

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), including documents and recommendations of reports, and the following plans:

- (a) Location Plan (Drawing AL(0)01) received by the CPA on 7 December 2015;
- (b) Site Plan (Drawing AL(0)02) received by the CPA on 7 December 2015;
- (c) Upper School Site Plan (Drawing AL(0)06 Rev A received by the CPA on 6 May 2016;
- (d) Floor Plan (Drawing AL(0)15) received by the CPA on 7 December 2015;
- (e) Elevations (Drawing AL(0)13) received by the CPA on 7 December 2015;
- (f) Building Sections (Drawing AL(0)14) received by the CPA on 14 December 2015;
- (g) Lower School Site Plan (Drawing AL(0)05) received by the CPA on 7 December 2015;
- (h) Access Strategy (Drawing AL(0)07) received by the CPA on 7 December 2015;
- (i) Site Sections Key (Drawing AL(0)08) received by the CPA on 7 December 2015;
- (j) Upper School Site Sections (Drawing AL(0)04 Rev A) received by the CPA on 6 May 2016;
- (k) Lower School Car Park Sections (Drawing AL(0)09) received by the CPA on 18 December 2015;

- (l) Secura Retaining Wall brochure detail received by the CPA on 7 December 2015;
- (m) Stanhope Primary and Nursery School Outdoor Play Management letter dated 22 March 2016 received by the CPA on 4 May 2016;
- (n) External Play Analysis (Drawing AL(0)20) received by the CPA on 4 May 2016.

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

4. Should any tree, shrub, scrub or other vegetation clearance works be carried out between the months of March to August inclusive, the works shall be undertaken in accordance with a methodology which shall 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:
- a) a methodology for a baseline noise assessment to record pre-development noise levels in the play area closest to the boundary of properties on Bayliss Road shall be submitted to and approved in writing by the CPA; and
 - b) a baseline noise assessment undertaken in accordance with the methodology approved in compliance with Condition 5a) shall be submitted to and approved in writing by the CPA.

Reason: Details are required to be submitted prior to the commencement of development to ensure that a suitable baseline noise assessment against which future noise levels can be compared is undertaken.

6. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA;
- a) no works of construction shall be carried out or plant operated except between 08:00-18:00 hours Mondays to Fridays and 08:00–13:00 hours on Saturdays;
 - b) construction work shall not be carried out at any time on Sundays, Public or Bank Holidays;
 - c) no construction related vehicle movements to or from the site shall take place on any day other than between 08:00–18:00 hours Mondays to Fridays and 08:00-13:00 hours on Saturdays;

- d) in addition to the requirement of Condition 6c), no construction related lorry movements to or from the site shall take place on any school day before 09:15 hours and between 15:00-16:00 hours;
- e) the contractor shall employ measures to minimise noise impacts in accordance with guidance in BS5228-1:2009 *Code of practice for noise and vibration control on construction and open sites*, to ensure noise levels do not exceed 65dB LAeq,1hr 3.5m from the façade of any nearby receptor.

Reason: To safeguard the amenity of nearby residents and to minimise risk of pedestrian/cycle conflict with HGV/construction traffic when Stanhope Primary and Nursery School is in use.

7. Prior to the commencement of development, details of the proposed method of working in the form of an environment management plan, to include:
- (a) lorry routing for construction traffic;
 - (b) measures to prevent the deposit of debris on the public highway;
 - (c) management of site deliveries and the segregation of construction vehicle and pedestrian movements on site;
 - (d) measures for the control of noise (to comply with Condition 6e)), vibration and dust emissions (including mitigation measures in the event of a complaint);
 - (e) a scheme for the recycling/disposal of surplus soils and waste resulting from construction;
 - (f) construction site management practice to safeguard against risk to mammals (protected species) throughout the period of construction.

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: Details are required to be submitted prior to the commencement of development to provide adequate information and satisfactory detail in the interest of highway safety, to protect the amenities at present enjoyed by the occupiers of nearby properties, and the ecological potential of the site.

