

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 otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports, and the following plans:

- (a) Location Plan (Drawing LPS-PL-00-ZZ-DR-L-00001 Rev PL01) received by the CPA on 13 September 2016;
- (b) Tree Retention and Removal Plan (Drawing LPS-PL-00-ZZ-DR-L-00002 Rev PL02) received by the CPA on 7 October 2016;
- (c) Proposed Site Plan (Drawing LPS-PL-00-ZZ-DR-L-00003 Rev P02) received by the CPA on 7 October 2016;
- (d) Landscaping Plan (Drawing LPS-PLI-S4-94-002 Rev 03) received by the CPA on 12 October 2016;
- (e) Landscape Indicative Levels (Drawing LPS-PL-00-ZZ-DR-L-00007 Rev P02) received by the CPA on 7 October 2016;
- (f) Proposed Fencing Plan (Drawing LPS-PL-00-ZZ-DR-L-00005) received by the CPA on 7 October 2016;
- (g) Sports Strategy Plan (Drawing LPS-PL-00-ZZ-DR-L-00003 Rev P02) received by the CPA on 7 October 2016;
- (h) Lighting Plan (Drawing BSXX(60)4001 Rev P4) received by the CPA on 7 November 2016;
- (i) Ground Floor Plan (Drawing LPS-PL-20-000) received by the CPA on 13 September 2016;
- (j) First Floor Plan (Drawing LPS-PL-20-001) received by the CPA on 13 September 2016;

- (k) Roof Plan (Drawing LPS-PL-20-002) received by the CPA on 13 September 2016;
- (l) North and South Elevations (Drawing LPS-PL-20-100) received by the CPA on 13 September 2016;
- (m) East and West Elevations (Drawing LPS-PL-20-101) received by the CPA on 13 September 2016;
- (n) Site Sections (Drawing LPS-PL-00-ZZ-DR-L-00004 Rev PL03) received by the CPA on 13 October 2016.

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

- 4. Tree, shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive shall only be undertaken in accordance with a methodology which shall be 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 development, the means of protection and alignment of fencing to safeguard trees to be retained during the period of construction shown on Drawing LPS-PL-00-ZZ-DR-L-00002 Rev PL02, shall be submitted to and approved by the CPA in writing. The approved scheme shall be completed as part of site enabling works, and prior to the commencement of main site works, to the written satisfaction of the CPA.

Reason: In order to safeguard the health of trees on the site during the period of construction in the interest of the visual amenity and ecology of the site.

- 6. Notwithstanding Condition 5, where works are to be carried out within root protection areas identified on Drawing LPS-PL-00-ZZ-DR-L-00002 Rev PL02, the work shall be carried out in accordance with a methodology which shall first be submitted to and approved in writing by the CPA.

Reason: In order to safeguard the health of trees on the site during the period of construction and in the interest of the visual amenity of the site.

- 7. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA;
 - a) no construction deliveries or work shall take place on Sundays, Public or Bank Holidays;
 - b) no construction deliveries to 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;

- 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 hours on 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: To safeguard the amenity of nearby residents.

8. Prior to the commencement of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:
- (a) lorry routeing for construction traffic;
 - (b) measures to prevent the deposit of debris on the public highway;
 - (c) measures for the control of noise (to comply with Condition 7d)), vibration and dust emissions (including mitigation measures in the event of a complaint);
 - (d) a scheme for the recycling/disposal of surplus soils and waste resulting from construction;
 - (e) measures to safeguard risk to mammals during the period of construction;
 - (f) measures to safeguard risk to reptiles which may be encountered during the period of construction (unless the procedure set out in Paragraph 4.1.5 of the Preliminary Ecological Appraisal supporting the application are to be followed);

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: In the interest of highway safety, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

9. Prior to the commencement of development approved by this planning permission, or such other time as may first be agreed in writing with the CPA, in addition to details already submitted in support of the application:
- a) a re-evaluation of the ground gas data and subsequent options appraisal and remediation strategy based on the site investigation results and detailed risk assessment, giving full details of the remediation measures proposed in respect of highly elevated gas concentration identified in ground on the site shall be submitted and approved by the CPA. The selection of imported material acceptance criteria shall also be submitted to and approved in writing by the CPA.

The development shall proceed in accordance with the approved details. The written consent of the CPA shall be obtained prior to any change being made to any components of the approved remediation strategy.

- b) Within three months of the completion of works of site remediation a validation report to confirm that identified site contamination and associated risks have been satisfactorily remediated shall be submitted to and approved in writing by the CPA.

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

10. 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 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.

11. Prior to the commencement of main site works, a scheme of foul water drainage works shall be submitted to and approved by the CPA in writing. The foul drainage works shall be completed prior to the development hereby approved first being brought in to use, in accordance with the approved details.

