

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 29265-ARC-XX-ZZ-DR-A-00100 Rev P02) received by the CPA on 4 June 2019;
- (b) Proposed Site Plan - Phase 1 (Drawing 29265-ARC-XX-ZZ-DR-A-00102 Rev P02) received by the CPA on 13 June 2019;
- (c) Site Sections (Drawing 29265-ARC-XX-ZZ-DR-A-00106 Rev P02) received by the CPA on 4 June 2019;
- (d) Proposed Ground Floor Plan - Phase 1 (Drawing 29265-ARC-XX-00-DR-A-01100 Rev P01) received by the CPA on 15 May 2019;
- (e) Proposed First Floor Plan – Phase 2 (Drawing 29265-ARC-XX-01-DR-A-01101 Rev P01) received by the CPA on 15 May 2019;
- (f) Proposed Elevations - Phase 1 (Drawing 29265 ARC- XX- ZZ- DR- A 01200 Rev P03) received by the CPA on 24 June 2019;
- (g) Proposed Roof Plan – Phase 1 (Drawing 29265 ARC- XX- ZZ- DR- A- 01105 Rev P01) received by the CPA on 17 June 2019;
- (h) Sprinkler Tank Enclosure (Drawing 29265 ARC- ZZ- XX- DR- A 1808 Rev P02) received by the CPA on 15 May 2019;
- (i) Bin Store/Service Yard Enclosure (Drawing 29265 ARC- XX- ZZ- DR- A- 1810 Rev P01) received by the CPA on 15 May 2019;
- (j) Proposed Site Plan – Phase 2 (Drawing 29265-ARC-XX-ZZ-DR-A-00103 Rev P02) received by the CPA on 13 June 2019;

- (k) Proposed Ground Floor Plan - Phase 2 (Drawing 29265-ARC-XX-00-DR-A-01102 Rev P01) received by the CPA on 4 June 2019;
- (l) Proposed First Floor Plan – Phase 2 (Drawing 29265-ARC-XX-01-DR-A-01103 Rev P01) received by the CPA on 15 May 2019;
- (m) Proposed Elevations - Phase 2 (Drawing 29265 ARC- XX- ZZ- DR- A 01201 Rev P03) received by the CPA on 24 June 2019;
- (n) Proposed Roof Plan – Phase 2 (Drawing 29265-ARC-XX-ZZ-DR-A-01106 Rev P01) received by the CPA on 17 June 2019;
- (o) Community Use Zoning Plan (Drawing 29265-ARC-XX-ZZ-DR-A-00105 Rev P02) received by the CPA on 4 June 2019;
- (p) Internal Community Use Areas (Drawing 29265-ARC-XX-00-DR-A-01104 Rev P01) received by the CPA on 15 May 2019.

Notwithstanding details shown on approved elevations (Condition 3f) and Condition 3m)), bat boxes – which will need a back board included in the specification – and swift boxes shall be integrated into the fabric of the building.

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

4. Vegetation clearance works that are to be carried out between the months of March to August inclusive shall only be undertaken in accordance with a methodology which shall be 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 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 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.

Reason: To safeguard the amenity of nearby residents.

6. Prior to the commencement of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:
 - (a) a scheme of noise mitigation measures to be implemented during construction, in order to minimise noise impacts to the lowest practicable levels;
 - (b) a scheme for the recycling/disposal of surplus soils and waste resulting from construction;
 - (c) measures to safeguard risk to mammals during 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 prior to the commencement of development to protect the amenities enjoyed by the occupiers of nearby properties, in the interests of sustainable construction, and to safeguard against impacts on ecology.

7. Prior to the commencement of main site works, a watching brief for contamination shall be submitted to and approved in writing by the CPA. In the event that during development contamination not previously identified is found to be present, no further development shall take place in the area of contamination, unless first agreed in writing by the CPA, until a remediation strategy to deal with the identified contamination 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 prior to the commencement of main site works to ensure that the site is remediated to an appropriate standard.

