

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 (including the recommendations of the updated Ecological Appraisal), and the following plans:

- (a) Location Plan (Drawing 27746-ARC-XX-ZZ-DR-A-00003 Rev P03) received by the CPA on 18 March 2021.
- (b) Context Site Plan (Drawing 27746-ARC-XX-XX-DR-A-00103 Rev P01) received by the CPA on 4 May 2021.
- (c) Proposed Site Plan (Phase 1) (Drawing 27746-ARC-XX-ZZ-DR-A-00101 Rev P06) received by the CPA on 11 June 2021.
- (d) Proposed Floor Plan (Phase 1) (Drawing 27746-ARC-XX-GF-DR-A-01021 Rev P02) received by the CPA on 18 March 2021.
- (e) Proposed Elevations (Phase 1) Sheet 1 (Drawing 27746-ARC-XX-XX-DR-A-01201 Rev P01) received by the CPA on 15 March 2021.
- (f) Proposed Elevations (Phase 1) Sheet 2 (Drawing 27746-ARC-XX-XX-DR-A-01202 Rev P01) received by the CPA on 15 March 2021.
- (g) Proposed Site Plan (Phase 2) (Drawing 27746-ARC-XX-ZZ-DR-A-00102 Rev P04) received by the CPA on 11 June 2021.
- (h) Proposed Floor Plan (Phase 2) (Drawing 27746-ARC-XX-GF-DR-A-01022 Rev P01) received by the CPA on 15 March 2021.

- (i) Proposed Elevations (Phase 2) (Drawing 27746-ARC-XX-XX-DR-A-01203 Rev P02) received by the CPA on 18 March 2021.
- (j) Proposed Building Sections (Drawing 27746-ARC-XX-XX-DR-A-01300 Rev P02) received by the CPA on 15 March 2021.
- (k) Proposed Site Sections (Drawing 27746-ARC-XX-ZZ-DR-A-00200 Rev P01) received by the CPA on 15 March 2021.
- (l) Hard Landscaping/Fencing Plan (Drawing 27746-ARC-XX-XX-DR-A-00109 Rev P06) received by the CPA on 11 June 2021.
- (m) Fencing Elevations FE1-FE4 (Drawing 27746-ARC-XX-XX-DR-A-02000 Rev P01) received by the CPA on 11 June 2021.
- (n) Fencing Elevations FE5-FE7 (Drawing 27746-ARC-XX-XX-DR-A-02001 Rev P01) received by the CPA on 11 June 2021.

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

Construction

- 4. If main site construction work has not commenced before 28 February 2023 no development shall commence before an updated ecological survey detailing any recommendations appropriate to the survey findings shall be submitted to and be approved in writing by the CPA. The development must be carried out and completed in accordance with the approved details.

Reason: Ecological surveys are time-limited. A further survey may be required prior to commencement to ensure that development is carried out taking account of up-to date ecological information.

- 5. Tree, shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive in either:

a) Phase 1; or

b) Phase 2

of the development 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.

6. Access to the school site from Dunsmore Avenue shall be for the purpose of construction only (either Phase 1 or Phase 2). Pedestrian access to the school site directly from the frontage to Dunsmore Avenue is expressly not permitted.

Reason: For the avoidance of doubt as to the development permitted in the interest of highways safety.

7. During each Phase of Development, unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA:

Phase 1

- 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 Monday to Saturday;
- c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Saturday.

Phase 2

- d) no construction deliveries or work shall take place on Sundays, Public or Bank Holidays;
- e) no construction deliveries to site shall take place on any day other than between 07:30–18:00 hours Monday to Friday and 07:30– 13:00 hours on Saturday;
- f) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Friday and 07:30–13:00 hours on Saturday;
- g) no construction related vehicle movements to and from the school site shall take place;
 - i) 30 minutes before and 15 minutes after the start of the operational school day;
 - ii) 30 minutes before and 30 minutes after the end of the operational school day.
- h) 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 and in the interests of highway and pedestrian safety.

8. Prior to the commencement of:

- a) Phase 1; or
- b) Phase 2

of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:

- i) lorry routeing for construction traffic from the principal highway network;
- ii) details of the location and layout of the construction access (notwithstanding submitted information); provision for the parking of vehicles within the site belonging to construction operatives and/or visitors; areas for loading and unloading plant and materials; location and appearance of site compound/material storage areas including the height of any cabins to be sited; and details of any external lighting;
- iii) measures to prevent the deposit of debris on the public highway;
- iv) measures for the control of noise (including site hoarding), vibration and dust emissions to minimise noise impacts of construction to the lowest practicable levels (including mitigation measures in the event of a complaint);
- v) a scheme for the recycling/disposal of surplus soils and waste resulting from construction and validation of an absence of contaminants in imported soils; and
- vi) measures to safeguard risk to mammals during the period of construction;
- vii) (Phase 1 only) measures to prevent materials entering the adjacent watercourse during the period of construction;
- viii) (Phase 1 only) details of proposed finished levels relative to land immediately outside the school perimeter fence along the northern and western boundaries

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, to protect the amenities at present enjoyed by the occupiers of nearby properties, and to prevent pollution in the interest of safeguarding ecology.