8. 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: Details are required to be submitted prior to the commencement of main site works to provide appropriate detail to safeguard against increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

9. Prior to the commencement of main site works a scheme of surface water drainage works, shall be submitted to and approved in writing by the CPA. 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: Details are required to be submitted prior to the commencement of main site works to provide appropriate detail to safeguard against increased risk of flooding.

10. Prior to the commencement of main site works, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details. 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 (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of main site works to provide an appropriate methodology that will ensure that the site is remediated to an appropriate standard.

11. A destructive asbestos survey of the boiler shed shall be undertaken prior to its demolition in accordance with 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. 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, and development shall be carried out in accordance with the approved details.

Reason: To ensure that the risk associated with asbestos containing materials is appropriately managed.

12. Prior to being installed, the location and design details of external light fittings, in a scheme complying with Institute of Lighting Professionals *Guidance for the Reduction of Obtrusive Light – Zone E2*, 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 permitted in the interest of the visual amenity of the development.

13. Within 6 months of the commencement of development, a scheme and programme for the provision of landscaping to include:

- a) seed mix specification;
- b) establishment method; 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, the approved landscaping scheme shall be completed no later than the first sowing season following the development first being brought into use. Any 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.

- 14. Prior to the log wall on approved Drawing AL90)04 Rev A (Condition 3j)) being erected, the height of the log wall structure shall be agreed on site with the CPA and shall be of a height to reasonably safeguard the privacy of occupiers of neighbouring properties on Bayliss Road. The log wall shall be erected in accordance with the agreed detail prior to the classrooms first being brought into use and shall be so retained throughout the life of the development.

Reason: To safeguard against unacceptable overlooking from classroom windows.

- 15. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided and marked out in accordance with the approved plans. 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: In the interests of Highway safety.

- 16. Prior to the new pedestrian access gate first being brought into use a review of the School Zone shall be carried out, and a report with recommendations shall be submitted to the CPA. Recommendations for the modification of the School Zone shall be implemented within 3 months of the date of submission of the report.

Reason: In the interest of highway safety.

- 17. The Head Teacher of Stanhope Primary and Nursery 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 development first being brought into use provide a completed Stanhope Primary and Nursery 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 Stanhope Primary and Nursery 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 staff and 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) modal shift targets; and
- i) 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.

18. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the development first being brought into use, and thereafter submit annual reports for a minimum period of 5 years and until Stanhope Primary and Nursery School Travel Plan single occupancy car passenger targets have been met. The annual monitoring reports shall summarise the data collected over the monitoring period, consider the requirement for a Traffic Regulation Order to be made (including programme for delivery if required), evidence consultation with NCC Road Safety Team in the promotion of sustainable travel and road safety education, and propose revised initiatives and measures where Stanhope Primary and Nursery 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.

19. In the event that an increase in noise associated with school outdoor play gives rise to justified complaint, the school shall:
- a) review practices in the Stanhope Primary and Nursery School Outdoor Play Management letter (Condition 3m)) and implement revised management practices to reduce noise to levels acceptable to the CPA with reference to the baseline noise assessment carried out in compliance with Condition 5b) of this permission; or
 - b) introduce physical measures (subject to any necessary planning approval first being obtained from the CPA) to mitigate noise impacts on neighbouring properties on Bayliss Road with reference to the baseline noise assessment carried out in compliance with Condition 5b) of this permission;

to the written satisfaction of the CPA.

Notes/Informatives

1. Severn Trent Water Limited advises that there is a public sewer within the application site. Public Sewers have statutory protection by virtue of the Water Industries Act 1991 as amended by the Water Act 2003 and consent will be required to build close to, directly over, or to diver a public sewer. The applicant is advised to contact Severn Trent Water Limited to discuss the development.
2. Western Power has identified apparatus on the site. A copy of the consultation response from Western Power dated 24 December 2015 received by the CPA on 24 December 2015 is enclosed.
3. National Grid has identified apparatus on the site. A copy of the consultation response from National Grid dated 31 December 2015 received by the CPA on 4 January 2016 is enclosed.