

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.

Reason: To enable the CPA to monitor compliance with the conditions of the planning permission.

3. Unless otherwise previously agreed in writing by the CPA or where required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the documents supporting the application as amended, including the recommendations of submitted reports, and the following plans:

- a) Location Plan (Drawing HP-CS-ZZ-ZZZ-DFP-AR-061100 Rev L01) received by the CPA on 30 August 2012.
- b) Proposed Site Plan (Drawing CS/056148-LS-001F) received by the CPA on 21 November 2012.
- c) Colour Landscape Masterplan (Drawing CS/056148-LS-010E) received by the CPA on 6 December 2012.
- d) Hard Landscape General Arrangement – Plan 1 of 2 (Drawing CS/056148-LS-101C) received by the CPA on 21 November 2012.
- e) Hard Landscape General Arrangement – Plan 2 of 2 (Drawing CS/056148-LS-102C) received by the CPA on 21 November 2012.
- f) Footpath Section (Drawing CS/056148-LS-103) received by the CPA on 28 September 2012.
- g) Footpath Link Plan (Drawing CS/056148-LS-101C) received by the CPA on 21 November 2012.
- h) Footpath Link Sections (Drawing CS/056148-LS-105) received by the CPA on 21 November 2012.

- i) Boundary Treatment and Enclosures Plan (Drawing CS/056148-LS-006C) received by the CPA on 21 November 2012.
- j) Proposed MUGA Layout (Drawing CS/056148-LS-007B) received by the CPA on 21 November 2012.
- k) MUGA Sections (Drawing CS/056148-LS-106) received by the CPA on 21 November 2012.
- l) Proposed Ground Floor Plan (Drawing HP-CS-ZZ-ZZZ-DFP-AR-061002 Rev P06) received by the CPA on 30 August 2012.
- m) Proposed First Floor Plan (Drawing HP-CS-ZZ-ZZZ-DFP-AR-061003 Rev P06) received by the CPA on 30 August 2012.
- n) Proposed Roof Plan (Drawing HP-CS-ZZ-ZZZ-DFP-AR-061004 Rev P02) received by the CPA on 30 August 2012.
- o) Proposed Elevations 1 (Drawing HP-CS-ZZ-ZZZ-DFP-AR-062001 Rev P03) received by the CPA on 30 August 2012.
- p) Proposed Elevations 2 (Drawing HP-CS-ZZ-ZZZ-DFP-AR-062002 Rev P03) received by the CPA on 30 August 2012.
- q) Canopy Details (Drawing HP-CS-ZZ-ZZZ-DFP-AR-063200 Rev P02) received by the CPA on 5 October 2012.
- r) Proposed Sections 1 (Drawing HP-CS-ZZ-ZZZ-DFP-AR-063001 Rev P03) received by the CPA on 30 August 2012.
- s) Proposed Sections 2 (Drawing HP-CS-ZZ-ZZZ-DFP-AR-063002 Rev P00) received by the CPA on 30 August 2012.
- t) Foxtail Climbing Tower received by the CPA on 10 October 2012.
- u) Tree Retention/Removal Plan (Drawing 5234-A-05 Rev B) received by the CPA on 21 November 2012.
- v) Tree Protection Fencing Plan (Drawing 5234-A-06 Rev C) received by the CPA on 21 November 2012.
- w) KS1 Proposed Planting Plan (Drawing CS/056148-LS-502) received by the CPA on 2 November 2012.
- x) Piling Access (Drawing L1) and supporting statement received by the CPA on 5 October 2012.
- y) External Lighting Drawing (Drawing HPS-CS-00-000-DSP-ES-630020 Rev P03) received by the CPA on 21 November 2012 and related

schedule of luminaries (Reference K,M,and N) received by the CPA on 1 November 2012.

z) MUGA Drainage Layout (Drawing 203 Rev A) received by the CPA on 5 September 2002.

aa) Acoustic fence specification received on 26 November 2012.

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

4. Prior to the commencement of development, the ground underlying the demolition footprint and immediate surrounding area following demolition of the former office building on the site, in compliance with Condition 11 of planning permission reference 8/12/01345/CTY, shall be tested to confirm the absence of asbestos containing materials and a validation report shall be submitted to and approved in writing by the CPA.

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

5. 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 dealing with how the unsuspected contamination shall be dealt with 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. No construction works or the storage of construction materials shall take place where replacement tree planting is to be carried out. Unless otherwise first approved in writing by the CPA, areas for replacement tree planting shall be secured by the erection of fencing or other means of enclosure to the written satisfaction of the CPA prior to the commencement of main site works, and shall be so retained until tree planting is to take place.

