



15 November 2016

Agenda Item: 5

REPORT OF CORPORATE DIRECTOR – PLACE

RUSHCLIFFE BOROUGH REF. NO.: 8/16/02129/CTY

PROPOSAL: ERECTION OF TWO STOREY EXTENSION REPLACING 2 MOBILE BUILDINGS (4 CLASSROOMS), 3 ADDITIONAL CAR PARKING SPACES, AREAS OF OUTDOOR HARD PLAY, ASSOCIATED LANDSCAPE WORKS AND SECURITY FENCING

LOCATION: ASH LEA SCHOOL, OWTHORPE ROAD, COTGRAVE

APPLICANT: NCC CHILDREN, FAMILIES AND CULTURAL SERVICES

Purpose of Report

1. To consider a planning application for the erection of a two storey extension to Ash Lea Special School, Owthorpe Road, Cotgrave. The key issues relate to the intensification of use of the site and the potential amenity and highway impacts which may arise. The application is reported to Committee because conditions recommended by Rushcliffe Borough Council are not fully reflected in the recommendations of this report. The recommendation is to grant planning permission subject to the conditions set out in Appendix 1.

The Site and Surroundings

2. Ash Lea School is a Special school for 72 children (January 2016) aged 3-19 situated on the east side of Owthorpe Road, Cotgrave. The school lies approximately 500m to the south of the junction with Plumtree Road, to the south of the historic centre of the village and at the centre of the settlement. The playing fields of Candleby Lane Primary School, a redeveloped school which opened in 2008, lie to the north of Ash Lea School.
3. The school site lies in an elevated location relative to Owthorpe Road. The bank outside the school site adjoining the carriageway, which is part of the adopted highway, is screened by mature trees and established vegetation. The school playing field of Candleby Lane Primary School is on a level approximately 4m above that of Owthorpe Road.
4. The vehicular access to Ash Lea School is at the southern end of the frontage to Owthorpe Road opposite the junction with Greenfields Drive. There is a narrow

and relatively steep pedestrian access to the school to the north of the vehicular access to the site.

5. Bungalows on east side of Owthorpe Road facing the application site are generally set back 12m from the highway boundary. Residential development lies adjacent to the southern site boundary.
6. Ash Lea School comprises a group of single storey buildings built in the 1970s and is of CLASP construction. Three detached green coloured modular double classrooms are sited to the north of the principal school building, the nearest of which lies 7m from the site boundary and 12m from the footway on Owthorpe Road. Of the 72 children currently on roll, 34 are educated in the temporary buildings.
7. The school buildings cannot be readily seen from Owthorpe Road, other than possible distant views from the north when highway vegetation is not in leaf. A hedge and mature trees within the application site on the frontage to Owthorpe Road generally screen views of the school site. Mature trees are established to the north of the CLASP school building. Trees on the southern boundary have recently been significantly reduced in height. It is understood that the work has been carried out by the adjoining residents with the agreement of the school.
8. Surface water discharges in combination with site foul drainage to a public foul sewer in Owthorpe Road.
9. Ash Lea Special School takes pupils from across Nottinghamshire, many of which have complex physical needs including mobility issues. Current accommodation has been modified and extended over time to meet the differing and developing needs of students.
10. The Special School has a strong reliance on organised transport to bring children to and from the site, in addition to parents who bring and collect their children at the beginning and end of the school day. Whilst organised transport arrives at the site and off-loads children in the morning with little delay, the transport vehicles assemble on Owthorpe Road outside the school before being allowed onto the site in groups, in three phases, at specific pre-arranged times to collect the children. Limited parent waiting also takes place on Owthorpe Road. The applicant has advised that parked vehicles can lead to there being a long line of parked vehicles on Owthorpe Road restricting free two-way movement of traffic on a route which is used at that time by school buses en-route to collect from secondary schools.
11. The school operates a school day between 08:45 -15:30 hours and employs 49 full-time staff and three part-time staff (50.5 full-time equivalent – FTE). Car parking within the school site takes place to the south and west of the school building. A total of 31 parking spaces are provided for staff and visitors, with bays suitable for school mini-buses on the site.
12. The school has temporarily moved to Swithland Drive, West Bridgford in anticipation of works proposed in this application being approved and built.

