

**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 SPA\_PL\_00\_001 Rev 03) received by the CPA on 14 August 2014.**

**b) Site Layout Plan (Drawing SPA\_PL\_00\_002 Rev 06) received by the CPA on 30 September 2014.**

- c) Landscape Plan - South (Drawing SPA\_PL\_00\_003 Rev 06) received by the CPA on 3 November 2014.**
- d) Landscape Plan - North (Drawing SPA\_PL\_00\_004 Rev 05) received by the CPA on 30 September 2014.**
- e) Phased Construction Layout Plans received by the CPA on 29 October 2014.**
- f) Tree Retention and Removal Plan (Drawing SPA\_PL\_00\_005 Rev 05) received by the CPA on 30 September 2014.**
- g) Landscape Fencing Strategy (Drawing SPA\_PL\_00\_006 Rev 04) received by the CPA on 3 November 2014.**
- h) Ground Floor Plan (Drawing SPA-PL-20-000 Rev 00) received by the CPA on 18 August 2014.**
- i) First Floor Plan (Drawing SPA-PL-20-001 Rev 00) received by the CPA on 18 August 2014.**
- j) Second Floor Plan (Drawing SPA-PL-20-002 Rev 00) received by the CPA on 18 August 2014.**
- k) Roof Plan (Drawing SPA-PL-20-003 Rev 00) received by the CPA on 18 August 2014.**
- l) North and South Elevations (Drawing SPA-PL-20-100 Rev 00) received by the CPA on 18 August 2014.**
- m) East and West Elevations (Drawing SPA-PL-20-101 Rev 00) received by the CPA on 18 August 2014.**
- n) Part Elevation (Drawing SPA-PL-20-102 Rev 00) received by the CPA on 18 August 2014.**
- o) Lighting Lux Plot and CCTV (Drawing SPA-PL-30-001 Rev 00) received by the CPA on 18 August 2014 (as may be modified so as to comply with Condition 29).**

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

- 4. Notwithstanding details shown on approved drawings referenced in Condition 3, prior to the demolition of existing school buildings on the site a landscape plan showing the surface treatment/finishes of the car park and pedestrian routes to the south of the new Academy building 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 of the development.***

- 5. Unless otherwise agreed by the CPA in writing, no tree, shrub, scrub or other vegetation clearance works shall be carried out between the months of February to August inclusive.**

***Reason: To avoid disturbance to birds during the breeding season.***

- 6. 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 school day between 08:00-09:15 hours and 14:15-15:30 hours;**
  - c) no construction deliveries to site shall take place on any non-school day other than between 07:30-18:00 hours;**
  - d) no construction work shall be carried out or plant operated except between 07:30 hours–18:00 hours**

**Mondays to Fridays and 07:30 hours – 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 Serlby Park Academy is in use.***

- 7. 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) 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, 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, in accordance with paragraph 4.3.3 of the Extended Phase 1 Habitat Survey Report.**
- g) the production of a method statement relating to the removal and disposal of invasive non-native *Cotoneaster horizontalis*, in accordance with paragraph 4.3.6 of the Extended Phase 1 Habitat Survey Report.**

**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: In the interest of highway safety, the ecology of the site, and to protect the amenities at present enjoyed by the occupiers of nearby properties.***

- 8. Prior to the commencement of development, an assessment of the quality of the existing grass playing field identified on attached drawing 1/14/01273/CDM/1 shall be submitted to and approved in writing by the CPA.**

***Reason: To provide an appropriate baseline assessment of playing pitch quality that would be impacted by the development.***

- 9. Prior to the commencement of development approved by this planning permission, or such other time as may first be agreed in writing with the CPA, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the CPA:**

- a) a site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including off-site receptors; and if required**
- b) an options appraisal and remediation strategy based on the site investigation results and detailed risk assessment, giving full details of the remediation measures required, and how they are to be undertaken; and**
- c) a verification plan, providing details of the data to be collected in order to demonstrate that the works set out in b) will be complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.**

**The written consent of the CPA shall be obtained prior to any change being made to components a) – c). The scheme shall be implemented as approved.**

**Any excavated material should be tested for contamination and disposed of appropriately.**

***Reason: To ensure that the site is remediated to an appropriate standard.***

- 10. 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: To prevent the increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.***

