

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 OAP-AHR-ZZ-ZZ-DR-A-00001 Rev P3) received by the CPA on 25 November 2022;
- (b) Proposed Site Plan (Drawing OAP-AHR-ZZ-ZZ-DR-A-00003 Rev P3) received by the CPA on 25 November 2022;
- (c) Overall Proposed Ground Floor Plan (Drawing OAP-AHR-ZZ-00-DR-A-00007 Rev P1) received by the CPA on 17 November 2022;
- (d) Overall Proposed First Floor Plan (Drawing OAP-AHR-ZZ-01-DR-A-00008 Rev P1) received by the CPA on 17 November 2022;
- (e) Overall Proposed Roof Plan (Drawing OAP-AHR-ZZ-RF-DR-A-00009 Rev P1) received by the CPA on 17 November 2022;
- (f) Overall Proposed Elevations (Drawing OAP-AHR-ZZ-ZZ-DR-A-00101 Rev P3) received by the CPA on 29 November 2022;
- (g) GA Elevations 1 with Bat/Swift Boxes (Drawing OAP-AHR-B1-ZZ-DR-A-20100 Rev P3) received by the CPA on 29 November 2022;
- (h) GA Elevations 2 with Bat/Swift Boxes (Drawing OAP-AHR-B2-ZZ-DR-A-20101 Rev P3) received by the CPA on 29 November 2022;
- (i) GA Elevations 3 with Bat/Swift Boxes (Drawing OAP-AHR-B3-ZZ-DR-A-20102 Rev P3) received by the CPA on 29 November 2022;

- (j) GA Dining/Kitchen Elevations 4 (Drawing OAP-AHR-B4-ZZ-DR-A-20103 Rev P3) received by the CPA on 29 November 2022;
- (k) Subject to the approval of Severn Trent Water Limited, Proposed Foul Water Drainage (Sheet 0911 Rev P1) received by the CPA on 17 November 2022;
- (l) Proposed Sports Pitch Layouts (Drawing OAP-AHR-ZZ-ZZ-DR-A-00010 Rev P3) received by the CPA on 20 January 2023.

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

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

- a) no construction work shall take place on Sundays, Public or Bank Holidays;
- b) no construction deliveries to site shall take place on any school day other than between 08:30-14:15 hours and 15:00-18:00 hours;
- c) no construction deliveries to site shall take place on any non-school day other than between 07:30-18:00 hours;
- d) no construction work shall be carried out or plant operated except between 07:30 hrs – 18:00 hrs Mondays to Fridays and 07:30 hrs – 13:00 hrs on Saturdays.

Reason: To safeguard the amenity of nearby residents and to avoid conflict with Outwood Academy Portland and Holy Family RC Primary School related traffic and pedestrian movements.

5. Prior to the commencement of the development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:

- a) a plan showing lorry routeing for construction traffic;
- b) a plan showing the location of:
 - i) construction compound;
 - ii) offices (with no upper storey office having windows overlooking neighbouring property);
 - iii) construction worker parking;
 - iv) areas for the storage of construction material and construction waste arising; and
 - v) a building emergency vehicle access route to be kept free of obstruction during construction;

- c) a plan showing the extent of playing field to be temporarily impacted by construction activity;
- d) measures to be implemented to safeguard against encroachment onto playing field beyond the area identified in compliance with Condition 5c);
- e) measures to be implemented to minimise against compaction of playing field in areas impacted by construction activities;
- f) measures to prevent the deposit of debris on the public highway;
- 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 throughout the period of construction;
- i) measures for the control of noise, vibration and dust emissions, including how communication and liaison with the public is to be carried out and mitigation in the event of a complaint; and
- j) measures to safeguard the underlying aquifer from pollution during construction

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 development in the interest of highway safety, pollution control and waste management, ecology, safeguarding playing field, and to safeguard the amenities presently enjoyed by the occupiers of nearby residential properties..

6. Prior to the commencement of main site works (following construction site set-up), a watching brief to deal with unidentified 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 under suitably qualified supervision. If during development, contamination not previously identified is found to be present, no further development shall be carried out in the area of the contamination until a remediation strategy to deal with unsuspected contamination (including validation that contamination 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 manage unexpected contamination and to provide an appropriate methodology that will ensure that the site is remediated to an appropriate standard.