Proposed Development

Background

13. The three modular classrooms on the site are the subject of temporary planning permissions. Two classrooms have been sited at the school since 1997 and 2001, while the more recent classroom nearer Owthorpe Road was sited in 2012 (planning permission reference 8/11/00075/CTY), which expired in March 2016.
14. An application is currently being considered for the retention of the temporary classroom sited closest to Owthorpe Road (application reference 8/16/02279/CTY).
15. The demand for places at Ash Lea School has risen and the Local Authority has been unable to place children at the school due to a lack of suitable space.

Proposed Development

16. Planning permission is sought to erect a two storey extension to the north of the existing CLASP school, requiring the removal of the two temporary classroom buildings sited immediately to the north. The siting of the building would also require the removal of three sycamore trees (two Category C and one Unclassified noted to be in decline).
17. The building, with a footprint approximately 32m x 10m, would be approximately 7m in height, connected to the existing building by a single storey link with the exception of one two storey element providing a stair access between the floors and a lift. Three windcatchers coloured light grey (RAL 7038) would be installed projecting 1.1m above the roof of the two-storey element of the extension.
18. Three classrooms, therapy room, hygiene suite and learning pod would be provided on the ground floor, with two Post-16 classrooms, common room and staff room provided on the upper floor. Refurbishment and enhancement of existing school rooms would be carried out. The school hall would be extended with a roof light and two windcatchers projecting above the ground floor roof.
19. The building would be faced in a combination of red oxide coloured render (RAL3009) and grey coloured render (RAL7044) above a brick plinth. A dark grey coloured aluminium fascia and soffit (RAL 7042) is proposed. Aluminium door and window frames would be coloured slate grey (RAL 7015) with doors and opening lights coloured Signal Violet (RAL 4008). The roof would be covered with a dark grey single play roof membrane.
20. Areas of hard play would be provided to the west, north and east of the proposed extension, enclosed by 2.0m high security fencing and gates.
21. One sycamore tree (Category U) would be felled within the site adjacent to the Owthorpe Road frontage to allow the widening of the access road to the carpark to the west of the school building. The area would be hard surfaced to accommodate drop-off and pick-up in addition to three additional car parking

spaces. A small tree adjacent to the site entrance within the site would also be removed.

22. Although detailed drainage proposals have not been submitted in support of the application it is proposed that a surface water would be attenuated on site before being discharge via a new connection to the surface water sewer in Owthorpe Road. The use of soakaways is not viable on the site.
23. The pupil capacity at the school would increase from 72 to 90. Two additional full-time, three teaching assistants and one additional mid-day supervisor would be employed. School operational hours, would remain as at present. Transport arrangements would remain largely as at present, although the provision of additional on-site car parking and drop-off/pick-up area would offer alternatives to alleviate on-street parking. The school has advised that the additional provision would allow all school transport to be accommodated on the site at the end of the school day and gates would be closed when children move from the school to the waiting vehicles. Some children are brought to school by car which would be accommodated on the school site. The school has advised that some staff park outside the site on the public highway but park so as not to conflict with home transport accessing the site and that this is unlikely to change.

Consultations

24. **Rushcliffe Borough Council** - No objection subject to conditions to: remove permitted development rights for alternative uses within Use Class D1; restriction of the school to 90 pupils; control of hours of use to those specified in the application; development taking place to specified site levels [now addressed by a satisfactory revised plan]; remediation of unexpected contamination; specified external finishes being used; protection of retained hedges and trees during construction; and submission of a landscaping scheme and details of external lighting.
25. **Cotgrave Town Council** - No objection. *The extension is welcomed.*
26. **NCC Highways Development Control** – No objection subject to conditions to require parking/servicing provision to be brought into use prior to the development first being brought into use; and provision of a School Travel Plan.
27. *The proposal will result in a significant increase in pupils attending the school. However additional off street parking is being provided and additional areas within the site for dropping-off of pupils are proposed. Drop-off areas should also be used for the pick-up of pupils which would help reduce the impacts of the proposal on roads in the vicinity of the site.*
28. A School Travel Plan was not submitted as required by a condition of a previous planning application for the modular buildings (planning ref. 8/11/00075/CTY). A School Travel Plan will need to be submitted as there will be an increase in pupil and staff numbers.
29. **NCC Nature Conservation Team** - No objection subject to conditions to control vegetation clearance during the bird nesting season and lighting being designed

to be sensitive to bats. *An updated ecological assessment has been submitted confirming that bats are not present and the building offers negligible roosting opportunities.*

