

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 BFS-BBA-Z0-ZZ-DR-A-01006 D5 Rev P2) received by the CPA on 15 January 2015;
- (b) Proposed Site Plan (Drawing BFS-BBA-Z0-ZZ-DR-A-01002 D5 Rev P9) received by the CPA on 14 May 2015;
- (c) Landscape General Arrangement Plan (Drawing 492-0001 rev K) received by the CPA on 14 May 2015;
- (d) Site Sections (Drawing 492-0004B) received by the CPA on 9 March 2015;
- (e) Access and Circulation Strategy (Drawing 492-0003 Rev B) received by the CPA on 28 April 2015;
- (f) Fencing Plan (Drawing 492-0002 rev F) received by the CPA on 14 May 2015, subject to Condition 15b);
- (g) Tree Constraints Plan – for the purpose of tree identification only - (Drawing TCP/01) received by the CPA on 15 January 2015;
- (h) Ground Floor Plan (Drawing BFS-BBA-Z1-GF-DR-A-02001 D5 Rev P9) received by the CPA on 9 March 2015;

- (i) First Floor Plan (Drawing BFS-BBA-Z1-01-DR-A-02002 D5 Rev P9) received by the CPA on 9 March 2015;
- (j) Roof Plan (Drawing BFS-BBA-Z1-GF-DR-A-02003 D5 Rev P4) received by the CPA on 9 March 2015;
- (k) Proposed Elevations (Drawing BFS-BBA-Z1-ZZ-DR-A-03001 D5 Rev P6) received by the CPA on 9 March 2015;
- (l) Proposed Building Sections (Drawing BFS-BBA-Z1-ZZ-DR-A-04001 D5 Rev P6) received by the CPA on 9 March 2015;
- (m) Retained Sports Hall Floor Plan and Elevations (Drawing BFS-BBA-Z0-ZZ-DR-A-02004 D5 Rev P2) received by the CPA on 15 January 2015;
- (n) CCTV shown on Ground Floor Security Layout (Drawing 297-E-400 Rev Ø) received by the CPA on 15 January 2015.
- (o) Lighting Lux Plot (Drawing 297-E-610) received by the CPA on 15 January 2015;
- (p) Paralume and Kaos Lighting detail received by the CPA on 15 January 2015.

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

- 4. Tree, shrub, scrub or other vegetation clearance works shall only be carried out between the months of March to August inclusive 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. No development shall commence until a highway condition survey of Westbourne View 80m to the north of the junction with Westbourne Road has been carried out, and the details have been submitted to the CPA for its written approval.

Reason: Details are required to be submitted prior to the commencement of development to provide a record baseline assessment of the condition of the highway in the interest of highway safety.

- 6. Prior to the commencement of development, the means of protection of trees to be retained during the period of construction (updating the Preliminary Tree

Protection Plan TPP/001 submitted as Appendix E of the Arboricultural Report supporting the application), 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: Details are required to be submitted prior to the commencement of development to ensure that the health of trees on the site will be satisfactorily safeguarded during the period of construction in the interest of the visual amenity and ecology of the site.

7. Notwithstanding Condition 6, where works are to be carried out within root protection areas of trees to be retained, 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 and ecology of the site.

8. 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 deliveries to site shall take place on any school day between 08:15–09:15 hours and 14:45–15:45 hours;
- d) 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;
- e) 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 to minimise risk of pedestrian/cycle conflict with HGV/construction traffic when Brierley Forest Primary and Nursery School is in use.

9. Prior to the commencement of development, details of the method of working during the construction phase(s), in the form of an environmental management plan, to include:

- (a) lorry routing for construction traffic;

- (b) measures to prevent the deposit of debris on the public highway;
 - (c) the segregation of construction vehicle and pedestrian movements on site;
 - (d) measures for the control of noise (to comply with Condition 8e)), 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) safeguarding the privacy of occupiers of properties on Westbourne Road;
 - (g) the siting and height of temporary buildings within the site compound;
- and prior to the commencement of each phase of development;
- (h) proposals during the construction phase and demolition phases of development for:
 - i) vehicular access;
 - ii) the number of school staff parking spaces to be provided on-site;
 - iii) proposals for parking by school staff unable to park on the site;
 - iv) pedestrian access to the operational school site;
 - v) parking by contractors engaged in site 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, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

10. Prior to the commencement of development, an assessment of the quality of the existing grass playing field identified on attached Drawing 4/V/2015/0041/1 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 provide an appropriate baseline assessment of playing pitch quality that would be impacted by the development.

11. 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.

12. 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.

13. 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, 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.

14. 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 Ashfield Local Plan Review Policy ST1 Development.