7. Notwithstanding details submitted in support of the application (Proposed Surface Water Drainage (Sheet 0921 Rev P2) received by the CPA on 17 November 2022), prior to the commencement of main site works a scheme of surface water drainage with supporting drainage calculations applying sustainable drainage principles and incorporating appropriate measures to safeguard the underlying principal aquifer from pollution 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 main site works for the avoidance of doubt as to the development permitted and in the interest of sustainable development safeguarding against risk of flooding and pollution of groundwater.

8. Prior to the commencement of main site works an agronomic survey of:
- i) the area of usable playing field to be impacted by construction works (Condition 5c)); and
 - ii) the northern edge of the playing surface of existing playing pitches to the immediate south of the area marked *559m² Gain* on Drawing OAP-AHR-ZZ-ZZ-DR-A-00010 Rev P3 (Condition 3(l));

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

Reason: Details are required to be submitted prior to the commencement of main site works to inform the standard of playing pitch to be i) reinstated or ii) provided in compliance with Condition 9 of this permission.

9. Within 1 month of the commencement of development:
- a) proposed levels including levels on immediately adjoining playing field;
 - b) a specification for pitch construction;
 - c) a seed mix specification for grassed areas; and
 - d) a programme and specification for the provision and maintenance of grassed areas;

shall:

- i) in the area of usable playing field being reinstated following impact by construction work; and
- ii) the area of playing field being provided in mitigation for the area of usable playing field lost to development;

be submitted to and approved by the CPA in writing.

Reason: To ensure the reinstatement and maintenance of playing pitch quality to a standard appropriate for outdoor sport.

10. Within the first sowing season following the commencement of development and prior to any of the building northern wing extensions first being brought into beneficial use the area of playing field to be provided in mitigation for that lost to development shall be provided to a standard equivalent to that submitted in compliance with Condition 8 ii) to the specification approved in compliance with Condition 9 a)-d) ii) of this permission. Any grass seeding that fails to become established within 5 years of the completion of the approved landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: In order to ensure that the replacement playing field is provided in an appropriate timescale and the temporary loss of playing field area is minimised, and to ensure the reinstatement of playing pitch quality to a standard appropriate for outdoor sport and in the interest of visual amenity.

11. Within the first sowing season following the building northern wing extensions first being brought into beneficial use, areas of playing field impacted by construction works shall be re-instated to a standard equivalent to adjoining areas of (pre-development) playing field submitted in compliance with Condition 8 i) to the specification approved in compliance with Condition 9 a)-d) i) of this permission. Any grass seeding that fails to become established within 5 years of the completion of the approved landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: To ensure the timely reinstatement of playing pitch quality to a standard appropriate for outdoor sport and in the interest of visual amenity.

12. Prior to their use on site, samples and/or a schedule of all proposed facing materials and finishes, including paving, to be used in the construction of the development 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 Bassetlaw Core Strategy and Development Management Policies DPD (2011) (BCS&DMP) Policy DM4 – Design and Character criteria B General Design Principles.

13. Any external lighting associated with the development hereby approved shall be designed and installed to comply with Institute of Lighting Professionals *Guidance Note for the Reduction of Obtrusive Light* – Environmental Zone E2: Rural.

Reason: For the avoidance of doubt as to the development permitted and to safeguard against the intrusive impact of site lighting on the character of the area and the amenity of neighbouring occupiers.

14. No part of the development hereby permitted shall be brought into use until the cycle parking, a minimum of two EV charging points (minimum recommended specification is 22kw Mode 3 with Type 2 connector, 400v AC 63 Amp single phase dedicated supply) with at least one being sited so as to be available for use at a disability parking space, and ducting to facilitate the provision of EV charging as indicated on drawing OAP-AHR-ZZ-ZZ-DR-A-00003 Rev P3 or in such other locations as may first be approved in writing by the CPA, have been provided, and those areas shall be so retained for their intended purpose throughout the life of the development.

Reason: In the interest of and to facilitate sustainable travel in compliance with emerging Bassetlaw Local Plan 2020-2037 Publication Version Policy ST50 Reducing Carbon Emissions, Climate Change Mitigation and Adaptation.

15. Prior to any of the approved building northern wing extensions first being brought into beneficial use, a school travel plan coordinator shall be appointed and thereafter shall be employed or engaged to be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives set out in the Travel Plan to be approved in writing by the CPA and whose details shall be provided and shall continue to be provided thereafter to the CPA.