Archaeology

9. Prior to the commencement of development, a programme of archaeological control and supervision within the area of the proposed school perimeter fence shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details. In the event that complex archaeological remains are located, development shall proceed in accordance with a methodology which shall first be submitted to and approved in writing by the CPA.

Reason: To ensure that adequate archaeological investigation and recording is undertaken prior to the development taking place.

Contamination

10. Prior to the commencement of main site works:
- a) A methodology for an intrusive site investigation to confirm the presence/absence of contaminated material shall be submitted to and approved in writing by the CPA.
 - b) Should the intrusive investigation carried out pursuant to the scheme approved in compliance with 10a) identify the presence of contaminated material, a remediation strategy to remove the contaminated material shall be submitted to and approved in writing by the CPA. Works shall be carried out in compliance with the approved details.
 - c) Following the completion of any works of remediation carried out in accordance with the details approved in compliance with 10b), a validation report to confirm that contamination encountered has been satisfactorily remediated shall be submitted to the CPA. Works shall not commence until the validation report has been approved in writing by the CPA unless expressly first authorised by the CPA.

Reason: Details are required to be submitted prior to the commencement of development to provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

11. If during:

- a) Phase 1; or
- b) Phase 2

of development, contamination not previously identified is found to be present, no further works shall be carried out in the area identified, 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. Works shall be carried out in accordance with the approved details.

Reason: To provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

12. The CPA shall be notified in writing within 7 days of the date of the completion of the development. Within two months of the completion of development, a validation report to confirm an absence of contaminants notified to the CPA in compliance with Condition 11 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.

Drainage

13. Notwithstanding details submitted in support of the application, unless the written evidence from Severn Trent Water that the scheme of foul drainage submitted in support of the application is acceptable is submitted for approval to the CPA, prior to the commencement of Phase 1 main site works, a scheme of foul water drainage works:

- a) for the Phase 1 development; and
- b) the Phase 2 development

shall be submitted to and approved by the CPA in writing. The foul drainage works shall be completed in accordance with the approved details prior to each Phase of Development hereby approved first being brought in to use.

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

Design Details

14. Prior to the commencement of development:
- a) notwithstanding elevations approved by Condition 3e) and Condition 3f), the design detail and location of bats boxes and bird nest boxes (target species starling and house sparrow) to be integrated in to the building structure shall be submitted to and approved in writing by the CPA; and
 - b) an ecological enhancement plan for the wider site setting out the areas of habitat to be retained, enhanced and created;

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

Reason: For the avoidance of doubt as to the development permitted and to enhance the ecology of the site.

15. Prior to their use on site in:

- a) Phase 1; or
- b) Phase 2

of development 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 Rushcliffe Local Plan Part 2: Land and Planning Policies – Policy 1 – Development Requirements.

16. Prior to being installed or erected, details of:

- a) the design and acoustic qualities of the close-boarded timber fencing to be erected on the southern site boundary;
- b) the Heras fence to be erected on the southern site boundary incorporating design measures to minimise the impact of ball strike;
- c) notwithstanding submitted details, a layout/design to reduce and mitigate the impact of ball strike of the acoustic fence; and
- d) the design of 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.

17. For the avoidance of doubt external lighting of the area of outdoor hard play is not authorised by this approval and will require a separate grant of planning permission. Prior to external lighting being installed in:

- a) Phase 1; or
- b) Phase 2

of the development, the location and design details of external light fittings, and a lighting scheme demonstrating compliance with Institute of Lighting

Professionals Guidance for the Reduction of Obtrusive Light – Zone E2 and designed in consultation with an ecologist with regard to the presence of bats, 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 interests of visual amenity, and to control the potential impact of external lighting on bats in order to ensure the favourable conservation status of a protected species.

18. Within six months of the commencement of development details of a School Zone incorporating off-site highway works (pedestrian guardrail, markings, associated signage and other measures as appropriate) on Dunsmore Avenue and Widnall Drive shall be submitted to and approved in writing by the CPA.

Reason: In the interest of highway safety.

19. Within 6 months of the commencement of Phase 1 of Development a scheme, including a programme for the provision of landscaping to include:
- a) species, locations, planting size and planting density;
 - b) an area of wildflower grassland, trees and hedgerow to accord with the ecological enhancement plan required in compliance with Condition 14;
 - c) establishment methods (including tree pit detail); and
 - d) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats (including relaxed summer mowing regime of the wildflower grassland)

generally in accordance with landscaping details shown on Drawing 27746-ARC-XX-ZZ-DR-A-00101 Rev P06 (Condition 3 c)) 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.