- 11. 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 drainage strategy shall demonstrate that the surface water run-off generated, up to and including the 1 in 100 year plus climate change critical storm, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. 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: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.***

- 12. No infiltration of surface water drainage into the ground shall be permitted other than with the express written consent of the CPA. Development shall be carried out in accordance with the approval details.**

***Reason: To safeguard against pollution and safeguard the quality of controlled waters.***

- 13. 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.***

- 14. Prior to use on site, design details of 2.4m high weldmesh security fencing to be installed 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.***

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

- a) **Sprinkler tank and related enclosure;**
- b) **Covered cycle storage; and**
- c) **Detached PE storage buildings**

**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. Prior to installation, design details of raised crossing points within the site, designed to give priority to pedestrians and cyclists over vehicular traffic, 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 pedestrian and cyclist safety.***

- 17. Development shall be carried out Compliance with the Bat Mitigation Scheme supporting the application (October 2014), unless superseded by the requirements of a Natural England European Protected Species Licence. Within 3 months of the commencement of development, details including timescale of proposed:**

- a) provision for roosting bats in the development (in accordance with the requirements of the European Protected Species licence issued by Natural England); and**
- b) provision of bird nest boxes on the building and/or retained trees (to include swift, house sparrow and starling);**

**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 (with reference to Appendix 6 of the Bat Mitigation Scheme and the Idle Lowlands Landscape**



**Character Area species list for native species planting) 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 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 sports pitch construction (which shall be to a standard at least equivalent to the baseline assessment provided in compliance with Condition 8);**
- b) construction specification for hard play areas;**
- c) drainage of areas used for outdoor play and sport; and**

- d) a grid of replacement sports pitch levels and areas of hard play;

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

Replacement sports pitch and 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 pitch and outdoor facilities to a standard fit for purpose.***

20. The new Academy building shall not be brought into use until such time as the re-aligned access road within the site has been constructed to wearing course, and to a standard suitable for use as a temporary pedestrian access to the school, to the written satisfaction of the CPA.

***Reason: To ensure the provision of suitable pedestrian access before the school is brought into use.***

21. Following the new Academy building being brought into use, until such time as car parking on the site of buildings to be demolished is substantially completed and brought into use, the re-aligned access road shall not be used by vehicular traffic (other than to provide access to disability parking spaces and to meet essential Academy operational needs) on any school day between 08:00-16:00 hours, unless otherwise varied with the prior written agreement of the CPA.

***Reason: To minimise risk of pedestrian/vehicular conflict on the re-aligned access road during the completion of construction works.***

**22. Car parking areas and service 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.**

- a) **All 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.**
- b) **All service and associated circulation areas shall be constructed, drained through trapped gullies with an overall capacity compatible with the site being drained, and surfaced to the satisfaction of the CPA.**

***Reason: To ensure the timely provision of car parking and surface areas in the interest of highway safety and to safeguard against increased risk of flooding and pollution of the water environment.***

**23. Prior to the commencement of works of demolition, the means of protection of trees to be retained which shall be sited so as not to encroach within root protection areas identified on Drawing SPA\_PL\_00\_005 Rev 05, shall be submitted to and approved by the CPA in writing. The approved scheme shall be completed prior to the commencement of works of demolition, to the written satisfaction of the CPA.**

***Reason: In order to safeguard the health of trees on the site during the period of demolition and in the interest of the visual amenity of the site.***

- 24. Notwithstanding Condition 23, where works need to be carried out within root protection areas identified on Drawing SPA\_PL\_00\_005 Rev 05, 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 of the site.***

- 25. Prior to the commencement of works of demolition of any CLASP building on the site, a programme of historic building recording in accordance English Heritage (Level 3) guidance shall be agreed with the CPA. The recording shall take place in accordance with the approved details. No works of demolition, unless otherwise first agreed in writing by the CPA, shall commence before the building record has been approved as being satisfactory by the CPA. The approved record shall be provided to the CPA in bound and digital format within 3 months of the date of approval.**

***Reason: To ensure that CLASP buildings to be demolished are recorded to an appropriate level.***

- 26. Prior to the commencement of works of demolition on site, a full asbestos survey of buildings 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.**