Reason: Confirmation of the appointment of the school travel plan coordinator is required prior to the enlarged school first being brought into use to promote sustainable travel.

16. Prior to any of the approved building northern wing extensions first being brought into beneficial use, a Travel Plan shall be submitted to and be approved by the CPA that includes objectives, targets, monitoring periods and proposals for review. The school/Academy shall operate in accordance with the approved Travel Plan.

Reason: To promote sustainable travel.

17. In accordance with approved Travel Plan monitoring periods (Condition 16), reports shall be submitted for the approval of the CPA that summarise the data collected over the monitoring period including car parking surveys and which propose revised initiatives and measures where travel plan targets are not being met including implementation dates to be approved to the satisfaction of the CPA.

Reason: To promote sustainable travel.

18. The CPA shall be notified in writing within one month of the building northern wing extensions first being brought into use. Within the first 3 months of the second year of the development being brought into use and within the first 3 months of each subsequent year for a period of 4 years a report shall be submitted to the CPA which includes car parking accumulation surveys of:

- a) the Portland Academy Sparken Hill car park;

- b) the Portland Academy Netherton Road car park;
- c) Sparken Hill for a distance of 150m from the centre of the Portland Academy site access in both directions or such longer distance as required to cover the full extent of on-street car parking accumulated over the survey period;
- d) Netherton Road from its junction with the A57 to a point 100m north of the Academy egress or such longer distance as required to cover the full extent of on-street car parking accumulated over the survey period; and
- e) Waverley Way between its junction with Netherton Road and Cavendish Road.

The parking surveys shall cover 5-minute intervals for a 30-minute period centred on the normal end of the Outwood Academy Portland school day excluding any after school clubs (or other after school activities) and the report shall include plots of the extent of on-street car parking identified by the surveys, and a programme of measures including timeline for delivery to address excessive on-street parking, to be approved in writing by the CPA. The approved measures shall be carried out in accordance with the approved programme.

Reason: To monitor and address car parking demand and excessive on street parking in the interest of highway safety.

- 19. The number of students on roll shall not exceed 1800 without the prior written consent of the CPA.

Reason: For the avoidance of doubt as to the development permitted and to allow the highway impact of any additional students to be first assessed.

- 20. Installed mechanical plant related to development approved by this permission shall be designed to achieve a maximum cumulative noise rating level (including penalties) when assessed in accordance with BS4142:2014 of 38dB LAeq,1hr at the nearest sensitive receptor.

Reason: To safeguard the amenity that occupiers of nearby residential property could reasonably expect to enjoy.

Informatives/notes to applicants

- 1. Via Land Reclamation advises that *arisings during development are likely to include bituminous hardstanding and rubble based sub-base. These materials should be appropriately segregated and only re-used in suitable areas, where they are separated from site users. This should be detailed in the Environmental Management Plan (Condition 5) and watching brief (Condition 6), as required. A Materials Management Plan may be required, in accordance with "CL:AIRE – The Definition of Waste: Development Industry Code of Practice".*

2. Via Land Reclamation advises that:

- *ground conditions and contamination/ground gas risks, should be either identified prior to the development of the main school complex (e.g. a ground investigation report) or, through further assessment following the most recent ground investigation submitted with this application.*
- *it should be investigated whether the main school was constructed with or without any gas protection measures. If this information is not available, further assessment should be carried out to confirm whether gas protection measures are required for the proposed development.*

If it is found that gas protection measures were used in the original construction, how this will affect the design of the extensions should be considered.

3. NCC Nature Conservation advises that in the unlikely event that bats are discovered during development, the works should cease immediately and a licenced ecologist should be consulted, as set out in the submitted bat survey report.
4. 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 (01332 683369).
5. Gas apparatus has been identified on the site in the vicinity of the proposed works. The consultation response from Cadent (Gas) received by the County Planning Authority on 19 December 2022 is enclosed.
6. Nottinghamshire Police draw the applicants'/developers' attention to [Secured By Design](#) and to access the current SBD Commercial Guide 2015 V2 and SBD New Schools 2014 [Design Guides \(securedbydesign.com\)](#).
7. School users are considered to be unlikely to require the ability to charge at the Academy other than when in need of an urgent rapid charge. NCC Highways Development Control advises that the installation of faster 22kw chargers may be more practical to avoid a long delay whilst a vehicle is charged.