30. **NCC Landscape Team** – No objection subject to a condition to require submission of a landscape scheme; and tree/hedge root protection along the western boundary and no-dig method statement for the construction for the drop-off area.
31. *Residential properties to the west on Owthorpe Road are well screened by the mature mixed species hedgerow on the bank along the school boundary. This is a tall dense hedgerow, although there may be filtered views in winter. Visual impact during and following construction would be negligible/minor adverse.*
32. *Properties on Owthorpe Road to the south of the school entrance are a mix of one and two storey properties. There would be oblique views of the proposed development, but again partly filtered by the large mature cherry tree on the bank to the north of the school entrance and visual impact would be minor adverse.*
33. *Properties to the south on Ash Lea Close are two storey properties which are partly screened by a hedge/close boarded fencing and semi-mature oak trees along the southern boundary [recently severely cut back]. Some residents would have clear views of the proposed development from first floor windows while others would have views filtered by the existing trees along the boundary. Visual impact would be moderate adverse during construction, reducing to minor adverse on completion.*
34. *Replacement tree planting should be considered in relation to visual impact from adjacent residential properties. Trees should be either Extra Heavy Standard or Semi-Mature specimens.*
35. **Police Force Architectural Liaison Officer** - No objection. *The school suffers from very little crime and disorder and no concerns are raised.*
36. **NCC Land Reclamation Team** - No objection subject to conditions to require an asbestos pre-demolition survey for area where connection would be made to the existing building; and a watching brief for unexpected contamination which may be encountered. A recommendation is made (Informative) regarding concrete specification and aggressive ground conditions should be incorporated into the building design.
37. *A combined desk study and Phase II targeted site investigation has not identified any significant risks from contamination of the surrounding ground.*
38. *The proposed surface water attenuation tank does not include an allowance for climate change.*
39. **NCC Project Engineer (Noise)** – No objection subject to a condition to control construction working hours and noise generated by construction activities. An acoustic specification report should be commissioned to inform the acoustic design standards of the new building (Informative).

40. The proposed development would increase pupil numbers by approximately 25%. The nearest residential properties lie across Owthorpe Road and it is unlikely that there will be any significant operational noise impact from the expansion of the school.
41. **Severn Trent Water Limited, Western Power Distribution and National Grid (Gas)** - No response received.

Publicity

42. The application has been advertised by site notice and neighbour notification in accordance with the County Council's Adopted Statement of Community Involvement Review.
43. Two letters of representation has been received from residents of Owthorpe Road. Whilst not objecting to the development, attention is drawn to no consideration being given to bus parking on Owthorpe Road with some parking taking place on the school no-waiting zone. One resident states that the parking of large mini-buses on Owthorpe Road severely restricts drive access to property.
44. Councillor Richard Butler has been notified of the application.
45. The issues raised are considered in the Observations Section of this report.

Observations

46. The principle issues in the determination of the application are the intensification of the proposed use, related traffic impacts and the visual impact of the proposed two storey extension.
47. The extended school would allow up to 90 children to be accommodated and the number of pupils, staff and the associated traffic impacts have been assessed accordingly. With reference to Rushcliffe Borough Council's recommendation that pupil numbers should be limited to the maximum number proposed in the application, the service needs to be able to respond to a wide range of needs. It may be possible to accommodate further pupils at the school which could change the travel and transport characteristics of the site. However, it is considered, after discussion with Highways Development Control, that an increase in pupil numbers of up to 10% should not give rise to significant highway impact above that assessed in the application. It is recommended that the maximum number of pupils on the school roll at any one time should be 99, beyond which the traffic impacts of any increase would need to be considered through a planning application to vary the condition (Condition 4). The demand for places can vary on an annual basis, and the flexibility offered by the condition would allow the service to be responsive to service demands without giving rise to significant impacts, or the operation of the school being unduly encumbered by the planning system.

