

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 no more than 14 days, prior to the commencement of the development hereby permitted.

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

3. The development hereby permitted shall be carried out in accordance with the following plans and documents:

- a) Drawing Ref: PY BE 29186 AI (0) 8 titled 'Location Plan' – received by the CPA on 27 January 2015;
- b) Drawing Ref: PY BE 29186 AL (0) 2 titled 'Proposed External Levels' – received by the CPA on 27 January 2015;
- c) Drawing Ref: PY.BE.29186 AL (0) 3 titled 'Plan and Elevations 2' – received by the CPA on 27 January 2015;
- d) Drawing Ref: PY BE 29186 AL (0) 6 titled 'Proposed External Works and drains' received by the CPA on 27 January 2015;
- e) Planning Application Forms – received by the CPA on 23 January 2015;
- f) Design, Access and Supporting Statement – received by the CPA on 30 January 2015;
- g) Transport Statement Ref: MT/NWK/NS/1759/TS – received by the CPA on 29 January 2015;
- h) Extended Phase 1 Survey – received by the CPA on 23 January 2015;
- i) Tree Survey undertaken by W.K.W Tree Services – received by the CPA on 23 January 2015;
- j) Contamination Appraisal Ref: P.Y.BE.29174.01 – received by the CPA on 23 January 2015;

Reason: For the avoidance of doubt.

Traffic and Transportation

4. Prior to the commencement of development details of the methods of construction in the form of an environmental management plan shall be submitted

to, and approved in writing by, the CPA. The environmental management plan shall include the following details:

- a) Lorry routeing for construction traffic;
- b) Measures to prevent the deposit of debris on the public highway;
- c) The segregation of construction vehicles and pedestrian movements on site;
- d) A scheme for the recycling/disposal of surplus soils and waste resulting from construction; and
- e) Noise mitigation measures to ensure compliance with Condition 13.

The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure there is not an unacceptable impact on traffic and transportation, in accordance with Policy M16 of the Mansfield Local Plan and the NPPF.

5. The development shall not be brought into use until the approved parking, manoeuvring and turning areas have been constructed, and the parking spaces have been marked out, to the written satisfaction of the CPA.

Reason: To ensure there is not an unacceptable impact on traffic and transportation, in accordance with Policy M16 of the Mansfield Local Plan and the NPPF.

6. The development shall not be brought into use until the approved delivery area has been constructed to the written satisfaction of the CPA. The delivery area shall be retained for its intended purpose for the life of the development.

Reason: To ensure there is not an unacceptable impact on traffic and transportation, in accordance with Policy M16 of the Mansfield Local Plan and the NPPF.

7. Within three months of the development being brought into use, a School Travel Plan shall be submitted to the CPA for its written approval. The School Travel Plan shall include a named Travel Plan coordinator and details of proposals including targets, timetables and enforcement mechanisms. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason: To assist in reducing reliance on the use of private cars for employees and pupils and to minimise impact on traffic and transportation in line with the NPPF.

Materials

8. Prior to the removal of the existing play area equipment, details of an area for the equipment to be relocated to shall be submitted to, and approved in writing by, the CPA. The play equipment shall thereafter be relocated in accordance with the approved details.

Reason: To prevent the loss of play space, and equipment, in accordance with Policy LT7 of the MLP.

9. Prior to their use on site, a sample/specification of the following shall be submitted to, and approved by, the CPA.

- a) facing bricks;
- b) timber cladding;
- c) single-ply membrane roof; and
- d) canopy (including colour).

The development shall thereafter be constructed in accordance with the approved material details.

Reason: In the interest of visual amenity and to comply with Policy BE1 of the MLP.

Landscaping

10. Within three months of the commencement of development a landscaping scheme and schedule shall be submitted to the CPA for its approval in writing. The scheme shall include details of proposed planting including location, numbers, density and species, and a written specification including cultivation and other operations associated with establishment. All planting and seeding shall be undertaken in the first planting season following the completion of the development. Any plants which fail, die, become damaged or diseased within a period of five years from the completion of the development shall be replaced with similar species within the first available planting season.

Reason: In the interests of visual amenity and in accordance with Policy BE1 of the MLP.

Ecology

11. There shall be no tree, shrub, scrub or other vegetation clearance works carried out between the months of March to August inclusive, unless details are submitted to, and approved in writing by, the CPA to satisfactorily demonstrate that the clearance work would not adversely impact nesting birds. Development shall be carried out in accordance with approved details.

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

12. No open excavations or trenches shall be left uncovered overnight without a mammal escape ramp.

Reason: To ensure the protection of wildlife in the interests of nature conservation.

Noise

13. Except in the case of emergency when life, limb or property are in danger (such instances which are to be notified to the CPA within 48 hours of their occurrence) construction shall be undertaken in accordance with the following:
- a) No construction works or deliveries shall take place on Sundays, Public or Bank Holidays;
 - b) Construction deliveries to site shall only take place between 07:30-18:00 hours; additionally on school days no deliveries to site shall be undertaken between 08:00-09:00 and 14:45-15:45 hours;
 - c) No construction work shall be carried out or plant operated except between 07:30 – 18:00 hours Mondays to Fridays and 07:30 – 13:00 Saturdays;
 - d) Noise generated by construction activities on the site shall not exceed 65dB ($L_{Aeq, 1hr}$) measured at a distance of 3.5m from the nearest façade of a property.

Reason: In the interests of residential amenity and safety, and in compliance with the NPPF's aim to avoid noise from giving rise to significant adverse impacts.

Contamination

14. If during development, contamination 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 the 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.