

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 AH_PL_00_001 Revision P05) received by the CPA on 24 December 2014;
- (b) Landscape Site Plan (Drawing AH_PL_00_002 Revision P09) received by the CPA on 24 December 2014;
- (c) Landscape Core Site Plan (Drawing AH_PL_00_003 Revision P09) received by the CPA on 24 December 2014;
- (d) Site Sections (Drawing AH_PL_00_004 Revision P07) received by the CPA on 24 December 2014;
- (e) Tree Retention and Removal Plan (Drawing AH_PL_00_005 Revision P07) received by the CPA on 24 December 2014;
- (f) Fencing Strategy (Drawing AH_PL_00_006 Revision P07) received by the CPA on 24 December 2014 (with the exception of the height of the sprinkler tank and associated pump house enclosure subject of Condition 17a));
- (g) Substation Location, Access and Easement (Drawing AH_PL_00_007 Revision P04) received by the CPA on 24 December 2014;
- (h) Dimensions to Neighbouring Property (Drawing AH_PL_00_008 Revision P04) received by the CPA on 24 December 2014;

- (i) Ground Floor Plan (Drawing AH_PL_20_000) received by the CPA on 20 October 2014;
- (j) First Floor Plan (Drawing AH_PL_20_001) received by the CPA on 20 October 2014;
- (k) Roof Plan (Drawing AH_PL_20_002) received by the CPA on 20 October 2014;
- (l) North and South Elevations (Drawing AH_PL_20_100) received by the CPA on 20 October 2014;
- (m) East and West Elevations (Drawing AH_PL_20_101) received by the CPA on 20 October 2014;
- (n) Lighting Lux Plot (Drawing BSXX(60)4004-CP Issue B) received by the CPA on 5 January 2015 (as may be modified so as to comply with Condition 20). Approval of this drawing relates to lighting details only and not the site layout overlaid.
- (o) Phased Construction Site Layout Phase 1 and Phase 2 received by the CPA on 7 January 2015.

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

- 4. 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.

- 5. No development shall commence before a pre-construction survey for protected species has been carried out and the results submitted to the CPA for its written approval. In the event that development does not commence (in accordance with Condition 2) within 6 weeks of the survey, the site shall be re-surveyed and the results submitted to the CPA for its written approval. Should the pre-construction survey identify any features of ecological interest, the survey results shall include mitigation measures designed to protect these features from any adverse impacts resulting from the development. Mitigation measures shall be implemented in accordance with the approved details.

Reason: To ensure the favourable conservation status of protected species in accordance with the National Planning Policy Framework.

- 6. Prior to the commencement of development, the means of protection of trees to be retained during the period of construction which shall be sited so as not to encroach within root protection areas identified on Drawing AH_PL_00_005 Revision P07, shall be submitted to and approved by the CPA in writing. The

approved scheme 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.

Reason: 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.

7. Notwithstanding Condition 6, where works need to be carried out within root protection areas identified on Drawing AH_PL_00_005 Revision P05, 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 in accordance with Ashfield Local Plan Review Policy EV8 Trees and Woodlands.

8. 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 14:30-15:45 hours;
 - c) no construction deliveries to site shall take place on any non-school day other than between 07:30–18:00 hours Mondays to Fridays and 07:30–13:00 hours on Saturdays;
 - d) 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;
 - e) noise generated by construction activities on the site shall not exceed 65dB ($L_{Aeq, 1hr}$) measured at the boundary 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 Holgate Primary School is in use.

9. 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 routing for construction traffic and
 - (b) measures to prevent the deposit of debris on the public highway;
 - (c) management of parking by persons involved in the construction of the development;
 - (d) the segregation of construction vehicle and pedestrian movements on site;

- (e) measures for the control of noise (to comply with Condition 8e)), vibration and dust emissions (including mitigation measures in the event of a complaint);
- (f) details of construction site drainage during the period of construction;
- (g) a scheme for the recycling/disposal of surplus soils and waste resulting from construction;
- (h) construction site management practice to safeguard against risk to mammals (protected species) throughout the period of construction, in accordance with Paragraph 4.3.1 of the Extended Phase 1 Habitat Survey Report.
- (i) the production of a method statement relating to the removal and disposal of invasive non-native *Japanese rose* in accordance with Paragraph 4.3.7 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, to safeguard against flooding during construction, the ecology of the site, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

10. Prior to the commencement of development, an assessment of the quality of the existing grass playing field identified on attached drawing 4/V/2014/0581/1 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.

11. Notwithstanding details submitted in support of the application, 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.

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

12. 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.

13. Prior to the commencement of main site works a scheme of surface water drainage works in accordance with the approved Flood Risk Assessment reference 1010294-RPT-CL-00001 Revision A (dated 5 December 2014), 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 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.

14. Prior to the commencement of main site works, a scheme to treat and remove suspended solids from surface water run-off during construction works shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To reduce the risk of surface water contamination.

15. The floor level of the building shall be set no lower than 94.2m AOD.

Reason: To safeguard against risk of flooding.

16. 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 and to accord with Ashfield Local Plan Review Policy ST1 Development.

