

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.

Reason: To enable the CPA to monitor compliance with the conditions of the planning permission.

3. Unless otherwise previously agreed in writing by the CPA or 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, and the following plans:

- a) Location Plan (Drawing No. AL(0)100 Rev A) received by the CPA on 22 January 2013.
- b) Proposed Site Plan (Drawing No. AL(0)102 Rev E) received by the CPA on 14 March 2013.
- c) Site Plan Tree Work (Drawing AL(0)112 Rev A) received by the CPA on 14 March 2013.
- d) Site Plan Tree Removal Works (Drawing AL(0)113) received by the CPA on 22 January 2013.
- e) Proposed Playing Field Plan (Drawing AL(0)200 Rev E) received by the CPA on 14 March 2013.
- f) External Works Site Plan (Drawing AL(0)110 Rev A) received by the CPA on 14 March 2013.
- g) Basement Plan (Drawing AL(0)116) received by the CPA on 22 January 2013.
- h) Proposed Floor Plan (Drawing AL(0)105) received by the CPA on 16 January 2013.
- i) Proposed Elevations – South and West (Drawing AL(0)107) received by the CPA on 16 January 2013.
- j) Proposed Elevations – North and East (Drawing AL(0)108) received by the CPA on 16 January 2013.

- k) Proposed Roof Plan (Drawing AL(0)104) received by the CPA on 16 January 2013.
- l) Proposed Section (Drawing AL(0)109) received by the CPA on 16 January 2013.
- m) Contractors Site Set-up Plan (Drawing AL(0)111) received by the CPA on 16 January 2013.

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

- 4. The Multi-Use Games Area (MUGA) hereby permitted shall not be constructed other than in accordance with Drawing No AL (0)200 Rev E and substantially in accordance with Sport England Technical Design Guidance Notes Artificial surfaces for outdoor sports.

Reason: To ensure that the development is fit for purpose and sustainable and to accord with Mansfield District Local Plan (1998) Saved Policy [28/09/2007] LT7 Playing Fields at Educational Establishments.

- 5. No development shall commence until confirmation that the applicant has secured rights of access to service the school and to make satisfactory staff car parking available for the life of the development, has been submitted to, and approved in writing by, the CPA.

Reason: To ensure that the development has satisfactory operational parking and servicing provision in the interest of highway safety.

- 6. Prior to commencement of the proposed development, activity noise levels associated with the use of the present hard play area expressed as xdBLa_{eq}, 15 mins between 08:00 – 18:00 hours) measured 3.5m from the façade of the nearest residential receptor in the position indicated **X** on attached plan AL(0)111/1, shall be submitted to the CPA.

Reason: To record baseline noise levels generated by present use of the hard play area.

- 7. Unless otherwise agreed by the CPA in writing and under the supervision of a suitably qualified ecologist, no tree, shrub, scrub or other vegetation clearance works shall be carried out between the months of March to August inclusive.

Reason: To avoid disturbance to birds during the breeding season.

- 8. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA;
 - i) no deliveries to site shall take place on Sundays, Public or Bank Holidays; and
 - ii) no deliveries to site shall be made except between 07:30 hrs – 18:00 hrs Mondays to Fridays or between 07:30 hrs 13:00 hrs on Saturdays; and

- iii) no work for the construction of the Multi-Use Games Area shall take place other than between 07:30 hrs – 18:00 hrs Mondays to Fridays or between 07:30 hrs 13:00 hrs on Saturdays.

Reason: To safeguard the amenities presently enjoyed by the occupiers of nearby residential properties.

- 9. 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, until a remediation strategy to deal with unsuspected contamination has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

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

- 10. Prior to the commencement of development, details of the means to segregate students from construction taking place within the school site shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details unless otherwise previously agreed in writing by the CPA.

Reason: To safeguard children, staff and visitors attending the school throughout the period of construction.

- 11. Notwithstanding details shown on approved drawing AL(0)112 Rev A, prior to the commencement of main site works, details of tree protection to safeguard the health of trees, and the identification of trees and the beech hedge adjacent to the western site boundary to be retained during the period of construction which in consultation with the CPA may be adversely impacted by construction works, shall be submitted to and approved in writing by the CPA. The approved measures shall be installed in accordance with the approved details and shall be so retained throughout the period of construction unless otherwise first approved in writing by the CPA.

Reason: In order to safeguard the health of trees and the hedge on the site during the period of construction in the interest of visual amenity.

- 12. No construction works or the storage of construction materials shall take place in locations where replacement tree planting is to be carried out (Drawing AL(0)112 Rev A). Unless otherwise first approved in writing by the CPA, areas for replacement tree planting shall be secured by the erection of fencing or other means of enclosure to the written satisfaction of the CPA prior to the commencement of main site works, and shall be so retained until tree planting is to take place.

Reason: To ensure that areas where replacement tree planting is carried out is not adversely affected by construction activity.

- 13. Prior to the commencement of development an assessment of the quality of the grassed area including any area of pitch identified in green on attached Drawing AL(0)111/1 shall be submitted to and approved in writing by the CPA.

Reason: To provide a baseline for the reinstatement of the pitch following the completion of the development.

14. Prior to the commencement of main site works details for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is provided with satisfactory means of drainage in order to safeguard against pollution and to reduce risk of flooding.

