
<u>APPLICATION NO:</u>	22/00711/KMBC1	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Plantation Primary School, Hollies Road, Halewood		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY REAR EXTENSION TO EXISTING SCHOOL TOGETHER WITH THE ERECTION OF 7 NO. TEMPORARY MODULAR CLASSROOM BUILDINGS , 3M HIGH TEMPORARY BALL STOP NETTING AND CREATION OF HARDSTANDING AREA TO REAR.		

Background

This application was presented to planning committee on 23rd March 2023 with a resolution for planning permission to be granted subject to a schedule of planning conditions.

The full wording of the planning conditions were not included within the committee report and are now set out below.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.
- 3) This permission insofar as it relates to the modular classrooms and ball stop netting is for a limited period only. The temporary modular classrooms and ball stop netting hereby permitted and any foundations, buildings, structures, hardstandings, enclosures, ancillary works or other groundworks associated with the above shall be removed and the land restored to its former condition (or enhanced in accordance with the requirements of condition 10) on or before 12 months from the date of installation.

Reason: To ensure that the playing field is restored to its original condition having regard to the temporary loss of part of the school playing field in accordance with Policies CS8 and CS21 in the Knowsley Local Plan Core Strategy, adopted January 2016 and guidance in NPPF (2021).
- 4) No above ground construction works shall take place until full details of the obscure glazing (including the level of obscurity) to be installed in the first floor windows of the proposed two storey extension have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and shall be retained at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and the National Planning Policy Framework.

- 5) The materials to be used on the external surfaces of the two storey extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason : In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 6) Prior to the first occupation of the two storey extension hereby permitted a scheme for replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include tree replacement for individual and groups of trees on a 2:1 basis. The scheme should include the location, size and species of the replacement trees.

The tree planting shall be wholly implemented in its finally approved form in accordance with the approved scheme within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 7) No part of the development hereby permitted, including any works of demolition, shall be commenced until a Construction Management Plan that details the means of mitigation of construction effects has been submitted and agreed in writing by the Local Planning Authority. This shall include the following:
- a) Methods for the mitigation of noise and vibration from building works, including any piling works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
 - b) Methods for dust control and suppression.
 - c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
 - d) The areas for the storage of plant and materials.
 - e) A programme of works, including phasing
 - f) Location of site compound, including any loading/unloading areas, turning areas for delivery vehicles and construction staff parking arrangements.
 - g) Scheme for recycling/disposal of waste resulting from demolition and construction works
 - h) Details of relevant pest control measures to be taken
 - i) Proposed hours of construction (the following is usually acceptable: 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and not at all on Sundays/Public Holidays).
 - j) Alternative parking provision for school staff should any of the existing parking spaces be affected.

All site works shall then proceed only in accordance with the approved management plan unless otherwise agreed in writing beforehand with the Local Planning Authority.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with the National Planning Policy Framework; Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016; Policy WM9 of the Merseyside and Halton Joint Waste Local Plan 2013 and saved Policies H5 and ENV2 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 8) If contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development being brought into use.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 9) No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

- 10) Within 3 months of the date of this permission, the following documents and plans shall be submitted to and approved in writing by the Local Planning Authority.
- a. A detailed assessment of ground conditions (including drainage and topography) of the school playing field which identifies constraints which could adversely affect playing field quality; and
 - b. Where the results of the assessment to be carried out pursuant to (a) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints.

The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation and a report which has been completed by

a recognised sports pitch agronomist which confirms that the works to the playing field have been completed and addressed any identified issues shall be submitted to and agreed in writing by the local planning authority within 18 months of the commencement of the development. 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 Policies CS8 and CS21 of the Knowsley Local Plan: Core Strategy (January 2016).

- 11) Prior to the commencement of development hereby permitted a Social Value Strategy for the construction phase of the development including the monitoring, implementation and reporting of the strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason : To ensure that appropriate economic, social and environmental benefits are created particularly in the area of employment and skills and to ensure compliance with Policies CS2, CS4 and CS27 of the Knowsley Local Plan: Core Strategy (January 2016)

- 12) The proposed development shall not be brought into use until precise scheme detail for proposed cycle storage has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented as agreed before any part of the development has been brought into use. For the avoidance of doubt, long stay cycle parking must be covered and offer a means to secure the cycles.

Reason: To ensure that adequate provision is made for parking cycles on the site and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 13) The two storey extension hereby permitted shall not be brought into use, until a School Travel Plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with Highways and the Council's Road Safety and Travel Awareness Team. For the avoidance of doubt, the School Travel Plan shall include the following:

Allocation of a Travel Plan Co-ordinator at the school.

Involvement of the Head Teacher, staff, pupils, parents and governors.

Clearly defined targets and objectives for mode share.

Data obtained from staff and pupils.

Measures to encourage staff and parents to park considerately in the area surrounding the school

Appropriate measures to improve and encourage sustainable travel.

An action plan including a timetable for the implementation of each element.

Annual monitoring and review.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable, having regard to Policies T6 and T9 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 14) Prior to the first occupation of the two storey extension hereby permitted the design and layout of highway improvement works shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the works should include:-

Vehicle laybys provided within the grass verge south of the main school access (these shall be time limited to prevent misuse and to help ensure their availability during pick up / drop off periods for the primary school).

Bollards (or equivalent) implementation to prevent inappropriate parking around the northern radii of the Rutland Avenue / Hollies Road junction

The approved scheme shall be implemented before the two storey extension is first brought into use.

Reason : To alleviate the on street parking on the surrounding highway in the interests of residential amenity and highway safety and to ensure compliance with policy CS7 in Knowsley Local Plan Core Strategy, adopted January 2016.

- 15) No part of the development hereby permitted shall be commenced until the process of seeking to implement a Traffic Regulation Order is commenced in a timely manner to provide time limited drop off / collection on Hollies Road and single yellow line extensions along Rutland Avenue and Crantock Close.

Reason : In the interests of Highway Safety and to ensure compliance with Policy CS7 in the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/11/2022	004	-	PROPOSED TEMPORARY ACCOMODATION
25/11/2022	001	-	EXISTING LOCATION PLAN
01/12/2022	160 22 01	REV S-2	6 NO. 50' X 32' & 1NO. 40' X 32' PERMASPACE FLOOR PLANS & TYPICAL ELEVATIONS
01/12/2022	160 22 02	REV S-0	TYPE ELEVATIONS
25/11/2022	03	-	PROPOSED GROUND FLOOR PLAN
25/11/2022	005	-	PROPOSED LANDSCAPING WORKS
25/11/2022	07	-	PROPOSED ELEVATIONS
01/12/2022	04	-	PROPOSED FIRST FLOOR PLAN
01/12/2022	08	-	PROPOSED ELEVATIONS PLAN
16/03/2023	17019	-	SOCIAL VALUE STRATEGY
07/03/2023	P23014	-	TRANSPORT STATEMENT
20/02/2023	2022-10-A-004	REV A	PROPOSED SITE LAYOUT
02/02/2023	APPENDIX D	-	PE CURRICULUM
02/02/2023	APPENDIX G	-	DESIGN AND ACCESS STATMENT

Signed Case Officer¹:

Mark Quinn

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

27 March 2023

Informatives

- 1 With regard to Condition 10 - The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011). Remedial and enhancement works to the playing field should be constructed by a specialist pitch contractor and not a general civil engineering contractor.
- 2 Please see consultation responses from Cadent Gas and Merseyside Fire Authority
- 3 Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

The applicant should have regard to the following statement in Planning Policy Statement 23 (section 2.51) "As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990."

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