Reason: To ensure that areas where replacement tree planting is carried out is not adversely affected by construction activity.

7. Prior to the following development taking place on site, plans, elevations and other details as appropriate of the;

- a) MUGA storage building;
- b) storage sheds;
- c) bin storage enclosure;
- d) cycle shelter design; and

e) colour of security gates and fencing

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

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

8. Notwithstanding details shown on the approved plans, unless otherwise first approved in writing by the CPA, two 10 space cycle shelters offering weather protection shall be provided on the site appropriate for use by staff, visitors and children at the school, in locations that shall first be agreed in writing by the CPA. If a cycle shelter is not provided at the pedestrian entrance at the junction of Swithland Drive and Maple Way, a revised plan as part of the submission shall show how the site landscape would be varied from that shown on drawings approved by this permission and shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved plans.

Reason: To ensure the provision of adequate and appropriately located cycle parking, and for the avoidance of doubt as to the development that is permitted.

9. Prior to being installed, details of the access barrier to be provided at the entrance to the car park to West Bridgford House, and means by which access to the site will be controlled and monitored by the school and the day care centre, shall be submitted to and approved in writing by the CPA. The development shall operate in compliance with the approved details.

Reason: To ensure that the car park is accessed only by authorised users.

10. Notwithstanding details submitted in support of the application, details of the means of enclosure to be erected to the rear of 43-59 Denton Drive along the southern side of the approved footpath link, and the location of the access gate between the footpath link and The West Bridgford School, shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved development.

Reason: In the interest of visual amenity, to safeguard the privacy that nearby residents could reasonably expect to enjoy, and to ensure the provision of a suitable level access between the two school sites.

11. Notwithstanding details submitted in support of the application, prior to installation, details of external light fittings to be fixed to the building shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details and shall be installed prior to the development first being brought into use, unless otherwise first agreed in writing

with the CPA. All light fittings shall be shielded as appropriate to minimise the level of light spillage outside the application site.

Reason: To safeguard the amenity of nearby residents.

12. Prior to the commencement of development, details of the method of working during construction, in the form of an environmental management plan, to include:

- a) measures for the control of construction noise, vibration and dust emissions, and
- b) a scheme for the recycling/disposal of surplus soils and waste resulting from construction; and
- c) the timing of deliveries and other construction related traffic entering or leaving the site via Waddington Drive; and
- d) construction site layout to segregate students from construction taking place on the Heymann Primary School 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: In the interest of highway safety and to protect the amenities at present enjoyed by the occupiers of nearby residential properties.

13. Unless otherwise first approved in writing by the CPA, all personnel engaged in construction of the approved development shall access the site via Swithland Drive.

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

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

- a) no construction work shall take place on Sundays, Public or Bank Holidays, and
- b) no construction work shall be carried out or plant operated except between 07:30 hrs – 18:00 hrs Mondays to Fridays and 07:30 hrs 13:00 hrs on Saturdays, and
- c) no earth moving operations shall be carried out except between 08:00 hrs – 18:00 hrs Mondays to Fridays and 08:00 hrs – 13:00 hrs on Saturdays.

Reason: To safeguard the amenity of nearby residents.

15. No development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details that shall first be submitted to and approved in writing by the CPA. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public highway.

Reason: To reduce the possibility of deleterious material being deposited on the public highway.

16. Unless otherwise agreed by the CPA in writing, no tree, shrub, scrub or other vegetation clearance works shall be carried out between the months of March to August inclusive.

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

17. Any tree to be removed shall be inspected for bat roosts immediately prior to being felled.

Reason: To safeguard the ecology of the site.

18. During construction, any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compound shall be at least equivalent to the capacity of the tank plus 10% or, if there is more than one container within the system, of not less than 110% of the largest container's storage capacity or 25% of the aggregate storage capacity of all storage containers. All filling points, vents, and sight glasses must be located within the bund. There must be no drain through the bund floor or walls.

Reason: To safeguard against pollution.

19. Prior to the commencement of main site works a scheme of foul water drainage 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.

20. Prior to the commencement of main site works, a scheme of surface water drainage, incorporating the additional sustainable drainage principles referenced in the email received by the CPA on 30 November 2012, shall be submitted to and approved in writing by the CPA. The surface water drainage scheme shall be designed in accordance with the Drainage Strategy and Flood Risk Assessment - August 2012 submitted in support of the application, adapted to incorporate the filtration of surface water drainage prior to discharge from the site. Development shall be carried out in accordance with the approved details.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in compliance with RSS 8 Policy 35 - A Regional Approach to Managing Flood Risk and in compliance with Rushcliffe Core Strategy - Publication Version - March 2012 (RCS) Policy 1 – Climate Change.

