

**CLITHEROE: CLITHEROE ROYAL GRAMMAR SCHOOL
 PROPOSED NEW SPORTS HALL
 PLANNING CONDITIONS - PLANNING APPROVAL REF: - 3/2012/0277**

REVISION 0

Full planning consent was granted on 25th June 2012 subject to the following conditions:

	CONDITION	ACTION BY	DISCHARGE DATE	TARGET DATE	PROJECT STATUS
1.	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	n/a	n/a	n/a	To Note
2.	This permission shall be implemented in accordance with plan reference numbers L116A; L112; L113 and revised siting plan L17a and L114B.	n/a	n/a	n/a	To Note: Tender drawing reflect the requirement to move building 2.7m.
3.	<p>Prior to commencement of any site works including delivery of building materials and excavations for foundations or services all trees identified in the arboricultural/tree survey (ID no. 1.01 - Birch/1.02 Birch/1.03 Sorbus/1.04 Willow/1.05 Norway Maple/1.06 Norway Maple/2.01 Lime/2.02 Lime/2.03 Hawthorn/2.04 Ash inclusive) shall be protected in accordance with the BS5837 2012 (Trees in relation to Construction) the details of which shall be agreed in writing, implemented in full.</p> <p>A tree protection-monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.</p> <p>The root protection and construction exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.</p> <p>During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection</p>	Contractor	Prior to commencement	Prior to commencement	<p>Arboriculture report included as part of tender documentation and contractor to undertake recommendations in report.</p> <p>Warden Construction Confirmation required.</p> <p>Tree protection in place prior to commencement</p>

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	<p>zone.</p> <p>No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.</p>				
4.	This permission shall relate to the proposal and be in full accordance with the bat survey dated 06/06/12.	Contractor	n/a	n/a	Bat Survey included in tender documentation. Contractor notified.
5.	<p>The development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.</p> <p>The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.</p>	C+A/ Client	Prior to commencement	Prior to commencement	<p>C+A to issue landscaping drawings to RVBC to discharge condition.</p> <p>Landscaping details as drawing 8034 L40 rev B and L44 rev B</p> <p>5year maintenance. First year under the contract by landscape contractor.</p> <p>Remaining 4 years planting will be maintained by the schools grounds maintenance staff.</p> <p>Note –Tree specie and location to be agreed following school meeting with local residents on 18th October 2013.</p>
6.	Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.	C+A			<p>Info to also discharge Condition 11.</p> <p>See attached external material schedule.</p>

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7.	<p>No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ol style="list-style-type: none"> 1. the parking of vehicles of site operatives and visitors 2. loading and unloading of plant and materials 3. storage of plant and materials used in constructing the development 4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate 5. wheel washing facilities 6. measures to control the emission of dust and dirt during construction 7. a scheme for recycling/disposing of waste resulting from construction works 8. commencement and finishing hours of the construction activity. 	Contractor	Prior to commencement	Prior to commencement	<p>C+A to forward the Contractor's Construction Method Statement to the planners to discharge this Condition prior to commencement.</p> <p>C+A drawing 8034 L04 issued at tender stage illustrating principles of site establishment etc.</p> <p>Wraden Construction information required.</p>
8.	The use of the sports hall in accordance with this permission shall be restricted to the hours between 0830 and 1830 on weekdays and 0830 to 1330 on Saturdays and there shall be no operation on Sundays or bank holidays.	Client	n/a	n/a	To note
9.	The site must be drained on a separate system, with only foul drainage connected into the combined sewer. Surface water must discharge to either soakaway/SUBS to the nearby pond or directly to the watercourse and may require the consent of the local authority. Surface water should not be allowed to discharge to the public sewerage system because we have known flooding issues immediately down stream of the site and any additional surface water discharge would compound the issue.	Sleater & Watson			<p>Foul Drainage-see drawing 211/90/18 rev B Separate system connected to Chatburn Road sewer.</p> <p>Surface water –see drawing 211/90/19 rev B. Separate system connected to on site quarry.</p>

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10.	No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface water has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.	Sleater & Watson	Prior to commencement	Prior to commencement	Foul Drainage-see drawing 211/90/18 rev B Separate system connected to Chatburn Road sewer. Surface water –see drawing 211/90/19 rev B. Separate system connected to on site quarry.
11.	Notwithstanding the submitted materials shown on the plans, precise details of materials shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented to their satisfaction.	C+A	n/a	n/a	See Condition 6 material schedule.
12.	There shall be no external floodlighting on the proposed building or the tennis courts without prior written consent of the Local Planning Authority.	Client	n/a	n/a	To note

Cassidy + Ashton
Architects and Building Surveyors
FMC/chm/8034/30th September 2013