48. Rushcliffe Borough Council has also recommended that the use of the site is restricted to the use for which permission is sought (a Special School) and that the site should be used for no other purpose within Use Class D1 (which includes clinics, health centres, creches, day nurseries, non-residential education and training centres, public halls, exhibition halls and places of worship) without the benefit of planning permission. It might be appropriate to seek to limit permitted changes of use when granting planning permission for a new use. The current planning use of the site is not restricted, and would not change as a consequence of the development. It is considered that to restrict alternative permitted uses by a planning condition of this permission would be unreasonable and would not meet the tests for conditions in National Planning Policy Framework (NPPF) Paragraph 206.
49. In addition Rushcliffe Borough Council has recommended that the school is used only during the hours specified in the application. Most schools will be opened by the site caretaker at 06:30 hours and close at 18:00 hours, although there will be occasions when the school is used in the evenings, such as parent evenings, other meetings and child performances. As with the suggested restriction of future use of the site, it is not considered reasonable to restrict the present unfettered operation of the site and a condition would not meet the tests for conditions in NPPF Paragraph 206.
50. Existing built development at the school is single storey. A two storey extension is proposed and although in an elevated position would be set back from Owthorpe Road. The extension would not impact on residents of Ash Lea Close. The design of the proposed extension is considered to be appropriate in the context of retained CLASP elements of the school. The palette of facing materials and finishes incorporating primary colours is considered to be appropriate for a school. The proposed use of Signal Violet openings against grey frames would be striking, but would reflect school colours used on temporary buildings currently on the site. The proposed use of grey and red oxide render finishes is considered to be suitable. It is considered that the proposal would comply with Rushcliffe Publication Core Strategy (2012) Policy 9 – *Design and Enhancing Local Identity* which requires development to be assessed in terms of impact on residential amenity; massing, scale and proportion; and materials, scale and proportion and Rushcliffe Borough Non-Statutory Replacement Local Plan (RBLP) Policy GP2 *Design and Amenity Criteria* which will allow new development where (amongst other criteria) the scale, height, massing, design, layout and materials are sympathetic to the character and appearance of neighbouring buildings and the surrounding area. Whilst the three windcatchers projecting above the roofline of the two-storey element of the extension may be noticeable, they would be set back from the edge of the roof and their scale and proposed grey colour are considered to be acceptable. Materials and finishes specified in the application are considered to be acceptable and no additional information is required.
51. Parking issues have been raised in representations from residents opposite the school on Owthorpe Road. Suitable additional provision would be made for the increase in staff and improved facilities would be provided within the site for pick-up and drop-off, which should address the identified school transport issue. Staff on-street parking appears to take place in consideration of neighbouring

residents and does not give rise to obstruction or other highway difficulties. It is considered that development would be in compliance with RBLP Policy GP2 *Design and Amenity Criteria* which will allow new development where (amongst other criteria) there is no significant adverse effect on amenity by reason of the type and levels of activity on the site or traffic generated.

52. In granting planning permission under reference 8/11/00075/CTY, a condition was imposed to require a School Travel Plan, but the document has not been submitted. A condition is recommended to secure the completion of a School Travel Plan, an assessment of the feasibility of the measures proposed in the Travel Plan and the timescale for the provision of measures to alleviate parking and related highway issues at the school (Condition 17). A condition is also recommended to require the improved pick-up and drop-off area to be provided before the extension is brought into use (Condition 16).
53. The proposed development would result in the loss of Category C or Unclassified trees which are not considered to be worthy of retention. Acceptable replacement tree planting is proposed but consideration needs to be given to the location and choice of species. A standard landscaping condition is recommended (Condition 15). Trees/hedges to be retained during construction would be safeguarded during construction and any work within the safeguarded area would be carried out in accordance with an approved method statement (Condition 10 and Condition 11).
54. Activities associated with operational use are considered unlikely to give rise to unacceptable impacts on neighbouring amenity. No details of proposed lighting have been submitted, and it is recommended that any lighting scheme should be sensitive to the presence of bats and be designed so as to comply with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E2 (Condition 14).
55. The proposed drainage strategy, to include on-site surface water attenuation and disposal to the surface water sewer in Owthorpe Road, is acceptable in principle. However, the submitted attenuation tank design does not include an allowance for climate change. The applicant has not provided confirmation that a new connection to the public sewer is acceptable to Severn Trent Water Limited. It is recommended that development should not commence until such time as a satisfactory detailed surface water scheme has been approved (Condition 8).
56. Noise related to construction, times of deliveries to site and hours of working should be controlled by planning condition (Condition 6). A condition is recommended to require the submission of a destructive survey of those parts of the CLASP building that would be affected by the addition of the extension, and a requirement to submit a watching brief for unexpected contamination which may be encountered during the proposed works (Condition 12 and Condition 13).