21. Prior to the commencement of main site works, tree protection in accordance with the approved Arboricultural Assessment (Construction) - July 2012, as amended by Drawing 5234-A-06 Rev C received by the CPA on 21 November 2012, shall be implemented to the written satisfaction of the CPA. Unless otherwise first approved in writing by the CPA, the approved tree protection measures shall be retained throughout the period of construction.

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.

22. Prior to work taking place within the safeguarded root protection area of any tree a detailed method statement of work within the safeguarded area shall be submitted to and approved in writing by the CPA. Development shall be undertaken in accordance with the approved detail.

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.

23. Prior to the commencement of main site works, a report to demonstrate that the completed development will achieve a minimum standard equivalent to BREEAM 'Very Good' 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 sustainability and in compliance with RSS 8 Policy 2 – Promoting Better Design.

24. Prior to their use on site samples of facing materials and external finishes and a schedule of colours of walls, roof, window frames, doors, gutters, downpipes, flues, external ventilation equipment and paving, shall be submitted to and approved by the CPA in writing. The 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.

25. Within 3 months of the commencement of development, a timetable for the provision of car parking spaces approved by this permission shall be submitted and approved by the CPA. West Bridgford House day care centre shall not be brought back into use until such time as the car parking area to be provided to the west of West Bridgford Fire Station has been constructed to a standard acceptable for used for car parking by vehicles associated with the construction of the development.

Reason: To ensure the timely on-site provision of car parking for construction traffic in the interest of highway safety.

26. Within 6 months of the date of commencement of development, a scheme, including:

- a) a specification for tree pits; and
- b) a schedule of maintenance of planting indicated on approved Drawing CS/056148-LS-502; and
- c) the provision of facilities for bats and bird nesting, as recommended in FPCR Ecological Appraisal (Paragraphs 4.9 and 4.13) received by the CPA on 30 August 2012,

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

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 or shrub 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 and the ecology of the site.

27. The Multi-Use Games Area approved by this development shall be constructed in accordance with appropriate Sport England technical guidance for the construction of all-weather sand-dressed pitches. Prior to the commencement of construction of the Multi-Use Games Area;

- a) the design and construction of the pitch; and
- b) a timescale for the provision of the facility

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details and within the timescale that shall be first agreed in writing by the CPA. Toilet facilities shall be made available at the school when letting the Multi-Use Games Area to non-school users.

Reason: To ensure the provision of pitches to a standard fit for purpose for use by both the school and the community.

28. Unless otherwise agreed in writing by the CPA, use of the Multi-Use Games Area (with accessible toilet facilities) shall be restricted to the following:

Mondays – Fridays (school use)

07:30 – 18:00 hrs

Mondays – Fridays

(community use during school holidays up to age 12) 09:00 – 18:00 hrs

Saturdays (school or community use up to age 12) 09:00 – 18:00 hrs

The Multi-Use Games Area shall only be used by the community under adult supervision through managed lettings, and shall expressly not be used by the community for unsupervised activities.

Reason: For the avoidance of doubt as to the development that is permitted and to safeguard the amenity that nearby residents could reasonably expect to enjoy.

29. Prior to the KS1 school and nursery first being brought into use, the car parking area to be provided within the West Bridgford House site to the west of West Bridgford Fire Station shall be marked out to the satisfaction of the CPA.

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

30. Within two months of the Multi-Use Games Area approved by this development first being brought into use, a report assessing noise generated when the Multi-Use Games Area is in use shall be submitted to the CPA. Notwithstanding the extent of acoustic fencing shown on approved Drawing CS/056148-LS-101C, acoustic fencing equivalent to the specification approved by this permission, shall only be erected in the event that noise when the MUGA is in use exceeds 55dB(A)L_{aeq}, 1 hour, or where there is an increase in 10dB(A)L_{aeq}, 1 hour above existing background noise level, when measured within the curtilage of any residential receptor.

Reason: For the avoidance of doubt as to the development permitted and to safeguard the amenity that residents of nearby residential properties could reasonably expect to enjoy.

