

**RECOMMENDED PLANNING CONDITIONS**

1. Unless where required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the documents supporting the application as amended, including the recommendations of submitted reports.

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

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 (the number of children on the school roll exceeding 70).

*Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.*

3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of Part 7 Class M and Part 12, no erection or extension of the school permitted by Part 7 Class M of the Order or any small ancillary building as permitted by Class A (a) of Part 12 of the Order shall be erected other than with the express consent of the CPA.

*Reason: In order that the CPA may assess the planning impacts of further development at the site, and in particular, the impact on neighbouring residential property in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 – Amenity.*

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of Part 7 Class M 'alteration of a school', the relevant windows shown on (plans approved under permission reference 7/2011/0268NCC):

- (a) Proposed Elevations Sheet 1 (Drawing AL(0)106 Sheet1 Rev L) received by the CPA on 22 March 2011.
- (b) Proposed Elevations Sheet 2 (Drawing AL(0)106 Sheet 2 Rev K) received by the CPA on 13 April 2011.
- (c) Proposed Elevations Sheet 3 (Drawing AL(0)106 Sheet 3 Rev I) received by the CPA on 22 March 2011.

shall be retained obscure glazed throughout the life of the development.

*Reason: To safeguard the privacy that occupiers of neighbouring residential properties could reasonably expect to enjoy.*

5. The fence enclosure to the east and north-east of the climbing tower, slide and ramps shall be retained throughout the life of the development in accordance with details approved by the CPA on 31 August 2012 in compliance with Condition 5 of planning permission reference 7/2011/0268NCC.

*Reason: To safeguard against loss of privacy that may arise from overlooking from the climbing tower platform in the interest of the amenity of adjacent occupiers in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 – Amenity*

6. Prior to the number of children on the school roll exceeding 70 a revised protocol detailing:
  - (a) the accommodation of vehicles arriving at the site, including staff, parents, mini-buses, school transport, visitors, service deliveries and refuse collections; and
  - (b) school transport vehicles waiting on the highway in the vicinity of the school before being admitted to the school site

shall be submitted to and approved in writing by the CPA. Unless otherwise first approved in writing by the CPA, the development shall operate in accordance with the approved scheme.

*Reason: In the interest of the safety of users of the highway immediately adjacent to the school and the amenity of nearby residents.*

7. Other than in compliance with Condition 8, not more than 90 children shall be registered on the school roll at any time.

*Reason: In order that the CPA may control and assess the wider planning impacts of the future intensification of use of the site.*

8. Notwithstanding Condition 7, this permission shall allow a maximum of 99 children to be enrolled at the school for a temporary period during one academic year where the applicant has first notified the CPA and demonstrated to the written satisfaction of the CPA:

- (a) an identified service need for more than the permitted 90 children, which cannot be reasonably accommodated elsewhere; and
- (b) parking and highway impacts of a temporary increase in the number of children through the submission of a traffic study tailored to the special educational needs of the children.

Any measures to mitigate the impact of a temporary increase in the school roll identified in the traffic study shall be implemented before the number of pupils on the school roll exceeds 90. Any temporary increase in the number of children on the school roll shall be exercised in accordance with specific conditions that may be imposed.



County Planning Authority. The Community Use Agreement shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Community Use Agreement shall be implemented within four months of the date of this permission.

*Reason: To secure well managed safe community access to the sports facility in order to ensure sufficient benefit to the development of sport in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 20 – Protection of Open Space.*

13. Operational noise levels generated by the development or activities on site shall not exceed 56.7dBL<sub>aeq</sub>, 1 hour, between 08:00 – 18:00 hours measured within the curtilage of any adjoining residential property.

*Reason: To safeguard the amenity that occupiers of nearby residential properties could reasonably expect to enjoy in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.*

14. In the event that there are 80 or more children on the school roll, an outdoor play noise assessment shall be undertaken in accordance with a methodology that shall first be agreed in writing by the CPA, and a report submitted to the CPA, including any mitigation measures required and a timescale for their implementation, to demonstrate compliance with Condition 13 of this permission.

*Reason: To safeguard the amenity that occupiers of nearby residential properties could reasonably expect to enjoy in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.*

15. Noise levels from any machinery or activity taking place on the site between the hours of 23:00 – 07:00 shall not exceed the night - time background La90 noise level (with the alleged source of noise nuisance not in operation or taking place), measured within the curtilage of any adjoining residential property.

*Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties in compliance with Gedling Borough LPD Part 2 Local Plan 2018 Policy LPD 32 - Amenity.*

### **Informatives/notes to applicants**

1. With reference to Condition 9, the review of the School Zone and need for highway mitigation measures should include an assessment of the Digby Avenue junctions with College Road, Shelford Road and Holyoake Road.