Other Options Considered

57. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

58. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment, and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Implications for Service Users

59. Service users would benefit from an enhanced facility suitable to meet service needs.

Crime and Disorder and Safeguarding Implications

The site is currently enclosed by perimeter security fencing. No changes are proposed.

Human Rights Implications

60. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6 (Right to a Fair Trial) are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

Implications for Sustainability and the Environment

61. The proposed development would provide an enhanced facility to meet the service needs of the surrounding area. The sustainable design features would be incorporated in the construction.

62. There are no Financial, Equalities or Human Resources implications.

Statement of Positive and Proactive Engagement

63. In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussion; assessing the proposals against relevant Development Plan

policies; all material considerations; consultation responses and any valid representations that may have been received. Issues of concern have been raised with the applicant and addressed through negotiation and acceptable amendments to the proposals. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

64. It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 1.

TIM GREGORY

Corporate Director – Place

Constitutional Comments

Planning and Licensing Committee is the appropriate body to consider the contents of this report.

[RHC 07/11/2016]

Comments of the Service Director - Finance

There are no specific financial implications arising directly from this report.

[SES 01/11/16]

Background Papers Available for Inspection

The application file available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division and Member Affected

Cotgrave

Councillor Richard Butler

Report Author/Case Officer

David Marsh

0115 9932574

For any enquiries about this report, please contact the report author.

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), including documents and recommendations of reports, and the following plans:

- (a) Location Plan (Drawing A100 Rev B) received by the CPA on 15 August 2016;
- (b) Tree Protection Plan (Drawing A112 Rev A) received by the CPA on 1 November 2016;
- (c) Proposed Site Plan (Drawing A102 Rev F) received by the CPA on 1 November 2016;
- (d) Proposed Ground Floor Plan (Drawing A104 Rev G) received by the CPA on 25 October 2016;
- (e) Proposed First Floor Plan (Drawing A105 Rev C) received by the CPA on 25 October 2016;
- (f) Proposed Roof Plan (Drawing A121) received by the CPA on 1 November 2016;
- (g) Elevations (Drawing A106 Rev C) received by the CPA on 25 October 2016;
- (h) Monodraught Windcatcher Classic (Square) detail received by the CPA on 1 November 2016;
- (i) Sections (Drawing A109 Rev A) received by the CPA on 4 November 2016;

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

4. Not more than 99 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.

5. Should any tree, shrub, scrub or other vegetation clearance works be carried out between the months of March to August inclusive, the works shall be undertaken in accordance with a methodology which shall first be submitted to and approved in writing by the CPA. Works to be carried out 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.

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

- a) no works of construction shall be carried out or plant operated except between 07:30-18:00 hours Mondays to Fridays and 0730–13:00 hours on Saturdays;
- b) construction work shall not be carried out at any time on Public or Bank Holidays;
- c) no construction 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 of nearby residents.

7. Prior to the commencement of development, details of the proposed method of working in the form of an environment management plan, to include:

- a) measures to prevent the deposit of debris on the public highway;
- b) measures for the control of noise to minimise noise impacts in accordance with guidance in BS5228-1:2009 *Code of practice for noise and vibration control on construction and open sites*, vibration and dust emissions (including mitigation measures in the event of a complaint); and
- c) a scheme for the recycling/disposal of surplus soils and waste resulting from construction.

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: Details are required to be submitted prior to the commencement of development to provide adequate information and satisfactory detail in the interest of highway safety, and to protect the amenities at present enjoyed by the occupiers of nearby properties.

8. Notwithstanding drainage details shown on submitted Drawing A111 Rev D and supporting information, no development shall commence before a scheme of surface water drainage works, designed to mitigate the impact of climate change, has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details and shall be completed prior to the development hereby approved first being brought into use.

