

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 AL (0) 100 Rev C) received by the CPA on 13 October 2015;
- (b) Proposed Site Plan (Drawing AL (0) 202 Rev B) received by the CPA on 17 December 2015;
- (c) Phase 1 Tree Protection Plan (Drawing AL (0)103 Rev B) received by the CPA on 14 December 2015;
- (d) Phase 1 Proposed Site Plan/Floor Plan (Drawing AL (0) 205 Rev A) received by the CPA on 8 December 2015;
- (e) Phase 1 Proposed Roof Plan (Drawing AL(0) 219) received by the CPA on 19 October 2015;
- (f) Phase 1 Proposed Elevations (Drawing AL(0) 221) received by the CPA on 8 December 2015;
- (g) Phase 1 Proposed Drainage (Drawing AL (0) 214) received by the CPA on 13 October 2015 (subject to Condition 11 and Condition 12);
- (h) Proposed Car Park (Drawing AL (0) 218) received by the CPA on 19 October 2015;
- (i) Phase 2 Proposed Site Plan (Drawing AL (0) 216) received by the CPA on 19 October 2015;
- (j) Phase 2 Proposed Ground Floor Plan (Drawing AL (0) 208) received by the CPA on 13 October 2015;

- (k) Phase 2 Proposed First Floor Plan (Drawing AL (0) 209) received by the CPA on 13 October 2015;
- (l) Phase 2 Proposed Roof Plan (Drawing AL (0) 220) received by the CPA on 19 October 2015;
- (m) Phase 2 Elevations (Drawing AL (0) 211 Rev B) received by the CPA on 17 December 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 be first be submitted to and approved in writing by the CPA. Works to be carried out between March to August 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 main site works, a watching brief for contamination with particular scrutiny given to asbestos containing materials within made ground which may be encountered during site excavation, 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.

- 6. Prior to any works of demolition taking place for each phase of development, a destructive asbestos survey at the interface of the existing building and approved extension shall be undertaken in accordance with the Control of Asbestos Regulations 2012 and 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 shall be submitted to and approved in writing by 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.

7. 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;
- a) 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;
 - 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, 09:15-14:45 hours, and 16:00-18:00 hours;
 - e) noise generated by construction work or related activities on the site shall not exceed 65dB (LAeq, 1hr) measured at the boundary of any nearby receptor.

Reason: To safeguard the amenity of nearby residents, in the interest of highway safety, and to minimise risk of pedestrian/cycle conflict with HGV/construction traffic when College House Junior School is in use.

Phase 1 (Key Stage 1 three-classroom extension to the south of the existing school building, associated landscape works, and the provision of car parking.)

8. Prior to the commencement of Phase 1 of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:
- (a) lorry routeing 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 7e)), 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;

shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development in the interest of highway safety, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

9. Prior to the commencement of Phase 1 of development, tree protection in accordance with details in Section 5 of the approved Tree Survey dated 18 December 2014 shall be installed in the position shown on Drawing AL (0) 103 Rev B. The installation of tree protection fencing 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. The tree protection fencing shall be retained throughout the construction of Phase 1 of development unless otherwise permitted by conditions of this permission.

Reason: Details are required to be submitted prior to the commencement of development in order to safeguard the health of trees on the site during the period of construction in the interest of the visual amenity and ecology of the site.

10. Notwithstanding Condition 9, where works are to be carried out within root protection areas identified on Drawing AL (0) 103 Rev B, the work shall be carried out in accordance with a methodology that 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 of the site.

11. Notwithstanding foul drainage details shown on approved plans, prior to the commencement of Phase 1 main site works, confirmation from Severn Trent Water Limited that the foul water drainage proposals submitted with the application are acceptable shall be submitted to and approved in writing by the CPA. In the event that the acceptability of the foul drainage proposals is not confirmed by Severn Trent Water Limited, or alternative foul drainage proposals to those shown on approved plans are proposed, a scheme of foul water drainage works shall be submitted to and approved in writing by the CPA prior to the commencement of Phase 1 main site works. 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 to minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

12. Prior to the commencement of Phase 1 of development, notwithstanding surface water drainage details in the submitted application, a scheme of sustainable surface water drainage works shall be submitted to and approved in writing by the CPA. In the event that it can be demonstrated that use of a soakaway would not be appropriate, subject to approval being obtained from Severn Trent Water Limited, surface water drainage shall discharge to mains drainage. Development shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development to provide appropriate detail to safeguard against increased risk of flooding and to minimise pollution by

ensuring the provision of a satisfactory means of surface water disposal.