17. Prior to being installed, design details including height and appearance of the:

- (a) Sprinkler tank, associated pump house, and related enclosure;
- (b) Bin storage area;
- (c) Covered cycle storage;
- (d) Knee-rail fencing segregating pedestrians from vehicular traffic;
and
- (e) Bollards preventing kerb parking;

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.

18. Prior to installation, design details of:

- a) the raised crossing point within the site, designed to give priority to pedestrians over vehicular traffic; and
- b) the designated route for pedestrians within the car park to the north-east of parking spaces to the rear of the caretaker's bungalow;

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.

19. Prior to being installed, design details of external light fittings 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.

20. Notwithstanding submitted details, all external lighting to be installed shall comply with the recommendations of the Bat Method Statement - Appendix 6 received by the CPA on 1 December 2014.

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.

21. Development shall be carried out in compliance with the Bat Method Statement supporting the application, received by the CPA on 1 December

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;

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.

22. 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;
- 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, and the maintenance of planting adjacent to the new pedestrian access point formed to High Leys Road at a height suitable to provide appropriate visibility for pedestrians;

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.

23. Within 6 months of the commencement of development, design details of;

- a) replacement playing field construction (which shall be to a standard at least equivalent to the baseline assessment provided in compliance with Condition 10);

- b) construction specification for new hard play areas;
- c) drainage of new areas used for outdoor play; and
- d) a grid of replacement playing field levels and new areas of hard play;

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

Replacement playing field and new 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 playing field and outdoor facilities to a standard fit for purpose.

24. 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. All service/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.

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.

25. Prior to demolition of each building on the site, a Pre-Demolition Asbestos Survey of the building 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. Within one month of the completion of demolition works (or each stage thereof) a validation report shall be submitted to the CPA to confirm that the demolition footprint does not contain Asbestos Containing Materials.

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.

26. 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 residential properties.

27. The Head Teacher of Holgate 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 set out in the draft Holgate Primary School Travel Plan (received by the CPA on 20 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 Holgate 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. The Holgate Primary School Travel Plan shall be implemented in accordance with the approved timetable and shall be updated consistent with future Holgate Primary School Travel Plan initiatives (to include education relating to sustainable travel; demand for, and future provision of additional covered cycle spaces; and management of student drop-off and pick-up both on and off the school site), including implementation dates, to the satisfaction of the CPA.

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

28. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the completion of development (as defined in Condition 28), 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.

29. Within 6 months following the completion of development (as defined in Condition 28), a review of Holgate Primary School Traffic Regulation Order (TRO 4144), school zone signage and guardrail on High Leys Road 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.

30. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB $L_{Aeq,1hr}$ between 18:00-23:00 hours on school days, and 07:00-23:00 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.

31. Following the completion of the development, noise levels from any activity on the site between 23:00–07:00 hours shall not exceed the existing night-time background La90 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.

32. Following the completion of the development, the combined fixed plant noise level shall not exceed the background noise level (L₉₀) 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 (L₉₀). 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. Conditions 6, 12, 13 and 14 refer to 'main site works'. For the avoidance of doubt 'main site works' are works expressly approved by this grant of planning permission, not works, typically site set up works, which are permitted by The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2: Part 4 *Temporary Buildings and Uses*.
2. With reference to Condition 5, the applicant is advised to contact the CPA to agree the scope of the protected species survey to be undertaken.
3. With reference to Condition 11, the sensitivity of the end-user should be considered. It is considered that an appropriate target is residential end-use without plant uptake considering the age of children at the school (3-11).
4. It is advised that any reclaimed hardcore, subsoil or topsoil imported to the site will require Waste Management Licence exemption from the Environment Agency. Imported materials will need to be certified as being appropriate for the end use as a school.
5. With reference to Condition 9f) and Condition 13, the drainage scheme will be expected to demonstrate that flood risk to neighbouring property will not be exacerbated. With reference to Condition 13, the Environment Agency advises that:
 - a) The surface water drainage system should be designed in accordance with CIRIA C697 and C687 or the National SuDS Standards (should the latter be

in force when the detailed design of the surface water drainage system is undertaken).

- b) Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 20% (allowance for climate change) critical rain storm to ideally the Greenfield run-off rates for the site. As a minimum, the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site.
 - c) The drainage scheme should demonstrate surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments'.
 - d) The 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 should be submitted. Calculations should 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) Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters should be provided.
 - f) The Environment Agency does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
6. With reference to Conditions 16 and 22, the applicant may wish to engage with local residents before finalising suitable finishes and landscape details.
 7. With reference to Condition 22 it is advised that the detailed landscaping scheme should include wildlife-friendly native and ornamental species.
 8. The applicant is advised that a European Protected Species licence for handling bats will be required from Natural England.
 9. The applicant is advised to consult with the Police Force Architectural Liaison Officer (0115 9670999 ext. 800 3038) to discuss window and door security; glazing to meet PAS24:2012 standards as a minimum; site lighting and CCTV proposals; intruder alarm systems; separation of the school from areas of after-hours public use in order to ensure that security is maintained; security of internal devices such as IT equipment and security of personal property.
 10. National Grid has identified apparatus in the vicinity of the site. Attention is drawn to the consultation response from National Grid dated 14 November 2014, a copy of which is enclosed.