

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 29264-ARC-ZZ-ZZ-DR-A-1101 Rev P02) received by the CPA on 16 April 2019;
- b) Proposed Block Plan (Drawing 29264-ARC-ZZ-ZZ-DR-A-1102 Rev P04) received by the CPA on 27 September 2019;
- c) Proposed Site Plan (Drawing 29264-ARC-ZZ-ZZ-DR-A-1104 Rev P08) received by the CPA on 8 November 2019;
- d) Proposed Demolitions Plan (Drawing 29264-ARC-ZZ-ZZ-DR-A-1111 Rev P02) received by the CPA on 5 September 2019;
- e) Proposed Ground Floor and Roof Plan (Drawing 29264-ARC-ZZ-ZZ-DR-A-1105 Rev P05) received by the CPA on 30 September 2019;
- f) Proposed Elevations (Drawing 29264-ARC-ZZ-ZZ-DR-A-1106 Rev P05) received by the CPA on 2 October 2019;
- g) Proposed Section A-A (Drawing 29264-ARC-ZZ-ZZ-DR-A-1107 Rev P04) received by the CPA on 27 September 2019;
- h) Proposed Section B-B (Drawing 29264-ARC-ZZ-ZZ-DR-A-1112 Rev P02) received by the CPA on 27 September 2019;
- i) Typical Dormer Detail (Drawing 26964 ARX- XX- XX- DR- A 03005) received by the CPA on 27 September 2019;

- j) Typical Eaves Detail (Drawing 26964 ARX- XX- XX- DR- A 03001 Rev P02) received by the CPA on 27 September 2019;
- k) Typical Feature Window Detail (Drawing 26964 ARC- XX- XX- DR- A 01311 Rev P02) received by the CPA on 27 September 2019;
- l) Technical Data Sheet – Neo Window – received by the CPA on 19 September 2019;
- m) Bat and Bird Box Details – received by the CPA on 2 October 2019.

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

4. Prior to the commencement of main site works, a watching brief for contamination during site excavation within made ground 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, before a remediation strategy to deal with unsuspected contamination (including a proposal to validate that contamination encountered 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.

5. Notwithstanding details shown on submitted Drawing 29264-ARC-ZZ-ZZ-DR-A-1103 Rev P03, prior to the commencement of main site works and following a percolation test in accordance with BRE Digest 365, a scheme of surface water drainage works with supporting drainage calculations shall be 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 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.

6. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA:

- a) no construction related vehicle movements to or from the site shall take place on any day other than between:
 - i) 07:30–08:20 hours, 09:00-15:00 hours, and 15:45-18:00 hours on a school day;
 - ii) 07:30-18:00 hours on a non-school day weekday;

- iii) 07:30-18:00 hours on Saturdays;
- b) no works of construction shall be carried out or plant operated except between 07:30–18:00 hours Mondays to Saturday;
- c) construction deliveries or work shall not be carried out at any time on Sundays, Public or Bank Holidays;

Reason: To minimise potential conflict with school arrivals and departures, to safeguard the amenity of nearby residents during the period of construction and to ensure that any noise impacts of construction are kept to a minimum.

7. Notwithstanding details submitted in support of the application, prior to their use on site: a schedule of proposed facing materials and finishes of window frames, doors, fascia and rainwater goods; a sample of the roof material and parapet capping; and a sample panel of the proposed facing brick and mortar colour/texture/finish (to be erected on site) shall be submitted to and approved in writing by the CPA. 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 Bassetlaw District LDF Core Strategy & Development Management Policies DPD Policy DM4: Design and Character – B General Design Principles.

8. Prior to the installation of the approved photovoltaic array, design details of the installation, the overall height of which shall not exceed 2.35m above existing ground level, 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 and to accord with Bassetlaw District LDF Core Strategy & Development Management Policies DPD Policy DM4: Design and Character – B General Design Principles - Amenity.

