

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 P.F.CB.00002 AL(0) 01 Rev 01) received by the CPA on 2 December 2015;
- (b) Tree Protection Plan During Demolition (Drawing P.F.CB.00002 AL(0) 09) received by the CPA on 25 November 2015;
- (c) Slab Modifications (Drawing P.F.CB.00002 AL(0) 10) received by the CPA on 10 November 2015;
- (d) Proposed Site Plan (Drawing P.F.CB.00002 AL(0) 05 Rev 01) received by the CPA on 25 November 2015;
- (e) Car Park Provision During Development Phases (P.F.CB.00002 AL(0) 14) received by the CPA on 110 November 2015;
- (f) Reinstatement of Riverside Building (Drawing P.F.CB.00002 AL(0) 06) received by the CPA on 10 November 2015;
- (g) Reinstatement of County Hall 'H' Building (Drawing P.F.CB.00002 AL(0) 07) received by the CPA on 10 November 2015;

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

4. Within no less than 3 months of the grant of permission, a programme for the delivery of measures to help County Hall car park users plan alternative travel arrangements during the period of works, generally in accordance with the Addendum to the Planning Statement supporting the application dated 18 January 2016, shall be submitted to and approved by in writing by the CPA. The programme shall be implemented in accordance with the approved details no less than 2 weeks prior to the commencement of works of demolition.

Reason: To raise awareness of the development and help affected staff plan alternative sustainable means of travel.

5. Prior to the commencement of works of demolition, details including the siting, design, weather protection and security of proposed temporary provision for cycle parking, and permanent staff changing and shower facilities, shall be submitted to and approved in writing by the CPA. The approved details for temporary cycle parking and permanent staff changing and shower facilities shall be provided to the satisfaction of the CPA prior to existing cycle parking facilities in the CLASP building to be demolished being no longer available for use, and the temporary facilities for cycling shall be so retained until such time as permanent replacement cycle provision in accordance with details submitted in support of the application have been provided to the written satisfaction of the CPA.

Reason: Details are required to be submitted prior to the commencement of works of demolition to ensure continuity of provision for cycle parking in compliance with Rushcliffe Borough Non-Statutory Replacement Local Plan Policy MOV6 – Facilities in New Development.

6. Unless works of demolition have been substantially completed by 27 July 2016, prior to the commencement of works of demolition, an updated Daytime Bat Survey confirming the absence of bats in the structure to be demolished shall be submitted to and approved by the CPA. In the event that bats are encountered, no work of demolition shall proceed until an appropriate methodology has been submitted to and approved by the CPA and a licence for the handling of bats has been obtained from Natural England. Works of demolition shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of works of demolition to safeguard protected species which may be present.

7. 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 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.

8. 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 demolition work 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) demolition work shall not be carried out at any time on Sundays, Public or Bank Holidays;

- c) no demolition 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.

Reason: To safeguard the amenity that nearby residents could reasonably expect to enjoy in compliance with Rushcliffe Borough Non-Statutory Replacement Local Plan Policy GP2 - Design and Amenity Criteria.

9. The total free-field noise level including noise from demolition activities on site, measured as an LAeq,1hr shall not exceed the ambient noise level (in the absence of demolition activities) by more than 5dB subject to a minimum cut-off level of 65dB LAeq,1hr when measured at the nearest receptor. In the event that the noise level specified in this condition is exceeded, the contractor shall review working methods and procedures, agree steps to mitigate the noise with the CPA, which have been designed in accordance with BS5228-1 *Code of Practice for Noise and Vibration Control on Construction and Open Sites*, and carry out works in accordance with the approved details.

Reason: To safeguard the amenity that nearby residents could reasonably expect to enjoy in compliance with Rushcliffe Borough Non-Statutory Replacement Local Plan Policy GP2 - Design and Amenity Criteria.

10. Prior to the commencement of works of demolition, details of the proposed method of working in the form of an environment 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 9), vibration and dust emissions (including mitigation measures in the event of a complaint);
 - (e) a scheme for the segregation into different waste streams and recycling/disposal of waste arising from demolition;

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 works of demolition in the interest of highway safety, and to protect the amenity that nearby residents could reasonably expect to enjoy in compliance with Rushcliffe Borough Non-Statutory Replacement Local Plan Policy GP2 - Design and Amenity Criteria.

11. Prior to the commencement of works of demolition a programme of historic building recording in accordance English Heritage (Level 4) guidance shall be agreed with the CPA. The recording shall take place in accordance with the approved details. No works of demolition 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: Details are required to be submitted prior to the commencement of works of demolition to ensure that CLASP buildings to be demolished are recorded to an appropriate level.

12. Prior to any works of demolition taking place, a destructive asbestos survey of the building to be demolished 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. 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: Details are required to be submitted prior to the commencement of works of demolition to ensure that the risk associated with asbestos containing materials is appropriately managed.

13. Prior to any works of demolition taking place, a watching brief for contamination with particular scrutiny given to asbestos containing materials within made ground 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 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 works of demolition to provide an appropriate methodology that will ensure that the site is remediated to an appropriate standard.

14. Within three months of the completion of development a validation report to confirm that contamination encountered has been satisfactorily remediated, and that no asbestos containing materials are present on exposed areas of the site, shall have been submitted to and approved in writing by the CPA.

Reason: To confirm that the site has been remediated to an appropriate standard.

15. Prior to their use on site, samples and/or a schedule of all proposed facing materials and finishes, including the design detail of railings, 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 in compliance with Rushcliffe Core Strategy Policy 9 - Design and Enhancing Local Identity and Rushcliffe Borough Non-Statutory Replacement Local Plan Policy GP2 - Design and Amenity Criteria.

16. Use of the footprint of the demolished CLASP building for car parking in the form approved by this permission shall be for a time-limited period expiring on 28 February 2021. On expiry of the permission, use of the demolished building footprint as car park shall cease and the site shall be restored in accordance with details that fully remediate the footprint of the demolished building. Works for the restoration of the site, including the provision of surface water drainage in accordance with details that shall first be submitted to and approved by the CPA in writing, shall be completed by no later than 31 May 2021.

Reason: In recognition of the short-term use of the building footprint for car parking whilst securing satisfactory site restoration in the event that the longer-term redevelopment of the site does not occur, in the interest of visual amenity in compliance with Rushcliffe Core Strategy Policy 9 - Design and Enhancing Local Identity and Rushcliffe Borough Non-Statutory Replacement Local Plan Policy GP2 - Design and Amenity Criteria.

Notes/Informatives

1. In the event that a bat is encountered during works of demolition development shall proceed in accordance with Appendix 2 of the Daytime Bat Survey supporting the application.
2. With reference to Condition 15, planning permission for change of use will be required in the event that the area of the demolished building footprint to be reinstated is intended to be retained for car parking.
3. The Environment Agency require confirmation that access to the flood wall will be provided throughout the period of work. The Environment Agency also request notification of the start and end dates of work. Please contact Stuart Taylor, Environment Agency, Trentside Offices, Scarrington Road, Nottingham NG2 5FA. Telephone (0115) 8463654 quoting reference LT/2015/120560/01-L01.
4. Western Power has identified a High Voltage Electricity Supply on the site. A copy of the consultation reply from Western Power Distribution dated 17 December 2015 is attached.
5. Severn Trent Water advise that the use or re-use of sewer connections will be the subject of an application to Severn Trent Water under S106 of the Water Industry Act 1991. Severn Trent Water advise that although statutory sewer records do not show any public sewers within the application area there may be sewers that have been recently 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 consent and the applicant is advised to contact Severn Trent Water to discuss the proposals.