

Planning Committee TABLED **DOCUMENTS**

DATE: **Wednesday 13 January 2016**

13. **ADDENDUM** (Pages 3 - 10)

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CONDITIONS

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Save where varied by the other planning conditions comprising this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans: AYL-A-J-00-X03, REV.01 - Design and Access Statement, AYL-A-J-00-XO4 REV.01 - Planning Statement, AYL-A-J-00-XO7 REV.01, REV.01 - Statement of Community Involvement, AYL-A-J-00-XO8, REV.01, 09/10/15 – Statement of Community Use', Aylward Primary School – School Travel Plan 2015, dated October 2015, DS/442815 - Surface Water Drainage Design Philosophy, Issue No.2, dated October 2014, 5273/004/R04, Outline Transport Feasibility Assessment, dated August 2014, 442815-100 REV.D, RAB:902B, REV 3.0, Flood Risk Assessment, dated June 2015, 15-03306-Issue 1 - ACS Landfill Waste Acceptance Criteria documentation, Construction Method Statement, dated 09/10/15, Part L Compliance Report, Rev.01, dated September 2015, Adaptive Comfort and Overheating Report, Rev.01, dated September 2015, RT-MME-117448-01, Pre-Development Arboricultural Survey, dated August 2014, RT-MME-117449-01-01 - Preliminary Ecological Assessment, dated August 2014, RT-MME-117449-01-02 - Daytime Bat Survey, dated August 2014, UK14.1614 - Phase I Geo-Environmental Assessment Report, dated 10/07/14, UK14.1614 - Phase II Ground Investigation Report, dated 27/08/14, AYL-A-L-00-X01 REV.2, AYL-A-L-00-X03 REV.2, AYL-A-L-00-X04 REV.2, AYL-A-L-00-X05 REV.2, AYL-A-L-00-X06 REV.2, AYL-A-L-00-X07 REV.2, AYL-A-L-00-X08 REV.2, AYL-A-L-00-X09 REV.2, AYL-A-L-20-001 REV.3, AYL-A-L-20-101 REV.3, AYL-A-L-20-201 REV.2, AYL-A-L-20-X01 REV.2, AYL-A-L-20-X02 REV.2, AYL-A-L-20-X03 REV.2, AYL-A-L-20-X04 REV.2, AYL-A-L-20-X05 REV.2, AYL-A-L-90-002 REV.1, AYL-A-L-90-X01 REV.1, AYL-A-L-90-X02 REV.1, AYL-A-L-92-001 REV.1, D2354 L.002, D2354 L.003, D2354 L.004, D2354 L.005, D2354 L.006, D2354 L.100, D2354 L.201, D2354 L.400, D2354 L.006, D2354 L.001 REV.B, AYL-A-S-41-X01 REV.2, AYL-A-L-20-201 REV.2, AYL-A-L-20-101 REV.3, AYL-A-L-20-001 REV.3, AYL-A-L-20-X07 REV.1, AYL-A-L-20-X08 REV.1, AYL-A-L-20-X09 REV.1, Site Location Plan, REV.1

REASON: For the avoidance of doubt and in the interests of proper planning.

3 Notwithstanding the details shown on the approved plans and documents, details and samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of any works above damp proof course level of the building(s) hereby permitted is carried out.

a: the external surfaces of the buildings

The development shall be carried out in accordance with the approved details and shall

thereafter be retained.

REASON: To safeguard the character and appearance of the locality, in accordance with policy DM 1 of the Harrow Development Management Policies Local Plan (2013). To ensure that measures are agreed and in place to safeguard the character and appearance of the locality during the construction phase of the development so that the development is completed in accordance with approved details, this condition is a PRE-COMMENCEMENT condition.

4 No site works or development shall commence until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s), and any other changes proposed in the levels of the site, have been submitted to, and approved by, the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement in accordance with policy DM 1 and DM 10 of the Harrow Development Management Policies Local Plan (2013). To ensure that the works are carried out at suitable levels in relation to the highway and adjoining properties in the interests of the amenity of neighbouring residents, the appearance of the development, drainage, gradient of access and future highway improvement, this condition is a PRE-COMMENCEMENT condition.

5 A Demolition and Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition taking place on the site. The Statement shall include, but shall not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. the routes to be used by construction traffic
- iii. the number and type of vehicles to be used in the construction of the development
- iv. details of the phasing of work
- v. loading and unloading of plant and materials
- vi. storage of plant and materials used in constructing the development
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

The demolition and construction of the building(s) on site shall be carried out in accordance with the approved Method Statement.

REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network, in accordance with policies DM1 and DM43 of the Council's Development Management Policies Local Plan 2013. In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network this condition is a PRE-COMMENCEMENT condition.

6 The construction of the building(s) hereby approved shall not be commenced until works for the disposal of surface water have been provided on site in accordance with details to be submitted to, and approved in writing by, the local planning authority. The details shall include the following;

- Thames Water indirect connections consent. Please note that all drains to remain should be checked/CCTV surveyed.
- Storage calculations with a total catchment and hardstanding areas pre and post development.
- Cross section of tanks/ dry pond with levels. Please note that sw storage should be provided below the lowest point in the system (S16 73.12)
- Clarification why a hydrobrake FC1 is required.
- Full details of ACO drainage channel in front of the building

The works shall thereafter be retained in accordance with the approved details.

