

DRAFT SCHEDULE OF CONDITIONS

Proposed construction of new school, demolition of existing buildings and re-modelling of external environment. Durham Johnston School, Crossgate Moor, Durham.

- 1 The development must be begun no later than the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Unless otherwise agreed in writing by the County Planning Authority the development hereby approved shall be carried out in accordance with the following plans: (Full schedule of plans to be listed but including revised plans 23085-01 -01A and 02A Landscape Master Plans, 2385 -11B East Boundary Treatment, 125:02 Rev 04, 125:03 Rev03, 125:06 Rev02, 300 -01,02,03,04).

Reason: To ensure that the development is carried out in accordance with the approved plans

- 3 The external surfaces of the building should not be constructed other than in materials, details/samples of which shall be submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development does not prejudice the appearance of the locality (Policies E22 and E10 of the City of Durham Local Plan).

- 4 The external surfaces of the east-facing gables to the 2 and 3-storey classroom wings shall not be constructed other than in materials, details/samples of which shall be submitted to and approved in writing by the County Planning Authority; the stairwells of which shall be obscured glazed at all times with no openable windows. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the neighbouring property and appearance of the locality (Policies E22 and E10 of the City of Durham Local Plan).

- 5 A landscape scheme for the site showing the treatment of all areas of soft and hard landscaping (including car parking areas and footpaths) the position, size, species and density of all new planting, mounding, site re-contouring, and a programme of works and maintenance, shall be carried out as part of the development hereby approved in accordance with details to be submitted to and approved in writing by the County Planning Authority. All planting shall be carried out by the end of the first planting season following the completion of the development and any new trees or shrubs which within a period of five years from the completion of the development are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure the development does not prejudice the appearance of the locality (Policy Q5 of the City of Durham Local Plan).

- 6 The development hereby approved shall not be brought into use until the proposed landscaping as detailed on Anthony Walker and Partners drawings 2385-01-01A and 2385.11A has been implemented in strict accordance with these approved plans. Any new trees or shrubs which within a period of five years from planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the County Planning Authority.

Reason: To safeguard the amenities of neighbouring property and the appearance of the locality (Policy Q5 of the City of Durham Local Plan).

- 7 That detailed drawings of the layout showing which trees are to be removed and which trees are to be retained on the site, shall be submitted to and shall have been approved by the County Planning Authority before the commencement of any works, such details to show the spread and species of trees.

Reason: To ensure that appropriate screen planting for the development is retained and not damaged or otherwise adversely affected by the building operations (Policy E14 of the City of Durham Local Plan).

- 8 No trees shall be wilfully damaged or destroyed or uprooted, felled lopped or topped without the previous written consent of the County Planning Authority within 5 years of the completion of the development. Any trees removed without such consent or becoming seriously damaged or diseased before the end of that period, shall be replaced by trees of such size and species to be agreed in writing by the County Planning Authority.

Reason: To ensure that appropriate screen planting for the development is retained and maintained in the interest of visual amenity (Policy E14 of the City of Durham Local Plan).

- 9 That existing trees to be retained within the site shall for the duration of the development, including site clearance and demolition, be protected by fences or other suitable means in accordance with BS5837 2005 within which no construction related activities or storage of materials shall take place. These means of enclosure shall be erected in accordance with details to be submitted to and approved in writing by the County Planning Authority prior to any part of the development commencing.

Reason: To ensure that appropriate screen planting for the development is retained and not damaged or otherwise adversely affected by the building operations (Policy E14 of the City of Durham Local Plan).

- 10 That details of all external lighting, signs, CCTV systems, roof mounted photovoltaics or other solar energy devices, access ramps, retaining walls external play and storage structures, and art work or sculptures shall be submitted to and approved in writing by the County Planning Authority prior to the construction / installation of any of these items. The development shall be carried out in accordance with the approved plans, and shall thereafter be so maintained.

Reason: To safeguard the amenities of neighbouring residential occupiers and the appearance of the locality (Policy E10 and E22 of the City of Durham Local Plan).

- 11 Any temporary topsoil or subsoil mounds formed under this permission shall not exceed 4m in height and shall be kept free of weeds. The mounds shall be removed and the land reinstated on completion of the development to the satisfaction of the County Planning Authority.

Reason: To safeguard the visual and residential amenities of the area during construction works.

- 12 Details, of all fencing or other means of enclosure including gated access points and ball stop fencing, shall be submitted to and approved in writing by the County Planning Authority and shall be installed in accordance with the approved details before first occupation of the development.

Reason: To ensure the development does not prejudice the appearance of the locality (Policies E10 and E22 of the City of Durham Local Plan).

- 13 A travel plan for the proposed school shall be submitted to and approved in writing by the County Planning Authority prior to first occupation of the proposed buildings. Such a plan shall detail measures, objectives and targets to minimise the potential impact of traffic on the development together with a programme of monitoring and review. The approved plan shall be implemented as part of the development.

Reason: In order to help reduce traffic movements to and from the school development and promote alternative and more environmentally friendly travel choices.

