

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

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 the development hereby permitted.

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

3. Unless where amendments are made pursuant to the other conditions attached to the permission, the development hereby permitted shall be carried out in accordance with the following plans and documents:

- a) Completed planning application forms and certificates received by the CPA on 4th January 2016.
- b) Planning Statement received by the CPA on 4th January 2016.
- c) Location Plan received by the CPA on 4th January 2016.
- d) Drawing No.P.Y.BE.29217/01 'Existing Layout and Elevations', dated September 2015 and received by the CPA on 3rd December 2015.
- e) Drawing No.P.Y.BE.29217/02 Rev A 'Proposed Layout and Elevations', dated October 2015 and received by the CPA on 3rd December 2015.
- f) Contamination Appraisal (Ref P.Y.BE.29171.01) dated January 2015 and received by the CPA on 3rd December 2015.
- g) Drawing No.P.Y.BE.29217/04 Rev B 'Canopy and Fencing Layout' dated October 2015 and received by the CPA on 15th December 2015.

Reason: For the avoidance of doubt and to define the permission.

4. Prior to any works of demolition taking place on the site, a destructive asbestos survey shall be undertaken in accordance with the methodology set out in Nottinghamshire County Council's Code of Practice for Carrying Out Work that may Disturb ACMs (Asbestos Containing Materials) (NCC Code of Practice) in respect of asbestos containing materials, and submitted to the CPA for its approval in writing. In the event that the survey indicates the presence of asbestos, details of the steps to be followed in the NCC Code of Practice to manage the risk associated with asbestos shall be submitted to the CPA for its written approval, and development shall be carried out in accordance with the approved detail.

Reason: This matter requires assessment prior to the development proceeding to ensure that the risk associated with asbestos containing materials is appropriately managed.

5. If during development, contamination and/or asbestos containing materials not previously identified is found to be present, no further development shall be carried out, until a remediation strategy to deal with unsuspected contamination has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the site is remediated to an appropriate standard.

6. Prior to their use on site a sample of the facing brick to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the CPA. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with Policy ENV1 of the Gedling Borough Replacement Local Plan.

7. Notwithstanding details submitted to illustrate the proposed external canopy, prior to its installation the final choice of its design and colour shall be submitted to the CPA for its written approval. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and to accord with Policy ENV1 of the Gedling Borough Replacement Local Plan.

8. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA;

- a) no construction deliveries or works shall take place on Sundays, Public or Bank Holidays;
- b) no construction deliveries to site shall take place on any school day between 08:30-09:20 hours and 15:00-15:45 hours and not before 07:30 or after 18:00 hours.
- c) no construction deliveries to site shall take place on any non-school day other than between 07:30 -18:00 hours;
- d) no construction work shall be carried out or plant operated except between 07:30hours –18:00hours Mondays to Fridays and 07:30 hours – 13:00 hours on Saturdays.

Reason: In order to minimise disturbance due to construction operations and in the interest of amenity in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan.

9. Prior to construction works commencing on the site, details of contractors' access and site working arrangements shall have been submitted to and approved in writing by the CPA. The details shall specify the following:

- a) The size and location of the works compound(s);
- b) The location(s) and means of access to the site and routeing for construction traffic;
- c) Provision for contractors' parking;

- d) Temporary means of enclosure and demarcation of the site operational boundaries, to be erected prior to the commencement of construction operations in any part of the site and maintained for the duration of construction operations;

The development shall be carried out in accordance with the approved details.

Reason: In order to minimise disturbance due to construction operations and in the interest of amenity in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan.

10. Within three months of the new classroom hereby permitted first being brought into use, a review of the School Travel Plan shall be submitted to and approved in writing by the CPA. The School Travel Plan Review shall set out proposals (including targets, a timetable, monitoring and enforcement mechanism) to encourage more sustainable travel and appropriate parking behaviour which are acceptable to the CPA and shall include arrangements for the monitoring of progress of the proposals. The School Travel Plan Review shall be implemented in accordance with the timetable set out in that document unless otherwise agreed in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable travel in accordance with Policy 14 of the Gedling Aligned Core Strategy.

Informatives/notes to applicants

1. Severn Trent Water advise that although statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Should you require any further information please contact STW on 0116 234 3834.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system you will be required to make a formal application to Severn Trent Water under Section 106 of the Water Industry Act 1991. Copies of current guidance notes and application forms are available from the website (www.stwater.co.uk) or by contacting the STW New Connections Team (Tel: 0800 707 6600).

2. The response from National Grid is appended for your attention.
3. Your attention is drawn to the Standing Advice from The Coal Authority dated 1 January 2015 set out below.