

RECOMMENDED PLANNING CONDITIONS

1. Demolition in accordance with the approved details shall be carried out within a period of five years from the date of this decision.

Reason: *To comply with Condition B.2(ix)(aa) of Part 11 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.*

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of works of demolition.

Reason: *To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.*

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the following documents and submission:

- a) the application form received by the CPA on 13 April 2016;
- b) Demolition Notification Planning Statement received by the CPA on 13 April 2016;
- c) Bat Scoping Report Survey and recommendations, received by the CPA on 25 April 2016;
- d) Pre-Appointment Method Statement for Demolition and Associated Works, received by the CPA on 13 April 2016; and
- e) Drawing PY PS 000004, received by the CPA on 13 April 2016.

Reason: *For the avoidance of doubt as to the development that is permitted.*

4. Should any tree, shrub, scrub or other vegetation clearance works be carried out between the months of March to August inclusive, the works shall be undertaken in accordance with a methodology which shall first be submitted to and approved in writing by the CPA. Works to be carried out in accordance with the approved methodology shall only be undertaken following inspection by a suitably qualified ecologist and written confirmation from the ecologist first being submitted to the CPA that breeding birds would not be adversely impacted by the proposed clearance works.

Reason: *To avoid disturbance to birds during the breeding season.*

5. Prior to the commencement of main site works, details of the design and alignment of proposed temporary fencing, positioned so as to reasonably safeguard the health of trees on the site, shall be submitted to and approved in writing by the CPA. The fencing shall be installed to the satisfaction of the CPA

on the approved alignment prior to the commencement of demolition, and shall be so retained throughout the period of demolition works.

Reason: Details are required to be submitted prior to the commencement of demolition to ensure that trees on the site are appropriately safeguarded.

6. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA ;
- a) no works of demolition shall be carried out or plant operated except between 07:30–18:00 hours Mondays to Fridays and 07:30–13:00 hours on Saturdays;
 - b) works of demolition or plant operation shall not be carried out at any time on Sundays, Public or Bank Holidays;
 - c) no demolition related vehicle movements to or from the site shall take place on any day other than between 07:30–18:00 hours Mondays to Fridays and 07:30-13:00 hours on Saturdays;
 - d) in addition to the requirement of 6c), no demolition related lorry movements to or from the site shall take place on any school day between 08:00-09:00 hours and 14:45-15:45 hours;
 - e) the contractor shall employ measures to minimise noise impacts in accordance with guidance in BS5228-1:2009 *Code of practice for noise and vibration control on construction and open sites*, to ensure noise levels do not exceed 65dB LAeq,1hr 3.5m from the façade of any nearby receptor.

Reason: To safeguard the amenity of nearby residents and to minimise risk of pedestrian/cycle conflict with HGV/construction traffic when Newark Academy is in use.

7. Prior to the commencement of works of demolition, details of
- a) lorry routeing for construction traffic;
 - b) measures to prevent the deposit of debris on the public highway;
 - c) the segregation of demolition related vehicle movements and pedestrian movements on site;

shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the CPA.

Reason: Details are required to be submitted prior to commencement of works to ensure that appropriate measures are in place in the interest of highway safety.

8. Prior to the commencement of main site works, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the

approved details. If during development, contamination not previously identified is found to be present, no further development shall be carried out, unless first agreed in writing by the CPA, until a remediation strategy to deal with unsuspected contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of main site works to provide an appropriate methodology that will ensure that the site is remediated to an appropriate standard.

9. Prior to the commencement of works of demolition on site, a destructive asbestos survey of buildings to be demolished shall be submitted to and approved in writing by the CPA. Development shall not be carried out other than in accordance with the approved details.

Reason: Details are required to be submitted prior to commencement of works to ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

10. Any voids on site shall be filled with inert materials only which shall be tested and certified as being free of contaminations and asbestos containing materials.

Reason: To ensure that the site is restored in a satisfactory manner.

11. Within two months of the completion of works of demolition, a validation report to confirm an absence of contaminants including asbestos on the finished surface of the site, shall be submitted to and approved in writing by the CPA.

Reason: To ensure that the site is left in a satisfactory condition and does not pose a risk to human health and the environment.

Informatives/Notes to Applicant

1. The Bat Scoping Report supporting the submission has identified the need for additional bat surveys to be carried out. Whilst the safeguarding of protected species falls outside of matters for consideration in determining this prior notification, bats are protected by The Wildlife and Countryside Act 1981. It will still be necessary for the applicant to undertake additional surveys and if required carry out suitable mitigation in accordance with a bat licence to be obtained from Natural England.