

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 050) received by the CPA on 20 February 2016;
- (b) Site Plan (Drawing 103 Rev A) received by the CPA on 7 March 2016 as amended by Parent Assembly Area (Drawing 104 Rev A) relating to the configuration of the pedestrian access gate received by the CPA on 9 May 2016;
- (c) Modular 1 Floor Plan (Drawing 150 Rev A) received by the CPA on 25 April 2016;
- (d) Modular 1 Proposed Elevations (Drawing 200 Rev B) received by the CPA on 25 April 2016;
- (e) Modular 1 Sections (Drawing 300) received by the CPA on 22 February 2016;
- (f) Modular 2 Floor Plan (Drawing 151 Rev A) received by the CPA on 19 April 2016;
- (g) Modular 2 Proposed Elevations (Drawing 201 Rev B) received by the CPA on 19 April 2016;
- (h) Modular 2 Sections (Drawing 301) received by the CPA on 22 February 2016;
- (i) Canopy Detail (Drawing 203) received by the CPA on 22 February 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. 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 5c), 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 Horsendale Primary School is in use.

6. Prior to the commencement of development, details of the proposed method of working in the form of an Environment Management Plan, providing specific detail of:
 - (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 5e)), 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.

7. 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.

8. 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.

9. 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.

10. Prior to undertaking any works which may impact on the structure of existing buildings (connection of services) being carried out, a destructive asbestos survey of the area of the existing building that will be impacted by the proposed works shall be undertaken 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 for its approval in writing. 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.

11. 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.

12. 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 of plants;
- b) species (not to include ash (*Fraxinus excelsior*)) and location of five Extra Heavy Standard trees;
- c) seed mix specification;
- d) establishment methods (including tree pit detail); and
- e) 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.

13. 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.

14. 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.

15. The Head Teacher of Horsendale 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 the development first being brought into use provide a completed Horsendale 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 Horsendale Primary 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 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.

16. 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 Horsendale 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 15g)), 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 Horsendale 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.

Notes/Informatives

1. With reference to Condition 6f), NCC Nature Conservation Team advises that any amphibian encountered during construction should be captured and translocated to the Local Wildlife Site near the southern boundary of the school.
2. Severn Trent Water advises that although statutory sewer records do not show any public sewers in the development area there may be sewers that have recently been adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without the consent of Severn Trent Water Ltd.

Western Power Distribution has apparatus on the site. Cables to a sub-station will pass under the proposed car park extension. Work should be undertaken in consultation with Western Power Distribution. A copy of the consultation response from Western Power Distribution dated 3 March 20