

Conditions and Informatives

COMMENCEMENT

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

APPROVED PLANS

2. The proposed development shall not take place other than in accordance with the particulars of the application and the approved plans:

- Location Plan (drawing number 2981/027 RevA);
- School Site as Proposed (drawing number 2981/030 RevB);
- Additional Changing and Performing Arts Proposed Plans and Elevations (drawing number 2981/031);
- New Extension Floor Plans (drawing number 2981/34);
- New Extension – Revised Elevations (drawing number 2981/040);
- Proposed New PTA Hut (drawing number 2981/040);
- Proposed Traffic Management Plan Vehicular access routes (drawing number 001);
- Proposed Site Establishment Plan Site A – Main Contractors Compound (drawing number 002 RevA);
- Proposed Site Establishment Plan Site B – Secondary Contractors Compound (drawing number 003);
- Drainage Strategy (181024/DS/JR/RS/01 Rev C);
- Detailed Planting Layout (drawing number RCo 234/04 Rev03);
- Soft Landscape Layout Sheet 01 of 02 (drawing number RCo 234/02 Rev07);
- Soft Landscape Layout Sheet 02 of 02 (drawing number RCo 234/03 Rev03);
- Detailed Plant Schedule and Specification (15th June 2018 - Rev03);
- Soft Landscape Management Plan (15th June 2018 - Rev01);
- Tree Pit Detail (RCo 234/05 Rev00); and
- Tree Protection Detail (RCo 234/01 Rev04)

save as varied by the conditions hereafter.

Reason: *To secure a satisfactory development*

CONSTRUCTION MANAGEMENT PLAN

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,

- the method of access, timing and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

CONSTRUCTION HOURS

4. No construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive;
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of the amenity of the locality and of local residents.

ARCHAEOLOGY

5. Prior to the commencement of building works, an archaeological investigation shall be carried out within the site at the expense of the developer in accordance with a Written Scheme of Investigation to be submitted to and agreed by the County Planning Authority in writing.

Reason: In order that archaeological features will be properly recorded before development.

FOUL WATER

6. Development shall not begin until confirmation has been received from Southern Water that the proposed changes / connections to the existing foul sewer network are acceptable.

Reason: To protect water quality and ensure compliance with the NPPF

SCHOOL TRAVEL PLAN

7. Within 6 months from the commencement of development hereby permitted, an updated School Travel Plan, including a requirement for annual review, shall be submitted to the County Planning Authority for approval. The approved Plan shall thereafter be implemented in full.

Reason: To encourage and promote sustainable transport

CAR PARKING SPACE (DETAILS REQUIRED)

8. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

NOISE

9. Prior to occupation and use of the development hereby approved, details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason: *In the interests of the amenity of the locality and of local residents.*

Informatives

- A. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by:
- Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
 - Discussing issues of concern as early as possible, including those raised by consultees and third parties;
 - Giving them the opportunity to provide further information/changes to overcome material impacts; and
 - Working with consultees .

As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. The developer shall at all times employ best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'. The applicant must make all contractors and subcontractors aware of these times.
- C. The granting of any planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on (01903) 737500

- D. To avoid risk of harm to legally protected nesting birds that may be present, removal of any vegetation should be undertaken between September and the end of February when birds have ceased nesting. If this is not possible an Ecologist should check for active bird nests no more than seven days before works commence and any active nest found shall be protected as advised by the Ecologist until the birds have finished nesting.