REASON: To ensure that adequate drainage facilities are provided, reduce and mitigate the effects of flood risk in accordance with the NPPF, London Plan (2015) policies 5.12, 5.13 and 5.14, policy CS1 U of the Harrow Core Strategy and policies DM 9 and 10 of the Harrow Development Management Policies Local Plan (2013).

7 The development hereby permitted shall not be occupied until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works for the site. Soft landscape works shall include: planting plans, and schedule of plants/trees/shrubs, noting species, plant/tree/shrub sizes and proposed numbers/densities. Hard landscape works shall include: details of materials used, hard standing treatment, details of boundary treatment, revised location of refuse adjacent the ASD drop-off area to a location which would not cause detrimental odour impacts to neighbouring residential properties, location and specification of external lighting detached from the school building, including any lighting columns or bollards.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1, DM 22 and DM 23 of the Harrow Development Management Policies Local Plan (2013).

8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in compliance with policies DM 1 and DM 22 of the Harrow Development Management Policies Local Plan (2013).

9 The development hereby permitted, shall be undertaken in accordance with the

recommendations of the Arboricultural Survey at Aylward School by Middlemarch Environmental (dated August 2014). This will include that arboricultural supervision is undertaken throughout the project and the development shall be carried out in accordance with the recommendations of the Arboricultural Survey. The tree protection measures shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected, and as required by policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

10 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

REASON: The existing trees represent an important amenity feature which the local planning authority considers should be protected, and as required by policy DM 22 of the Harrow Development Management Policies Local Plan (2013).

11 Prior to the occupation of the buildings hereby approved, details of cycle storage (87 long term space, 6 short term spaces) on the site, including location, some of which can be partly substituted by scooter parking for children, shall be submitted to and approved in writing by The Local Planning Authority. The cycle storage thus approved shall be carried out and implemented in full on site for the sole use of the school and nursery in accordance with the approved details and shall be retained for the duration of this educational use on the site.

REASON: To ensure the satisfactory provision of safe cycle storage facilities, to provide facilities for all the users of the site and in the interests of highway safety and sustainable transport, in accordance with policy 6.9B of The London Plan 2015 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

12 If the development hereby permitted commences during the bird breeding season (March to August) inclusive, trees and buildings in the vicinity of the site shall be examined for nests or signs of breeding birds. Should an active bird's nest be located, time must be allowed for birds to fledge and the nest should not be disturbed during building works.

REASON: To safeguard the ecology and biodiversity of the area in accordance with

policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

13 The development hereby permitted shall not commence above damp proof course level, until details of bird and bat boxes to cater for National/Regional (London) or UK Biodiversity Action Plan (BAP) species, to be erected on the development or within the site, have been submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented on site and thereafter retained.

REASON: To enhance the ecology and biodiversity of the area in accordance with policies DM 20 and DM 21 of the Harrow Development Management Policies Local Plan (2013).

14 The use of the development shall not commence until a community use agreement and management strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include access by non-educational establishments, details of activities/events and the numbers of persons attending including a mechanism to record usage, details of pricing policy, hours of use, management responsibilities, and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved community use agreement and management strategy and it shall be kept updated to reflect changing usage of the building/external spaces and shall be made available at anytime for inspection upon request for the local planning authority.

REASON: To secure well managed and safe community access to the facilities provided in accordance with policy DM 46 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the community use would not give rise to adverse detrimental impacts on the residential amenities of the surrounding neighbouring occupiers in accordance with policy 7.6B of the London Plan (2015) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

15 No music or any other amplified sound caused as a result of this permission shall be audible at the boundary of any residential premises either attached to, or in the vicinity of, the premises to which this permission refers.

REASON: To ensure that the proposed development does not give rise to undue noise nuisance to neighbouring residents, in accordance with policy 7.6B of the London Plan (2015) and policy DM 1 of the Harrow Development Management Polices Local Plan (2013).

16 The Aylward School Travel Plan shall be updated and submitted to and approved in writing by the Local Planning Authority in accordance with the approved details upon the first occupation of the development hereby approved. Thereafter a Travel Plan review shall be undertaken and a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority annually and not later than 31st August for each year of the expansion of the school. The mitigation measures identified in the Travel Plan

shall be implemented for the duration of the development.

REASON: To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan policies 6.1 and 6.3 and policy DM 42 of the Harrow Development Management Policies Local Plan (2013).

17 The development shall not be occupied until details for the phasing of the development, including the provision of the replacement playing field, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development hereby permitted shall not be carried out other than in accordance with the approved details.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secure continuity of use [phasing provision] and to accord with Development Plan Policy in accordance with policy DM 46 of the Harrow Development Management Policies Local Plan (2013).

18. (a) The development shall not be occupied until the following documents have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority [after consultation with Sport England]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy in accordance with policy DM 46 of the Harrow Development Management Policies Local Plan (2013).

19. The development shall not be occupied until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the playing field and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed and safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport, in accordance with Policy DM 46 of the Harrow Development Management Policies Local Plan (2013) and to ensure that the community use would not give rise to adverse detrimental impacts on the residential amenities of the surrounding neighbouring occupiers in accordance with Policy 7.6B of the London Plan (2015) and policy DM 1 of the Harrow Development Management Policies Local Plan (2013).

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