Reason: Details are required to be submitted prior to the commencement of development ensure that the site can be satisfactorily drained and to safeguard against increased risk of flooding.

9. Notwithstanding foul drainage details shown on submitted Drawing A111 Rev D, prior to the commencement of main site works, confirmation from Severn Trent Water Limited that the foul water drainage proposals submitted with the application are acceptable shall be submitted to and approved in writing by the CPA. In the event that the acceptability of the foul drainage proposals is not confirmed by Severn Trent Water Limited, or alternative foul drainage proposals to those shown on approved plans are proposed, a scheme of foul water drainage works shall be submitted to and approved in writing by the CPA prior to the commencement of main site works. 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: Details are required to be submitted prior to the commencement of main site works to provide appropriate detail to safeguard against increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

10. Prior to the commencement of main site works, fencing to safeguard retained trees and hedges shall be erected in accordance with approved Drawing A112 Rev A (Condition 3b)) to the satisfaction of the CPA and shall be so retained (subject to Condition 9) throughout the period of construction.

Reason Details are required to be submitted prior to the commencement of main site works to safeguard the health of trees and hedges during the period of construction.

11. Where approved works are to take place within the root protection area of trees and excluded areas fenced in accordance with Condition 10, the works shall be carried out in accordance with a method statement which shall be first submitted to and approved in writing by the CPA.

Reason To safeguard the health of trees and hedges during the period of construction.

12. Prior to undertaking any works which may impact on the structure of the existing CLASP building being carried out, a destructive asbestos survey of the area of the existing building that would be impacted by the proposed works shall be undertaken in accordance with 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 submitted to the CPA for its approval in writing. In the event that the survey indicates the presence of asbestos, 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: To ensure that the risk associated with asbestos containing materials is appropriately managed.

13. Prior to the commencement of main site works, a watching brief to deal with contamination 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 until a remediation strategy to deal with the unsuspected contamination has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details. A validation report to confirm that contamination has been satisfactorily remediated shall be submitted to, and approved in writing by, the CPA prior to the approved development first being brought into use.

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.

14. Prior to being installed, the location and design details of any external light fittings, complying with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E2 and designed in consultation with an ecologist so as to be sensitive to the presence of bats, 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.

15. Within 6 months of the commencement of development a scheme, including a programme for the provision of landscaping to include
- a) species and location of replacement trees planting (notwithstanding the location of replacement tree planting shown on Drawing A112 Rev A – Condition 3b));
 - b) establishment methods (including tree pit detail);

- c) specifications for planting and grass seeding; and
- d) a 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, planting and seeding, the approved 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.

16. The extension approved by this permission shall not be brought into use until the parking and turning areas approved by this permission have been 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. The parking and turning areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

Reason: In the interests of Highway safety.

17. Within six months of the date of this permission a School Travel Plan aimed at:
- a) reducing travel and visits to school by car;
 - b) rationalisation of car parking and safe walking routes on the site;
 - c) management of the use of on-site car parking by staff, parents and visitors;
 - d) management of the home-school bus service

and including;

- e) a report assessing the feasibility of implementing the measures set out in the School Travel Plan; and
- f) a timescale for the implementation of measures set out in the School Travel Plan

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 safety of users of the site, and to minimise the impact of the development on neighbouring occupiers in compliance with Rushcliffe Borough Non-Statutory Replacement Local Plan 2006 Policy GP2.

Informatives/notes to applicants

1. With reference to Condition 8, an on-site tank for the attenuation of surface water will need to be suitably sized to accommodate the 1 in 100 year storm event plus a 30% allowance for climate change.
2. With reference to Condition 15, NCC Landscape recommend the planting of Extra Heavy Standard or Semi-Mature trees.
3. NCC Land Reclamation advises that the requirements for concrete identified in the Phase II Site Investigation supporting the application, and guidance in BRES D1, should be followed.
4. NCC Project Engineer (Noise) advises that the design and construction of the extension must comply with Building Regulations 2010 Approved Document E Section 8, and Building Bulletin BB93. An acoustic specification report will need to be commissioned to inform the acoustic design standards of the new building.