31. Prior to the School being brought into use the following shall be in place to the satisfaction of the CPA:
- a) The provision of a 'Puffin' pedestrian crossing on the A60 Loughborough Road in the vicinity of Swithland Drive, and the relocation of the 40mph speed limit in a southerly direction subject to the processing and confirmation of the associated Traffic Regulation Order.
 - b) The introduction of parking restrictions on Swithland Drive and A60 Loughborough Road, 'H' bars across driveways, the protection of the Fire Station access generally in accordance with the draft Traffic Regulation Order submitted in support of the application, and the processing and confirmation of the associated Traffic Regulation Order.
 - c) The provision of a School Safety Zone on Swithland Drive, in the form of guardrail, signage and road markings as appropriate.

- d) The provision of a School Safety Zone on the A60 or extension of The West Bridgford School Safety Zone to incorporate the Swithland Drive junction, and the relocating the A60 interactive traffic sign if made necessary by the works.
- e) The formalisation of a lay-by and removal of the existing redundant construction site access on Swithland Drive and the formation of a continuous generally 3.0m wide minimum width footway across the site frontage, adjustments to the site's vehicular entrance to include informal pedestrian crossing facilities, and pedestrian guard rail at the pedestrian entrance.
- f) The provision of the pedestrian link between the two school campuses unless otherwise first agreed in writing by the CPA.

Reason: In the interest of highway safety and to safeguard access to the Fire Station.

32. The Head Teacher of the extended school approved by this development, 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 set out in the Framework Travel Plan and approved Heymann School Travel Plan (received by the CPA on 24 October 2012) and within 3 months of occupation provide a Full KS1 and KS2 Combined School Travel Plan (Combined Heymann 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. The Combined Heymann School Travel Plan shall be consistent with the Travel Plan Framework and Heymann School Travel Plan, and shall be submitted to and approved in writing by the CPA. The Combined Heymann School Travel Plan shall be implemented in accordance with the approved timetable and shall be updated consistent with future Combined Heymann School Travel Plan initiatives, including implementation dates, to the satisfaction of the CPA.

Reason: To promote sustainable travel.

33. The Travel Plan Coordinator shall first submit a report to the CPA within 5 months following the development approved by this permission first being brought into use, and thereafter submit annual reports for a minimum period of 5 years and until Travel Plan targets have been met. The monitoring reports shall summarise the data collected over the monitoring period and propose revised initiatives and measures where Travel Plan targets are not being met, including implementation dates, to be approved in writing by the CPA, and including the extension/addition of on-street parking restrictions and associated Traffic Regulation Orders where necessary.

Reason: To promote sustainable travel.

34. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB(A)L_{aeq}, 1 hour, between 07:00 – 23:00 hours, measured on any boundary of the site.

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

35. Following the completion of the development, noise levels from any machinery or activity on the site between the hours of 23:00 – 07:00 shall not exceed the existing night - time background L_{a90} noise level, measured in the garden of any property adjoining the site boundary.

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

36. Within a timeframe of between nine and twelve months after the development approved by this permission is first brought into use, a review of the TRO introducing parking restrictions on Swithland Drive and Loughborough Road, referenced in Condition 31b) of this permission, shall be submitted to the CPA. The review shall identify the effectiveness of parking restrictions and need to introduce additional traffic management measures on the public highway to address any highway safety issues that are identified. Any additional parking restrictions or measures that are required to address issues of highway safety associated with use of the development approved by this permission shall be provided in a timescale agreed in writing by the CPA.

Reason: In the interest of highway safety.

Informatives

1. With reference to Condition 6, any toxicity, over-compaction, flooding through level change or unnecessary re-profiling of the soil will impact on the suitability of the ground for replanting.
2. With reference to Condition 8, cycle parking facilities should be located where they will best meet operational needs and not be vulnerable to crime.
3. With reference to Condition 9, the barrier to be installed should be designed so as to allow authorised access only and not allow one vehicle to follow another directly to gain access to the car park.
4. With reference to Condition 10, the fencing should provide security, allow access and ideally visibility into the area between the footpath and the boundary with residential properties to the south, whilst maintaining privacy from overlooking in adjoining rear gardens. The access gate to The West Bridgford School should be sited so as to allow an easy, generally level access route to the adjoining playing field.

5. With reference to Condition 3aa) and Condition 30, an alternative acoustic fence to that approved will need as a minimum to achieve or exceed the noise attenuation specification of the acoustic fence approved by this permission.
6. NCC Ecology Team recommends that invasive non-native species on the site are removed.
7. Western Power Distribution has network within and in close proximity to the site. Attention is drawn to the consultation response from Western Power Distribution dated 11 October 2012, a copy of which is enclosed.