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

- 27. 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 properties.***

- 28. Prior to the commencement of demolition works, a method statement for the draining down and infilling of the ornamental pond, in accordance with section 4.2 of the Extended Phase 1 Habitat Survey Report, 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 the ecology of the site.***

- 29. Notwithstanding submitted details, all external lighting to be installed shall comply with the recommendations of the Bat Method Statement - Appendix 7 received by the CPA on 29 October 2014.**

***Reason: To control the potential impact of external lighting on bats.***

- 30. The Head Teacher/Principal of the Academy, 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 draft Serlby Park Academy Travel Plan (received by the CPA on**

**29 October 2014) and within 3 months of the completion of development (the demolition of existing buildings and substantive restoration of the site) provide a completed Serlby Park Academy 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 Serlby Park Academy Travel Plan shall be implemented in accordance with the approved timetable and shall be updated consistent with future Serlby Park Academy Travel Plan initiatives (to include the staggering of school start and finish times having regard to the adjacent St Patrick's Roman Catholic Primary School; education relating to sustainable travel; safe school transport waiting, and embarking/alighting point; demand for, and future provision of additional covered cycle spaces; and management of student drop-off and pick-up), including implementation dates, to the satisfaction of the CPA.**

***Reason: In the interest of highway safety and to promote sustainable travel and in compliance with Bassetlaw District Council Core Strategy Core Policy DM13 – Sustainable Transport.***

- 31. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the completion of development (as defined in Condition 30), 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 and in compliance with Bassetlaw District Council Core Strategy Core Policy DM13 – Sustainable Transport.***

- 32. Within 6 months following the completion of development (as defined in Condition 30), a review of Serlby Park Academy school zone signage on White House Road and Swinnow Road shall be carried out, and a report with recommendations shall be submitted to the CPA. Recommendations for the modification of school zone signage shall be implemented within 3 months of the date of submission of the report.**

***Reason: In the interest of highway safety.***

- 33. 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 hours -23:00 hours on school days, and 07:00 hours -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.***

- 34. Following the completion of the development, noise levels from any activity on the site between 23:00 hours – 07:00 hours shall not exceed the existing night-time background  $L_{A90}$  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.***

- 35. 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. 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 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 4, consideration should be given to the use of different surface finishes to introduce variety and break-up the expanse of the car park.**
- 2. With reference to Condition 9, NCC Land Reclamation Team advises of the need to be aware of the potential risks posed by unexpected contamination residing within the made ground. Good site operational practice to maintain vigilance of ground conditions is advised. Boreholes installed during the site investigation should be de-commissioned according to current guidance.**
- 3. With reference to Condition 9a), the suitability of a commercial end use in submitted supporting documents should be reviewed and consideration should be given to the potential impact of the historic solvent spillage on the adjoining site and direction of plume.**
- 4. With reference to Condition 11, the Environment Agency has advised that proposal to pump surface water to the foul sewer passing the south of the site, subject to agreement with Severn Trent Water Limited, is not a sustainable long term option and could pose a flood risk in the event of power failure. An alternative gravity outfall to a surface drain to the west of the site should be investigated.**
- 5. With reference to Condition 12, permission may be granted for the discharge of surface water to ground where it has been demonstrated that there is no resultant unacceptable risk to**



**controlled waters. There is evidence of minor soil contamination across some parts of the site. It should be ensured that infiltration is only into clean uncontaminated ground. Only clean roof water should be disposed of to soakaway to ensure no addition of pollutants in this hydrogeologically sensitive area (SPZ III and Principal aquifer).**

- 6. The applicant is advised that a European Protected Species licence for handling bats will be required from Natural England.**
- 7. With reference to Condition 17, the Bat Mitigation Scheme proposed in the application makes provision for three bat tubes to be incorporated within the fabric of the new building.**
- 8. In the event that any amphibians or reptiles are encountered during site clearance or construction, works in that area should cease and an ecologist should be consulted for advice before works recommence, in accordance with paragraphs 4.3.4 and 4.3.5 of the Extended Phase 1 Habitat Survey Report.**
- 9. Northern Powergrid has identified apparatus on the site. A copy of the consultation reply from Northern Powergrid dated 9 October 2014 is enclosed.**
- 10. National Grid has identified apparatus on the site. A copy of the consultation reply from National Grid dated 28 October 2014 is enclosed.**