20. Within 6 months of the commencement of Phase 1 of Development:
- a) the construction specification for hard play areas; and
 - b) a grid of finished levels/contours of areas of hard play

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

Grass pitches shall be constructed in accordance with Sport England design guidance *Natural Turf for Sport* <https://www.sportengland.org/media/4564/natural-turf-for-sport.pdf> Pitch Type 4.

Areas of hard play and sports pitches 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.

21. Within 6 months of the commencement of development details of the:

- a) design of the 3m wide path, also incorporating a parent assembly area outside the school gate so as to not impede use of the path, to be lit (designed with regard to the presence of bats), surfaced with a bound material and marked as appropriate to accommodate use by pedestrians and cyclists between Dunsmore Avenue and Widnall Drive; and
- b) future maintenance of the path link between Dunsmore Avenue and Widnall Drive

shall:

- i) be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details; and
- ii) shall be provided to an adoptable standard in accordance with the Nottinghamshire Highway Design Guide suitable to provide safe access to the school prior to the school first being brought into use to the written satisfaction of the CPA.

Reason: In the interest of the safety of pedestrians and cyclists accessing the school.

Prior to Occupation

22. Prior to the approved school first being brought into use:

- a) the southward extension of Widnall Drive (under construction June 2021) passing the school shall be open to through traffic; or
- b) the southward extension of Widnall Drive shall be provided with a suitable turning area in proximity to the school to the satisfaction of the CPA; and

- c) prior to the adoption of the highway, any affected land owner gives written confirmation of their consent that the route to the school along Widnall Drive may be used as a means of access to the school by service vehicles, staff, visitors and parents;
- d) both the carriageway and footways on the southward extension of Widnall Drive to a point south of the vehicular access to the school have been constructed and surfaced to a standard acceptable to the CPA in consultation with NCC Highways Development Control such that they provide safe and suitable access to the school;
- e) the path linking Dunsmore Avenue and the southward extension of Widnall Drive running along the northern boundary of the school site has been satisfactorily constructed in compliance with Condition 21 and is available for use by both pedestrians and cyclists;
- f) prior to the adoption of the highway, any affected land owner gives written confirmation of their consent that Dunsmore Avenue may be used as a route for vehicular access to the school;
- g) the School Zone scheme approved in compliance with Condition 18 has been implemented to the written satisfaction of the CPA unless such other timescale has been first agreed in writing by the CPA.

Reason: To ensure the provision of safe and suitable access to the development in the interest of highway and pedestrian safety.

23. 40 covered cycle spaces shall be provided prior to the opening of the Phase 1 development.

Reason: To promote the use of sustainable non-car based travel alternatives and to promote healthy lifestyles.

24. Prior to the approved development first being brought into use two electric vehicle charging points shall be provided within the car park and all car parking spaces shall be provided with ducting to facilitate the future provision of electric vehicle charging.

Reason: To enable the use of non-carbon based technology in accordance with Paragraph 100e) of the National Planning Policy Framework.

25. No part of the development shall be first brought into use until the vehicle access, off-street vehicle/cycle/scooter 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 in accordance with the approved plans to the satisfaction of the CPA. The vehicle access, vehicle 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 and retention of car parking and service areas in the interest of highway safety.

26. Prior to the development first being brought into use the 3.0m high timber fencing on the southern boundary shown on Drawing 27746-ARC-XX-ZZ-DR-A-00109 Rev P06 (Condition 3 l)) and elevation on Drawing 27746-ARC-XX-XX-DR-A-02001 Rev P01 (Condition 3 n)) shall be constructed in accordance with details approved in compliance with Condition 16a) to the written satisfaction of the CPA.

Reason: To safeguard the amenity that occupiers of the adjacent properties (Plots 95-99) could reasonably expect to enjoy.

27. Prior to the approved development for:

- i) Phase 1 - the new school;
- ii) Phase 2 - expansion to 315 pupil places

first being brought into use, a methodology for a post-occupation traffic survey shall be submitted to and approved in writing by the CPA.

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

Post-Occupation

28. Within 3 months of the approved development for:

- i) Phase 1 - the new school;
- ii) Phase 2 - expansion to 315 pupil places

first being brought into use, a post-occupation traffic survey (in accordance with the methodology approved in compliance with Condition 27 for each Phase of Development), including recommendations and a timescale for the implementation of recommended measures shall be submitted to and approved in writing by the CPA. Approved measures shall be implemented to the written satisfaction of the CPA in accordance with the agreed timescale.

Reason: In the interest of highway safety and to minimise the potential highway related implications of the development.