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 prior to the commencement of main site works to prevent the increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

9. Notwithstanding details shown on Drainage Strategy Drawing 4001/100 Rev 2 within the submitted Flood Risk Assessment, prior to the commencement of main site works a detailed scheme of sustainable surface water drainage, in accordance with the principles set out in the supporting Flood Risk Assessment (Delta-Simons Project No. 18-1806.03 – May 2019) and matters identified in the Notes attached to this grant of permission, shall be submitted to and approved in writing by the CPA in consultation with the NCC Flood Risk Management Team. 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 prior to the commencement of main site works to prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10. 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.

Reason: In the interest of visual amenity.

11. Prior to being installed, design details including height and appearance of covered cycle storage 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.

12. Prior to being installed, the location and design details of external light fittings, and a lighting 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: In the interests of visual amenity, and to control the potential impact of external lighting on bats in order to ensure the favourable conservation status of a protected species.

13. Within 3 months of the commencement of development a scheme, including a programme for the provision of landscaping to include:

- a) tree and shrub species, locations, planting size, and planting density;
- b) grass seed mix;
- c) establishment methods (including tree pit detail);
- 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 and sowing seasons 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.

14. Within 6 months of the commencement of Phase 1 of development:

- a) The construction specification for hard play areas;
- b) drainage details of areas used for outdoor play;
- c) a grid of finished levels of areas of hard play; and
- d) design details of grass pitch construction to the appropriate performance quality standards for school and community use supported by a site investigation and assessment by an appropriate turf agronomist

shall be submitted to and approved in writing by the CPA. Areas of hard play and sports pitches 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 outdoor facilities to a standard fit for purpose and playing fields to a standard suitable for both school and community use.

15. Notwithstanding details shown on approved Site Plans, within 3 months of the commencement of development a scheme for the modification of the highway generally in accordance with Delta-Simons Drawing 18-1806.01Rev C Figure 3 to include design and construction details to an adoptable standard within the future adopted highway of:

- a) the vehicle turning area adjacent to the school car park access gate;
- b) tactile paving at crossing points;
- c) the extended plateau at the junction of Rose Way and Wheatcroft Drive;
- d) hard surfacing in a contrasting finish of areas of grassed margin between the carriageway and footway;
- e) physical measures to prevent vehicles parking on footway margins;
- f) pedestrian guardrail and other physical highway works as may be required

shall be submitted to and approved in writing by the CPA. No part of the development shall be brought into use until the highway works have been constructed in accordance with the approved details.

Reason: To ensure the provision of works within the future public highway to a satisfactory standard in the interest of highway safety.

16. Prior to the school first being brought into use, two car parking spaces shall be provided with electric vehicle charging points and, in addition, all car parking spaces shall be provided with cable ducting designed to accommodate future plug-in vehicle charging equipment.

Reason: To promote sustainable transport by facilitating the provision of electric vehicle charging in compliance with National Planning Policy Framework Paragraph 110e).

17. No part of the development shall be brought into use until:
- a) the parking, turning and servicing areas have been constructed, drained to prevent the discharge of surface water to the highway, drained through trapped gullies with an overall capacity compatible with the site being drained, surfaced and marked out; and

b) cycle parking

have been provided in accordance with the approved plans to the satisfaction of the CPA. 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: To ensure the timely provision of car parking and service areas in the interest of highway safety, and cycle parking in the promotion of travel by sustainable transport mode.

18. Prior to the school approved by this permission first being brought into use, subject to a review of the extent and requirement for the control of parking on the highway (to be adopted) in the vicinity of the school which shall first be submitted to and approved in writing by the CPA, a scheme of restricted on-street parking and School Zone markings and associated signage shall be provided generally in accordance with the detail shown on Delta-Simons Drawing 18-1806.01Rev C Figure 3 to the satisfaction of the CPA.

Reason: In the interest of highway safety.

19. The Head Teacher of the new 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 school first being brought into use provide a completed 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 Primary School Travel Plan shall 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) the scope and a programme for monitoring pedestrian-cyclist movements associated with the school's peak operation times;
- i) a proposal to attain periodic staff-pupil travel pattern behaviours, through origin-destination-post code-multi modal surveys;
- j) modal shift targets; and
- k) 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.