Reason: To prevent the increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

12. Prior to the commencement of main site works a scheme of surface water drainage works based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and which limits surface water discharge from the site to 5litres/second, shall be submitted to and approved in writing by the CPA in consultation with the NCC Flood Risk Management Team. The scheme shall subsequently be implemented in accordance with the approved details and shall be completed prior to the development hereby approved first being brought into use.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

13. Prior to their use on site, samples and/or a schedule of all proposed facing materials and finishes, including paving, shall be submitted to and approved by the CPA in writing. Development shall be carried out in accordance with the approved details, other than with the prior written consent of the CPA.

Reason: In the interest of visual amenity and to accord with Greater Nottingham Aligned Core Strategies Policy 10 Design and Enhancing Local Identity.

14. No main site works shall commence until an Order made under S118 of the Highways Act to extinguish the public footpath crossing the application site has been confirmed.

Reason: To ensure that the development for which planning permission has been granted can be delivered in accordance with the approved plans.

15. Prior to being installed, design details including height and appearance of the:

- (a) Sprinkler tank and related enclosure;
- (b) Foul and surface water pump compound enclosure;
- (c) Bin storage area; and
- (d) Covered cycle storage

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

16. Within 3 months of the commencement of development, details including timescale of proposed:

- a) provision for roosting bats; and
- b) provision of bird nest boxes targeting sparrow, starling and swift;

integrated into the fabric of the building shall be submitted to and approved by the CPA in writing. Provision for roosting bats and nest boxes shall be made in accordance with the approved details and in accordance with the recommendations of the Extended Phase 1 Habitat Survey Report supporting the application.

Reason: To enhance the ecology of the site.

17. Within 6 months of the commencement of development a scheme, including a programme for the provision of landscaping to include

- a) species, locations, planting size and planting density;
- b) establishment methods (including tree pit detail); and
- c) schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats

shall be submitted to and approved in writing by the CPA. Other than as may be agreed in the programme for the provision of landscaping and planting, the approved landscaping and planting scheme shall be completed not later than the first planting season following the development first being brought into use. Any tree, plant, shrub or grass seeding that fails to become established within 5 years of the completion of the approved planting and landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity.

18. Within 6 months of the commencement of development;

- a) The construction specification for hard play areas;

- b) drainage details of areas used for outdoor play; and
- c) a grid of areas of hard play;

shall be submitted to and approved in writing by the CPA.

Sports pitch and areas of hard play shall be provided in accordance with the approved details prior to the development first being brought into use or in accordance with a timetable that shall first be agreed in writing with the CPA.

Reason: To ensure the provision of pitch and outdoor facilities to a standard fit for purpose.

19. No part of the development hereby permitted shall be brought into use until the amended Walker Street vehicular footway crossing has been made available for use in accordance with the specification of the Highway Authority the satisfaction of the County Planning Authority.

Reason: In the interests of Highway safety.

20. No part of the development hereby permitted shall be brought into use until the access driveway and parking areas have been surfaced in a bound material (not loose gravel) to the written satisfaction of the CPA. The surfaced access driveway and parking areas shall then be maintained in such bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

21. No part of the development shall be brought into use until the parking, turning and servicing areas have been constructed, drained through trapped gullies with an overall capacity compatible with the site being drained, surfaced and marked out, and cycle parking provided, in accordance with the approved plans to the satisfaction of the CPA. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

Reason: To ensure the timely provision of car parking and service areas in the interest of highway safety.

22. Prior to the development permitted first being brought into use School Zone markings and associated signage generally in accordance with Drawing H/04078/2385 shall be provided to the satisfaction of the CPA.

Reason: In the interest of highway safety.

23. The Head Teacher of the new Primary School, or other suitably authorised person, shall appoint and thereafter continue to employ or engage a Travel Plan Coordinator who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives. The Travel Plan Coordinator shall within 3 months of the eight classroom building first being brought into use provide a completed Primary School Travel Plan aimed at reducing reliance on the private car as the principal means of staff and parent transport to and from the school, including timelines for monitoring, review and implementation, to the

written satisfaction of the CPA. The Primary School Travel Plan include initiatives to:

- a) promote education relating to sustainable travel and road safety education, in consultation with NCC Road Safety Team;
- b) raise awareness of the problems car journeys can create;
- c) reduce travel by vehicle to and from school;
- d) promote car sharing;
- e) raise awareness amongst parents of the issues of travel to school; and
- f) manage student drop-off and pick-up.

The School Travel Plan shall include:

- g) the scope and a programme for monitoring school related short-term parking on the public highway, and any potential highway safety issues arising;
- h) the scope and a programme for monitoring pedestrian-cyclist movements associated with the school's peak operation times;
- i) a proposal to attain periodic staff-pupil travel pattern behaviours, through origin-destination-post code-multi modal surveys;
- j) modal shift targets; and
- k) demand for, and future provision of additional covered cycle spaces;

and demonstrate that active engagement has taken place with the local community and civil enforcement officers.