29. 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:

- i) Phase 1 - the new school;
- ii) Phase 2 - expansion to 315 pupil places

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 shall 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;
- f) manage student drop-off and pick-up; and
- g) manage school related parking for school events outside of normal school hours.

The School Travel Plan shall include:

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

30. Subsequent to the report required by Condition 29, the Travel Plan Coordinator shall submit a report to the CPA within 12 months following:

- i) Phase 1 - the new school;
- ii) Phase 2 - expansion to 315 pupil places

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 29h-29 l)), 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.

31. Following the completion of the development, the combined fixed plant noise rating shall not exceed 35dB LAeq_{1hr} at the nearest sensitive receptor. 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 safeguard the amenities enjoyed by the occupiers of nearby residential properties.

32. Not less than 12 months and no later than 24 months after the school has been brought into use, a post-occupation highway survey shall be carried out to identify any additional 'School Zone' measures that need to be implemented to address damage to the highway arising from use associated with the school, or highway safety issues arising. A report shall:

- a) be submitted to the CPA within 3 months of the survey;
- b) include details of measures to mitigate identified impacts; and
- c) propose a timescale for the implementation of mitigation measures.

The mitigation measures, which shall first be approved in writing by the CPA, shall be implemented within an approved timescale.

Reason: In the interest of highway safety and the amenity of the streetscene.

33. The school shall keep a record (location, substance of complaint and date) of:

- a) impact noise complaints from balls etc. hitting perimeter fencing and acoustic timber fencing
- b) balls etc. entering gardens

received from residents adjoining the southern boundary of the school until the end of a complete academic year following the school having first been brought into use. No later than August following the school having been in use for a full academic year, or one year of the first occupation of the adjacent dwellings whichever the later, a report shall be submitted to the CPA detailing:

- c) complaints received
- d) action taken to resolve complaints
- e) any mitigation measures proposed and a timescale for their implementation.

Subject to the works of mitigation in themselves not requiring planning permission the agreed mitigation measures shall be implemented in the agreed timescale and retained, unless otherwise agreed in writing by the CPA, throughout the life of the development.

Reason: To safeguard the amenity that occupiers of neighboring properties could reasonably expect to enjoy.

Phase 2

34. Within 3 months of the commencement of Phase 2 of Development a scheme, including a programme for the provision of landscaping to include:
- a) species, locations, planting size and planting density;
 - b) grass sowing;
 - c) establishment methods (including tree pit detail); and
 - d) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats

generally in accordance with landscaping details shown on Drawing 27746-ARC-XX-ZZ-DR-A-00102 Rev P04 (Condition 3 g)) 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.

Informatives/notes to applicants

1. Via Noise advises, with reference to construction, that there is potential for some noise disturbance from the construction of the proposed school. It is noted that the wider setting is within an ongoing housing construction site. Nonetheless, there are likely to be multiple occupied dwellings in proximity to the new school development, so the contractor should employ appropriate noise controls, following recommended guidance in *BS5228-1:2009 (Code of practice for noise and vibration control on construction and open sites)* to ensure that any noise impacts are kept to a minimum.

Plant should be installed on anti-vibration mountings.

2. Rushcliffe Borough Council advises that the following matters should be considered in the design:
 - a) *Measures to ensure that the roof liners of any building do not pose a future risk to roosting bats.*
 - b) *Hedgehog corridors and features should be provided. Reptile and amphibian habitats, enhancement features and hibernacula should be considered.*
 - c) *Good practise construction methods should be adopted including:*
 - i) *Advising all workers of the potential for protected species. If protected species are found during works, work should cease until a suitable qualified ecologist has been consulted.*
 - ii) *No works, fires or storage of materials or vehicle movements should be carried out in or immediately adjacent to ecological mitigation areas or sensitive areas.*
 - iii) *All work impacting on vegetation or buildings used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.*
 - iv) *Best practice should be followed during building work to ensure trenches dug during works activities that are left open overnight should*

be left with a sloping end or ramp to allow animal that may fall in to escape. Also, any pipes over 200mm in diameter should be capped off at night to prevent animals entering. Materials such as netting and cutting tools should not be left in the works area where they might entangle or injure animals. No stockpiles of vegetation, soil or rubble should be left overnight and if they are left then they should be dismantled by hand prior to removal.

v) Pollution prevention measures should be adopted

d) Consideration should be given to climate change impacts, energy efficiency, alternative energy generation, sustainable transport (including electric vehicle and bike charging points and cycle storage), water efficiency, management of waste during and post construction and the use of recycled materials and sustainable building methods.

3. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (01332 683369).
4. Advice is given by Nottinghamshire Police on Designing Out Crime and the consultation response received by the CPA on 12 April 2021 is attached.
5. Western Power Distribution advises that there is electrical apparatus in proximity to the site A copy of the consultation response from Western Power Distribution received by the CPA on 30 March 2021 is enclosed.