- 20. 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 the 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 19g-19j)), evidence that active engagement has taken place with the local community and civil enforcement officers, evidence consultation with NCC Road Safety Team in the promotion of sustainable travel and road safety education, and propose revised initiatives and measures where the 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.

- 21. Unless otherwise agreed in writing by the CPA, the use of the playing fields, and school buildings for organised community activities, shall be restricted to the following hours:

School Buildings

Monday – Sunday 07:30 – 23:00 hrs

Playing Field

Monday – Sunday 09:00 – 22:00 hrs

Reason: To safeguard the amenity that nearby residents could reasonably expect to enjoy.

22. Prior to the development first being brought into use, a Community Use Agreement for the use of school buildings and sports facilities (prepared following engagement with Rushcliffe Borough Council to identify interested user groups), including details of:
- a) pricing policy;
 - b) hours of use;
 - c) access by non-school users/non-members;
 - d) management responsibilities; and
 - e) a mechanism for review of the Community Use Agreement;

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

The facilities shall be used in accordance with the approved Community Use Agreement unless varied by the governors of the school and parties to the agreement, and approved in writing by the CPA.

Reason: To ensure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport.

23. Following the completion of the development, the combined fixed plant Rating Noise Level shall not exceed 45dB $L_{Aeq,15mins}$ (free-field) at any time of the day/night at any residential receptor. 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 the specified noise level (45dB $L_{Aeq,15mins}$ (free-field)). In the event that the specified noise limit is exceeded, a scheme of noise mitigation shall be submitted to and approved in writing by the CPA. The approved scheme of mitigation shall be implemented to the satisfaction of the CPA within one month of the date of approval.

Reason: To safeguard the amenities enjoyed by the occupiers of nearby residential properties.

24. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB $L_{Aeq,1hr}$ between 18:00-23:00hrs on school days, and 07:00-23:00hrs on non-school days, measured at the façade of any residential receptor.

Reason: To safeguard the amenities enjoyed by the occupiers of nearby residential properties.

25. Following the completion of the development, noise levels from any activity on the site between the hours of 23:00–07:00 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.

Informatives/notes to applicants

1. The consent of Severn Trent Water 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).
2. With reference to Condition 9, the scheme of surface water drainage shall:
 - a) Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that the design is in accordance with CIRIA C753.
 - b) Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area.
 - c) Provide surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA
 - d) Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations shall demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - e) Demonstrate that exceedance is contained within the site boundary in a 100year+40% storm.
 - f) Evidence Severn Trent Water approval for connections to the existing network and any adoption of site drainage infrastructure.
 - g) Evidence how the on-site surface water drainage system shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.
3. With reference to Condition 12, the scheme of external lighting should be designed to minimise impact on bats.
4. With reference to Condition 12 and Condition 21, for the avoidance of doubt this permission does not permit the erection of lighting to allow community use of the playing field during hours of darkness, for which a separate grant of planning permission will be required. The permission would allow outside activities by organised groups after dark (such as Scouts/Guides) within the hours specified.
5. With reference to Condition 13, the proposed areas of embankment should have an undulating landform to create a natural landscape and be seeded with a simple wildlife seed mix (such as *Naturescape N!4*). Native species of tree,

shrub and hedgerow planting appropriate to the local area, and the use of wildlife-friendly plants in formal planting areas should be specified.

6. With reference to Condition 14d), reference should be made to Sport England guidance on Natural Turf for Sport <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/naturalturf-for-sport/>
7. With reference to Condition 15, changes to the area of future adopted highway approved by this permission will require a modification of the highway adoption agreement (Highways Act 1980 - s38).
8. With reference to Condition 18, a Traffic Regulation Order (Road Traffic Regulation Act 1984) will be the subject of separate statutory consultation, and may result in changes to the indicative scheme of restricted on-street parking.
9. The transport of soils off-site may require an Environmental Permit from the Environment Agency. You are advised to contact the Environment Agency to discuss the transport of soils off-site.
10. Signage shown on elevations will be subject to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Express consent for the display of signage may be required from Rushcliffe Borough Council.