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

- (a) Sprinkler tank, pump house, and related enclosure;
- (b) Bin storage enclosure;
- (c) Covered cycle storage; and
- (d) New boundary security fencing and gates, including colour (notwithstanding the annotation on Drawing 492-0001 rev K and Drawing 492-0002 rev F);

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. Light fittings shall be installed in accordance with details submitted in support of the application and shielded so as not to cause glare to neighbouring properties in accordance with Institute of Lighting Professionals *Guidance for the Reduction of Obtrusive Light – Table 2 - Zone E2*.

Reason: In the interest of the visual amenity of the development.

17. 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;

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.

Reason: To enhance the ecology of the site.

18. 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 (including tree planting);

- b) seed mix specification;
- c) establishment methods (including tree pit detail); and
- d) 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.

19. Within 6 months of the commencement of development, design details of;
- a) replacement playing field construction (which shall be to a standard at least equivalent to the baseline assessment provided in compliance with Condition 10);
 - b) construction specification for new hard play areas;
 - c) drainage of new areas used for outdoor play; and
 - d) a grid of replacement playing field levels and new areas of hard play;

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

Replacement playing field and new 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 a replacement playing field and outdoor facilities to a standard fit for purpose.

20. Car parking areas, service areas and associated turning and manoeuvring areas approved by this permission shall be provided in accordance with a timescale that shall be submitted to and approved in writing by the CPA. All service/car parking and associated circulation areas shall be constructed, drained through trapped gullies with an overall capacity compatible with the site being drained, surfaced and marked out to the satisfaction of the CPA.

Reason: To ensure the timely provision of adequate facilities for car parking, servicing, and related surfaced areas of the development.

21. Prior to demolition of each building on the site, a Pre-Demolition Asbestos Survey of the building to be demolished shall be submitted to and approved in writing by the CPA. Development shall not be carried out other than in accordance with the approved details. Within one month of the completion of demolition works (or each stage thereof) a validation report shall be submitted to the CPA to confirm that the demolition footprint does not contain Asbestos Containing Materials or other contaminated materials.

Reason: To ensure that risks from asbestos to the environment, future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

22. No demolition of existing school buildings shall take place until a scheme indicating the method of demolition, the hours of operation, the method of removal and the length of time required for demolition has been submitted to and approved in writing by the CPA. Demolition shall then proceed in accordance with the agreed scheme.

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

23. Following the demolition of the existing school buildings and substantive restoration of the site, a highway condition survey of Westbourne View 80m to the north of the junction with Westbourne Road, and report setting out measures and a timescale for the reinstatement of the highway to the condition recorded in compliance with Condition 5 of this permission, shall be submitted to and approved in writing by the CPA. Highway reinstatement works shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory reinstatement of the highway in the interest of highway safety.

24. The Head Teacher of Brierley Forest 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 set out in the framework Brierley Forest Primary and Nursery School Travel Plan (received by the CPA on 15 January 2015) and within 3 months of the completion of development (the demolition of the existing school buildings and substantive restoration of the site) provide a completed Brierley Forest 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. The Brierley Forest Primary and Nursery School Travel Plan shall be implemented in accordance with the approved timetable and shall be updated consistent with future Brierley Forest Primary and Nursery School Travel Plan initiatives (to include education relating to sustainable travel; safe travel to school; demand for, and future provision of additional covered cycle spaces; safe student drop-off and pick-up; and considerate parent parking), including implementation dates, to the satisfaction of the CPA.

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

25. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the completion of development (as defined in Condition 24), 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.

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

26. Within 6 months following the completion of development (as defined in Condition 24), a review of the school zone, signage and guardrail on Westbourne View and Westbourne Road shall be carried out, and a report which shall include any recommended modifications 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.

27. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB $L_{Aeq,1hr}$ between 18:00-23:00 hours on school days, and 07:00-23:00 hours on non-school days, 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.

28. 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}) 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.

29. Following the completion of the development, the combined fixed plant noise level shall not exceed the background noise level (L_{90}) 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}). 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 Condition 3, attention is drawn to Paragraph 5.2.3 of the Bat Survey Report supporting the application which recommends that hanging tiles are removed by hand during the demolition of existing buildings.
2. With reference to Condition 11, initial ground works should be carried out in accordance with a watching brief, with particular scrutiny given to asbestos containing materials within made ground surrounding existing structures and across the area of the proposed development.
3. With reference to Condition 15d), the approved Drawings state that steel fencing is to 'match existing'. The existing perimeter is formed of palisade fencing. New fencing and gates adjacent to the car park accessed from Westbourne View are to be formed of weldmesh construction.
4. With reference to Condition 18, it is advised that six Extra-Heavy Standard and three Heavy-Standard trees should be planted to replace the six Category B and three Category C trees to be removed. Wildlife-friendly native tree and shrub species should be planted.

5. National Grid (Gas) has identified low or medium pressure gas pipes and associated equipment on the site. The consultation response from National Grid (Gas) dated 21 January 2015 is enclosed.