Reason: In the interest of highway safety and to promote sustainable travel.

24. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the eight classroom building first being brought into use, and thereafter submit annual reports for a minimum period of 5 years and until the Primary School Travel Plan single occupancy car passenger targets have been met. The annual monitoring reports shall summarise the data collected over the monitoring period (Condition 23g-23j)), evidence that active engagement has taken place with the local community and civil enforcement officers, evidence consultation with NCC Road Safety Team in the promotion of sustainable travel and road safety education, and propose revised initiatives and measures where the Primary School Travel Plan targets are not being met, including implementation dates, to be approved in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable travel.

25. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB $L_{Aeq,1hr}$ between 18:00-23:00hours on school days, and 07:00-23:00 hours on non-school days, measured 3.5m from the nearest façade of any nearby residential receptor.

Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

26. Following the completion of the development, noise levels from any activity on the site between 23:00–07:00 hours shall not exceed the existing night-time background ($L_{90,15mins}$) noise level, measured 3.5m from the nearest façade of any nearby residential receptor.

Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

27. Following the completion of the development, the combined fixed plant noise level shall not exceed the background noise level ($L_{90,T}$) at any time of the day/night at the nearest boundary of any residential receptor when assessed in accordance with BS4142:2014. In the event of a complaint, which the CPA considers may be justifiable, the applicant shall undertake a noise assessment in accordance with the procedure set out in BS4142:2014 to determine compliance with background noise level ($L_{90,T}$). In the event that the noise limit is exceeded, a scheme of noise mitigation shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

Informatives/Notes to applicant

1. With reference to Conditions 11 and 12 Severn Trent Water Limited should confirm that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate any additional flows, generated as a result of the development, without causing pollution.
2. With reference to Condition 12, NCC Flood Risk Management Team advises that *drainage from the site should be via a sustainable drainage system. The hierarchy of drainage options should be infiltration, discharge to watercourse and finally discharge to sewer subject to the approval of the statutory utility. If infiltration is not to be used on the site, justification should be provided including the results of infiltration tests.*

For greenfield areas, the maximum discharge should be the greenfield run-off rate (Q_{bar}) from the area. For brownfield areas that previously drained to sewers, the previous discharge rate should be reduced by 30% to allow for future climate change effects. Note that it is not acceptable to simply equate impermeable areas with discharge as it is the maximum discharge that could have been achieved by the site through the existing pipe system without flooding that is the benchmark to be used prior to a 30% reduction. An existing drainage survey with impermeable areas marked and calculations to determine the existing flow will be required as part of any justification argument for a discharge into the sewers from the site.

The site drainage system should cater for all rainfall events up to a 100year + 30% climate change allowance level of severity. The underground drainage system should be designed not to surcharge in a 1 year storm, not to flood in a 30 year

storm and for all flooding to remain within the site boundary without flooding new buildings for the 100year + 30% cc event. The drainage system should be modelled for all event durations from 15 minutes to 24 hours to determine where flooding might occur on the site. The site levels should be designed to direct this to the attenuation system and away from the site boundaries.

Consideration must be given to exceedance flows and flow paths to ensure properties are not put at risk of flooding. The developer should provide the evidence of the flood flow path for exceedance flows and provide calculations to show the detailed drainage system.

Any proposals to use SUDS must include details showing how these will be maintained to ensure their effectiveness for the lifetime of the development.

3. With reference to Condition 17 trees to be planted should be a minimum of Extra Heavy Standard size (girth 14-16cms).
4. NCC Highways Development Control advises that works to alter the vehicular crossing over a footway of the public highway will need to be constructed to the satisfaction of the Highway Authority. The developer will need to contact the County Council's Highways Area Office tel. 0300 500 80 80 to arrange for these works to be carried out.
5. The proposed works to connect a path to Public Footpath Eastwood No 27 or use of a temporary construction access impacting on the public footpath may require a temporary closure or diversion Order. The developer will need to contact NCC Rights of Way Team (Jenny Romero – 0115 9774198) to discuss this matter in advance of commencing any works which may affect the public footpath.
6. NCC Rights of Way Team are to carry out improvements to Public Footpath Eastwood 27 in 2017/18. The applicant is advised to contact NCC Rights of Way Team (Jenny Romero – 0115 9774198) to liaise over the timing of delivery of works which may impact on the public footpath with a view to the enhanced route being available by the time the new school first opens.
7. NCC Ecology Team advises that mitigation procedure set out in Appendix 1 of the EMEC report (reference 8443/SG/16) received by the CPA on 17 October 2016 should be followed in the unlikely event that a bat is encountered during site clearance works.