15. Prior to the commencement of development a Transport Statement incorporating a methodology, including timescale for the surveying of the existing traffic and parking levels in the vicinity of the school (baseline survey), including an assessment of staff car parking, an investigation of the crossing of the roundabout on Lindhurst Lane by pedestrians as a walking route to school, and the speed of traffic on Lindhurst Lane, shall be submitted to and agreed in writing with the CPA. Survey and analysis shall be undertaken in accordance with the approved methodology and submitted to the CPA not less than two months before the development approved by this permission is first brought into use.

Reason: To provide baseline data in the interests of highway safety.

16. Prior to their use on site, samples of facing materials of the classroom building and covered walkway, and a material/colour schedule of proposed finishes to the roof, doors, windows, fascia, guttering and downpipes, 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. The covered walkway shall be provided to the satisfaction of the CPA prior to the classrooms first being brought into use.

Reason: In the interest of visual amenity.

17. The area identified in green on Drawing AL(0)111/1 shall be reinstated and levelled in accordance with details, including timescale, that shall first be submitted to and approved in writing by the CPA. The grassed area including any area of pitch shall be reinstated to a quality at least equivalent to the quality of the grass area prior to the commencement of development, as submitted in compliance with Condition 13 of this permission.

Reason: To ensure the site is restored to a condition fit for purpose.

18. Within 6 months of the date of commencement of development, a scheme, including:
- a) the location of one semi-mature replacement oak tree;
 - b) the location and specification of other replacement tree species;
 - c) a specification for tree pits;
 - d) a schedule of maintenance for replacement tree planting; and

- e) the provision of facilities for bat roosting as recommended in ECUS Ecological Scoping Report – September 2012 (Paragraphs 3.4.5) received by the CPA on 16 January 2013

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

The approved replacement tree planting shall be completed not later than the first planting season following the development first being brought into use. Any tree that fails to become established within 5 years of the completion of the approved tree planting scheme shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity and ecology of the site.

19. With reference to Condition 4, prior to the commencement of construction of the Multi-Use Games Area (MUGA) the design and construction of the MUGA shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details and shall be provided prior to the classrooms approved by this permission first being brought into use.

Reason: To ensure the provision of the MUGA to a standard fit for purpose.

20. Prior to the development approved by this permission first being brought into use details of play equipment to be provided at the school shall be submitted to and approved in writing by the CPA and shall be provided in accordance with the approved details prior to the classrooms approved by this permission first being brought into use.

Reason: To ensure the provision of replacement play equipment at least equivalent to that removed as a consequence of the development.

21. Prior to the development approved by this permission first being brought into use, a review of the School Safety Zone, including a timetable for implementation, shall be submitted to and approved in writing by the CPA. Recommended measures in the review of the School Safety Zone (to be approved) shall be implemented to the satisfaction of the CPA in accordance with the approved details.

Reason: In the interest of highway and pupil safety.

22. Prior to the approved development first being brought into use a report shall be submitted summarising the survey data undertaken with the methodology approved in compliance with Condition 15, which includes projections of the likely future traffic and parking levels in the vicinity of the school and identifies resultant parking and highway safety issues, together with proposed mitigation measures and a timescale for implementation to be submitted to and approved by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

23. Notwithstanding details submitted in support of the application, within three months of the development hereby permitted first being brought into use, a review of the School Travel Plan shall be submitted to and approved in writing by the CPA. The School Travel Plan review shall set out proposals (including targets, a timetable, monitoring and enforcement mechanism) to promote travel

by sustainable modes, including on-site provision for cycling, which are acceptable to the CPA and shall include arrangements for the monitoring of progress of the proposals. The School Travel Plan review shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the local planning authority.

Reason: To promote sustainable modes of travel and in the interest of highway safety.

24. The Head Teacher of the 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 School Travel Plan review approved in compliance with Condition 23 of this permission.

Reason: To promote sustainable travel.

25. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the development approved by this permission first being brought into use, 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, and including the extension/addition of on-street parking restrictions and associated Traffic Regulation Orders where necessary.

Reason: To promote sustainable travel.

26. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed noise levels submitted in compliance with Condition 6 of this permission by more than 3dB(A) or 55dBL_{aeq}, 15 mins, between 08:00 – 18:00 hours (whichever is the greater), measured at position indicated **X** on attached plan AL(0)111/1.

Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

Informatives

1. With reference to Conditions 4 and 19 the applicant is advised that a copy of the Sport England Technical Design Guidance Notes Artificial surfaces for outdoor sports is available from the following link:
http://www.sportengland.org/facilities_planning/design_and_cost_guidance/artificial_sports_surfaces.aspx
2. With reference to Condition 18 e), four bat boxes should be provided in locations within the site to be agreed.
3. With reference to Condition 26, in the event of a noise complaint, the applicant may at the request of the CPA be required to undertake a noise survey to determine the activity noise level from the Multi-Use Games Area. If the noise levels generated by the new MUGA exceed noise levels submitted in compliance with Condition 6 by more than 3dB(A) or 55dBL_{aeq}, 15 mins,

between 08:00 – 18:00 hours (whichever is the greater), measured at position indicated **X** on attached plan AL(0)111/1, the applicant will need to submit to the CPA a proposed scheme of noise mitigation, or a management plan to comply with Condition 26 of this permission.

4. It is advised that in order to undertake the works within the highway the applicant will need to enter into an agreement under Section 278 of the Act, and is advised to contact Nottinghamshire County Council, Highways Development Control, Bevercotes House, Darwin Drive, Sherwood Energy Village, Ollerton, Newark NG22 9FF, Tel 01623 5520733 for further information.
5. The applicant is advised that any enclosure of the MUGA exceeding 2.0m in height will require the benefit of a separate planning permission.