13. Within two months of the commencement of development a Travel Plan Action Plan, incorporating the initiatives in the letter from College House Junior School received by the CPA on 16 December 2015, shall be submitted to and approved in writing by the CPA.

Reason: In the interest of promoting sustainable travel.

14. Prior to their use on site, samples and/or a schedule of all proposed Phase 1 facing materials and finishes, including paving and outdoor play areas, 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 and in compliance with Broxtowe Borough Aligned Core Strategy Policy 10 - Design and Enhancing Local Identity.

15. Prior to being installed at College House Junior School, the location and design details of any Phase 1 external light fittings, 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.

16. Within 3 months of the commencement of Phase 1 of development, details including timescale of provision of opportunities for nesting birds shall be submitted to and approved by the CPA in writing. Provision of nest boxes shall be made in accordance with the approved details.

Reason: To enhance the ecology of the site.

17. Within 3 months of the commencement of Phase 1 of development, a scheme including a programme for the provision of tree planting and landscaping of the completed Phase 1 development (based on Sketch Design External Works Drawing LR/P.Y.BE.29204.01/01 received by the CPA on 11 December) to include:

- a) species, locations, planting size and planting density;
- b) establishment methods (including tree pit detail); and
- c) schedule of maintenance including a Landscape Management Plan to guide on-going management of created and retained habitats;

shall be submitted to and approved in writing by the CPA. Where used, the landscape scheme shall include native tree and shrub species appropriate to the local area and ornamental species of wildlife value. 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 Phase 1 of 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.

18. Prior to Phase 1 of the development first being brought into use, all new areas of car parking and associated circulation areas approved by this permission shall be constructed, and drained through trapped gullies with an overall capacity compatible with the site being drained, surfaced and marked out to the satisfaction of the CPA. All car parking and associated circulation areas shall be constructed, drained in accordance with details approved in compliance with Condition 12, surfaced and marked out to the satisfaction of the CPA. Car parking and circulation areas approved by this permission shall be provided to the satisfaction of the CPA prior to Phase 1 of the development permitted first being brought into use.

Reason: To ensure satisfactory and timely provision of car parking and circulation areas in the interest of highway safety.

19. The 38 covered cycle spaces proposed in the application shall be provided prior to Phase 1 of the development first being brought into use. Prior to being installed, the location and design details (including height and appearance) of the covered cycle spaces 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 sustainable travel and visual amenity.

20. The Head Teacher of College House Junior School, or other suitably authorised person, shall appoint and thereafter continue to employ or engage a Travel Plan Coordinator who shall be responsible for:
- a) the implementation, delivery, monitoring of the College House Junior School Travel Plan;
 - b) liaison with local residents, community groups and civil enforcement officers;
 - c) the promotion of the sustainable transport initiatives; and
 - d) the carrying out of a review of the College House Junior School Travel Plan.

Within three months of the Phase 1 extension to College House Junior School first being brought into use, a review of the College House Junior School Travel Plan shall be submitted by the Travel Plan Coordinator and approved in writing by the CPA. The Travel Plan Review, based on the Travel Plan Action Plan approved in compliance with Condition 13, shall set out proposals (including targets, a timetable, monitoring, and enforcement mechanism) to promote:

- (i) education relating to sustainable travel;

- (ii) safe travel to school;
- (iii) demand for, and future provision of additional covered cycle spaces;
- (iv) safe student drop-off and pick-up; and
- (v) considerate parent parking

and shall include arrangements for the monitoring of progress of the proposals and review of the Travel Plan. The Travel Plan Review shall be implemented in accordance with the approved document, including the timetable set out in the approved document.

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

21. The Travel Plan Coordinator shall submit annual reports for a minimum period of 5 years and until the College House Junior School Travel Plan Review targets have been met. The monitoring reports shall summarise the data collected over the monitoring period, including details of the engagement undertaken with local residents, and community groups in promoting sustainable travel initiatives, 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.

22. Within three months of the Phase 1 extension to College House Junior School first being brought into use, a review of the school zone on Cator Lane shall be carried out, and a report with recommendations shall be submitted to and approved in writing by 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.

Phase 2 (Two-storey Key Stage 2 extension, and associated landscape works, at the eastern end of the existing school building.)

