the residential properties, which are on three sides of the site.

The land behind Surf Snowdonia on paper seems to be a very viable option. It has designated access form the main road, is currently undeveloped hardstanding which would lend itself to being developed and then returned to its current condition. However as the site is completely undeveloped, all facilities would need to be constructed on site including catering and outdoor recreation space. The construction period of July would also coincide with the busiest time of the season for Surf Snowdonia which may cause conflict as it could be assumed this is the time of year they would most likely be wishing to use the land as overflow parking / temporary event space

I believe either of the sites adjacent to Ysgol Tal y Bont would prove the most logical, though not without challenges. The proximity to Ysgol Tal y Bont would potentially make the sharing of some facilities, catering and W/C's for example, feasible. This could potentially reducing the scope of the temporary accommodation required and therefore the cost. There is an area of hardstanding currently used as a car park for the Memorial Hall which would provide a sound footing to site any temporary accommodation on. The access to each site is currently restricted but if a link from Ysgol Tal y Bont to either of the sites could be established this could overcome the issue.



## Appendix A – Surf Snowdonia Site





**Appendix B – Land opposite Old Garage**





**Appendix C – Mary Hughes Memorial Field Land**





**Appendix D – Land Adjacent to Ysgol Tal y Bont**

