

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

(a) Location Plan (Drawing P.Y.BE.29258 AL(0)01 MOD Rev 1) received by the CPA on 25 July 2017;

(b) Tree Protection for Construction (Drawing 1518-002) received by the CPA on 10 July 2017;

(c) Proposed Site Plan (Drawing P.Y.BE.29258 AL(0)06 MOD) received by the CPA on 25 July 2017;

(d) Floor Plan and Elevations (Drawing P.Y.BE.29258 AL(0)05 MOD Rev A) received by the CPA on 8 September 2017;

(e) Construction Access and Compound Area (Drawing P.Y.BE.29258 AL(0)04 MOD) received by the CPA on 10 July 2017;

(f) Proposed Foul and Surface Water Drainage (Drawing P.Y.BE.29258 AL(0)03 MOD) received by the CPA on 10 July 2017;

(g) *Grasscrete* Brochure - Specification for Vehicular Use received by the CPA on 25 July 2017.

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

4. If development has not commenced before 15 June 2018, an updated bat survey shall be submitted to and approved in writing by the CPA. Development shall proceed in accordance with the recommendations of the report.

Reason *To safeguard against adverse impact on protected species.*

5. Prior to the commencement of development the classroom site and grassed areas for construction shall be surveyed for ecological significance, and a report submitted to the CPA for approval. In the event that items of ecological significance are encountered, no development shall commence before a scheme of ecological mitigation has been submitted to and approved in writing by the CPA. Development shall proceed in accordance with the approved details.

Reason *Details are required to be submitted prior to the commencement of development to safeguard any ecological significance of the site.*

6. Prior to the commencement of development a scheme to determine the geological characteristics of the site, including any required mitigation, shall be carried out in accordance with the recommendations at Paragraph 8.3 of the Phase 1 – Geo-Environmental Desk Top Study submitted in support of the application. Development, including the carrying out of any remedial works that may be required following the site investigation and subsequently approved by the CPA in consultation with The Coal Authority, shall be carried out in accordance with the approved scheme.

Reason *Details are required to be submitted prior to the commencement of development to determine the geotechnical characteristics for foundation design.*

7. Prior to the commencement of development, a watching brief to deal with contamination which may be encountered shall be submitted to and approved in writing by the CPA. 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 and the recommendations of Section 8.3 of the Via East Midlands Ltd Brinsley Primary School Phase 1 – Geo-Environmental Desk Top Study – Report Reference CN1600747 supporting the application .

Reason *Details are required to be submitted prior to the commencement of development to identify risks and provide an appropriate methodology that will ensure that the site is remediated to an appropriate standard.*

8. Protective barrier fencing shall be erected prior to the commencement of main site works in accordance with the details shown on approved Drawing 1518-002 (Condition 3b)) and shall be so retained through the works for the erection of the approved classroom building.

Reason *Fencing will need to be erected prior to the commencement of main site works to ensure that trees are safeguarded from damage throughout the period of construction.*

9. Unless in the event of an emergency the details of which shall be notified in writing to the CPA within 48 hours of an occurrence, or a single calendar day for which 7 days written advance notice shall be given to the CPA:

- a) no construction work shall be carried out or plant operated except between 07:30–18:00 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 07:30–18:00 hours Mondays to Fridays and 07:30– 13:00 hours on Saturdays;
- d) furthermore, construction related vehicle movements to or from the site shall only take place on any school day between 07:30-08:15 hours, 09:00-14:45 hours, and 15:45-18:00 hours.

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

10. Notwithstanding details shown on approved Drawing P.Y.BE.29258 AL(0)03 MOD (Condition 3f)), the surface water drainage scheme shown shall only be installed if it has first been demonstrated to the written satisfaction of the CPA that the site is unsuitable for soakaways. In the event that the site is suitable for soakaways, prior to the commencement of main site works a scheme of surface water drainage works shall be submitted to and approved by the CPA in writing. The approved surface water drainage works shall be completed prior to the development 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 surface water disposal.

11. Notwithstanding details submitted in support of the application, prior to their use on site a schedule of proposed facing materials and samples of the plinth facing brick and proposed render colour and texture shall be submitted to and approved in writing by the CPA. Development shall proceed in accordance with the approved details.

Reason In the interest of visual amenity in compliance with the Greater Nottingham Aligned Core Strategies (2012) Policy 10 - Design and Enhancing Local Identity.

12. Prior to carrying out any intrusive works beneath the canopy of the trees either side of the contractors access (Drawing P.Y.BE29258 AL(0)04 MOD), a *no-dig* methodology for proposed works to construct the *Grasscrete* car park, designed to minimise impact on the roots of trees T3307 and T3335, shall be submitted to and approved in writing by the CPA. Development shall proceed in accordance with the approved details.

Reason To safeguard the health of the trees against the impacts of construction.

13. Within 3 months of the commencement of development a scheme, including a programme for the provision of landscaping to include:
- a) hedge specification to reinforce planting on the frontage to The Moor;
 - b) seed mix specification for the reinstatement of grassed areas;
 - c) establishment methods; 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/sowing season following the development first being brought into use. Any planting 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.

14. Within 2 months of the classroom building approved by this permission first being brought into use, the date of which shall be confirmed to the CPA in writing within one week of that event, the *Grasscrete* access and car parking area shown on Drawing P.Y.BE29258 AL(0)06 MOD shall be provided to the satisfaction of the CPA and shall be retained for its intended purpose throughout the life of the development.

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

Notes/Informatives

1. With reference to Condition 6, the consultation response from The Coal Authority dated 14 August 2017 is attached.
2. Severn Trent Water advises that their consent 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 (0800 707 6600). Although statutory sewer records do not show any public sewers within the site there may be sewers which have recently been adopted under the Transfer of Sewer Regulations. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and it is advised that Severn Trent Water should be contacted (0247 771 6843).
3. If nesting birds are encountered during development that may impact on the proposed works, ecological advice should be sought.