23. Prior to the commencement of Phase 2 of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:

- a) lorry routeing 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 7e)), 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;

shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development in the interest of highway safety, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

24. In the event that use of the construction access approved in compliance with Condition 23 would impact on trees within the site, prior to the commencement of Phase 2 of development, tree protection in accordance with details in Section 5 of the approved Tree Survey dated 18 December 2014 shall be installed in locations that shall first be agreed in writing by the CPA. The installation of tree protection fencing 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. The tree protection fencing shall be retained throughout the construction of Phase 2 of development unless otherwise permitted by conditions of this permission.

Reason: Details are required to be submitted prior to the commencement of development in order to safeguard the health of trees on the site during the period of construction in the interest of the visual amenity and ecology of the site.

25. Notwithstanding Condition 24, where works of reinstatement are to be carried out within tree root protection areas impacted by construction, the work shall be carried out in accordance with a methodology that 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 of the site.

26. Prior to the commencement of Phase 2 main site works, a scheme of foul water drainage works shall be submitted to and approved in writing by the CPA. 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 to minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

27. Prior to the commencement of Phase 2 of development, a scheme of sustainable surface water drainage works shall be submitted to and approved in writing by the CPA. In the event that it can be demonstrated that use of a soakaway would not be appropriate, subject to approval being obtained from Severn Trent Water Limited, surface water drainage shall discharge to mains drainage. Development shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development to provide appropriate detail to safeguard against increased risk of flooding and to minimise pollution by ensuring the provision of a satisfactory means of surface water disposal.

28. Prior to their use on site, samples and/or a schedule of all proposed Phase 2 facing materials and finishes, including paving and outdoor play areas, 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 and in compliance with Broxtowe Borough Aligned Core Strategy Policy 10 - Design and Enhancing Local Identity.

29. Prior to being installed at College House Junior School, the location and design details of any Phase 2 external light fittings, 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.

30. Within 3 months of the commencement of Phase 2 of development, details including timescale of provision of opportunities for nesting birds shall be submitted to and approved by the CPA in writing. Provision of nest boxes shall be made in accordance with the approved details.

Reason: To enhance the ecology of the site.

31. Within 3 months of the commencement of Phase 2 of development, a scheme including a programme for the provision of tree planting and landscaping of the completed Phase 2 development to include:

- a) species, locations, planting size and planting density;
- b) establishment methods (including tree pit detail); and
- c) schedule of maintenance including a Landscape Management Plan to guide on-going management of created and retained habitats;

shall be submitted to and approved in writing by the CPA. Where used, the landscape scheme shall include native tree and shrub species appropriate to the local area and ornamental species of wildlife value. 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 Phase 2 of 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.

32. Within 3 months of the site security fence being re-aligned along the highway boundary on College Road, the adjacent former highway dropped crossing shall be reinstated as footway to the satisfaction of the CPA.

Reason: In the interest of highway safety.

Informatives/Notes to applicant

1. NCC Ecology Team advises that if any amphibians or hedgehogs are found during site clearance works or in excavations left overnight, they should be removed from the working area by hand and placed in a safe location elsewhere on the site.
2. With reference to Condition 12 and Condition 27, it is advised that run-off from the site should be reduced for all rainfall events up to the 100 year plus 30% climate change event. Calculations will be required to demonstrate how site drainage would mitigate any increase in run-off.
3. With reference to Condition 13, the submission should include a completed Travel Plan Action Plan template enclosed with this decision.
4. With reference to Condition 22, NCC Highways Development Control advises that the submission should incorporate the provision of bollards either side of tactile paving in the footway around the junction radii of Gwenbrook Road and Cator Lane. Furthermore, consideration should be given to extending the 'No Waiting' restriction (double yellow lines) over the area where bollards are temporarily placed by the school on the northern side of Gwenbrook Road opposite the vehicular entrance to the school. An extension to the double yellow lines will require the making of a Traffic Regulation Order and will be the subject of a separate statutory process under the provisions of the Road Traffic Regulation Act 1984.
5. With reference to Condition 32, works on the public highway will either need to be carried out by the Highway Authority, or subsequent to entry into an agreement under s278 of the Highways Act 1980 to allow persons other than the Highway Authority to carry out the works.
6. National Grid has identified apparatus on the application site. A copy of the consultation response from National Grid dated 27 October 2015 is enclosed.