9. Within 3 months of the commencement of development a landscaping scheme, including a programme for the provision of landscaping to include:
- a) species, number and planting size of planting shown on approved Drawing 29264-ARC-ZZ-ZZ-DR-A-1105 Rev P05;
 - b) species, number and planting size of planting to the north of the PV enclosure shown on approved Drawing 29264-ARC-ZZ-ZZ-DR-A-1104 Rev P08;
 - c) assessment of the need for landscape planting to the west of the PV array enclosure and species, number and planting size of planting proposals (unless first otherwise agreed in writing by the CPA as not being required);

- d) establishment methods; and
- e) a schedule of maintenance

shall be submitted to and approved in writing by the CPA. The approved scheme shall be completed:

- in the case of a), d), and e) not later than the first planting season following the approved building first being brought into use;
- in the case of b), c), d) and e) not later than the first planting season following the approved PV and enclosure being installed.

Any planting 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.

10. Within 6 months of the commencement of development:

- a) the construction specification for the extended hard play area;
- b) drainage details of areas used for outdoor play;
- c) a grid of finished levels of the area of hard play; and
- d) specification for the re-instatement of the grass playing pitch to a standard equivalent to the existing playing pitch following the re-siting of PV panels

shall be submitted to and approved in writing by the CPA. The extended 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 outdoor facilities to a standard fit for purpose.

11. Notwithstanding details shown on approved Drawing 29264-ARC-ZZ-ZZ-DR-A-1104 Rev P08 - *Proposed Site Plan* (Condition 3c)), prior to the hall and classroom first being brought into use, cycle parking shall be provided in a secure location within the school secure line in a location which shall first be submitted to and approved in writing by the CPA.

Reason: To ensure the provision of secure cycle facilities within the site and in the interest of visual amenity and to accord with Bassetlaw District LDF Core Strategy & Development Management Policies DPD Policy DM4: Design and Character – B General Design Principles.

12. Prior to the school extension first being brought into use measures to restrict parking at local junctions and from footways generally in accordance with details shown on Drawing H/MN/3303/01 Rev 0 received by the CPA on 14 November 2019 shall be implemented to the written satisfaction of the CPA.

Reason: In order to mitigate the impact on increased pupil numbers and in the interest of highway safety.

13. The Head Teacher of the extended school approved by this development, 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 Travel Plan supporting the application.

Reason: In order to promote sustainable travel in the interest of healthy lifestyles and highway safety.

14. Within three months of the approved building first being brought into use, the boundary wall and pedestrian access gate demolished to facilitate access for construction on the frontage to Askham Road shall be reinstated using bricks and copings reclaimed from the demolition of the front boundary wall (if suitable) and wall on the northern boundary and shall be constructed using a mortar mix details of which shall first be submitted to and agreed in writing by the CPA.

Reason: In the interest of visual amenity and to accord with Bassetlaw District LDF Core Strategy & Development Management Policies DPD Policy DM4: Design and Character – B General Design Principles.

15. Notwithstanding the requirement to remove the container granted under planning permission reference 1/15/01155/CDM, subject to the container being enclosed before 31 July 2021 in accordance with the details approved by this permission and so retained for the life of the development, the container will not need to be removed from the site.

Reason: For the avoidance of doubt as to the permission granted and in order to minimise visual harm to the setting of a Grade II listed building.

16. Notwithstanding the requirement to remove the temporary classroom granted under planning permission reference 1/19/01135/CDM, the temporary classroom shall be removed from the site within one month of the approved hall and classroom building first being brought into use or 31 July 2021, whichever the sooner, and the site restored to its former condition by no later than one month of being removed from the site.

Reason: In order to remove visual harm to the setting of a Grade II listed building.

Informatives/notes to applicants

1. With reference to Condition 7, NCC Built Heritage advises:
 - A preference for a Terne coated steel roof rather than metal standing seam roof.
 - Consideration of a brick from the Furness range rather than Versanden brick (<http://www.furnessbrick.co.uk/brochure/4594197681>).
 - Determination of the colour of the window frame in the context of the brick and roof finish to be approved.
2. NCC Built Heritage advises that the approved design does not contain much wall glazing and that increased natural light within the hall may be welcomed by the school and community end users. Alternative treatment of the approved elevations can be considered as a Minor Material Amendment of this grant of planning permission.
3. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water New Connections Team (0800 707 6600).