- 14 Within 6 months of the opening of the new school a Community Use Agreement shall be submitted to and approved in writing by the County Planning Authority. The Agreement shall include details of pricing policy, hours of use, access by non-school users/non members, management responsibilities mechanism for review and shall be implemented as part of the approved development. The approved Community Use Agreement shall be implemented as part of the approved development and shall be in conformity with the Site Management Plan as set out in condition number 15 of this planning permission.

Reason: To provide the opportunity for local people to use the new school facilities to participate in sport (Policy R3 of the City of Durham Local Plan).

- 15 A Site Management Plan which shall be in conformity with the Community Use Agreement as set out in condition number 14 of this planning permission for the proposed School shall be submitted to and approved in writing by the County Planning Authority prior to the first occupation of the proposed buildings. The Site Management Plan shall include full details together with measures, objectives and targets in respect of the following matters:

- a. Hours of use of the School (including typical timetables);
- b. A zoning plan which determines the activities which may be undertaken on each part of the site;
- c. Measures for controlling all external lighting;
- d. Measures for controlling noise;
- e. Measures for controlling vehicular access, parking and deliveries;
- f. A programme for monitoring and annual review of the plan in consultation with local residents.

The site shall be managed in accordance with the approved Site Management Plan.

Reason: To ensure that school operations do not adversely affect the amenities of neighbouring properties (Policy C8 of the City of Durham Local Plan).

- 16 Details of the number, design and location of cycle stands shall be submitted to and approved in writing by the County Planning Authority. The works shall be carried out in accordance with the approved details and provided prior to first occupation of the new school.

Reason: To ensure that satisfactory cycle parking is provided within the development (Policy Q2 and T10 of the City of Durham Local Plan).

- 17 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the County Planning Authority. This scheme should ensure that the rate of discharge during and after construction would not exceed current existing rates. Such a scheme shall be implemented before the construction of impermeable surfaces unless otherwise agreed in writing by the County Planning Authority.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 18 Details of the design, construction, drainage, finished levels and maintenance of the any pond provided on the site shall be submitted and approved in writing by the County Planning Authority. Such details shall be submitted prior to the construction of the pond and the approved details shall be implemented as part of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 19 No development shall take place other than in accordance with the mitigation detailed within the protected species reports (Bat Assessment and Mitigation Strategy, Durham Johnston School, August 2006) including, but not restricted to adherence to timing and spatial restrictions; provision of alternative roost sites in advance of the demolition of the existing roost; undertaking confirming surveys and adherence to precautionary working methods. All of the above shall be included in the Contractors Method statement.

Reason: To ensure that protected species and their habitats are conserved (Policy E16 of the City of Durham Local Plan).

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting the Order with or without modification), no sports flood lighting shall be erected anywhere within the boundary of the application site.

Reason: To accord with the terms of the current planning permission and safeguard the visual and residential amenities of the surrounding area (Policies E10 and E22 of the City of Durham Local Plan)

- 21 The off site highway works relating to the removal of the right turn road markings within the carriageway adjacent to the site, the provision of pedestrian guard rails on footpaths adjacent to entrances and any necessary no waiting restrictions on the highway arising from the development, together with associated works, signs and road markings shall be carried out in accordance with details to be submitted to and agreed in writing by the County Planning Authority. The approved works shall be implemented prior to commencement of use of the new school and thereafter maintained to the satisfaction of the County Planning Authority.

Reason: To ensure that necessary highway management measures are carried out in the interests of highway and pedestrian safety and the free flow of traffic around the school site (Policy T1 and Q2 of the City of Durham Local Plan).

- 22 The existing vehicular access to the site off Redhills Lane shall be permanently closed and the surfaces of the adjacent footpath and vehicle crossover made good to the satisfaction of the County Planning Authority. Such works shall be carried out as part of the approved development and before the new access is brought into permanent use.

Reason: To confine access to the permitted points in the interests of general safety along the neighbouring highway (Policy T1 of the City of Durham Local Plan).

- 23 Prior to commencement of the development of the proposed synthetic turf pitch, details of the construction, markings and means of enclosure this facility shall be submitted to and approved in writing by the County Planning Authority in consultation with Sport England. The approved scheme shall be implemented as part of the development and following commencement of use of the new school.

Reason: To ensure that recreation facilities to an appropriate standard are provided as soon as practical as part of the development (Policy R3 of the City of Durham Local Plan).

- 24 The new playing pitches identified in phasing diagram 6 () shall be constructed and laid out in accordance with standards set out in the guidance note 'Natural Turf for Sport' (Sport England) March 2000) and the TurfTrax report by Anthony Walker and Partners dated 19 September 2006. The approved pitches shall be brought into use in accordance with a timescale to be submitted to and agreed in writing by the County Planning Authority.

Reason: To ensure an adequate level and quality of playing fields is maintained at the site (Policy R3 of the City of Durham Local Plan).

- 25 During the construction works, measures shall be taken to ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud or other debris on the highway.

Reason: To ensure that material is not deposited on the highway in the interests of general safety (Policy T1 of the City of Durham Local Plan).

- 26 No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the County Planning Authority.

Reason: The site is within an area of archaeological potential (Policy E25 City of Durham Local Plan).

- 27 For the avoidance of doubt, this permission does not approve proposed works for the creation of a layby along the northern boundary of the site for which separate planning consent may need to be obtained.

Reason: These works are indicative at this stage and are not covered in detail within the submitted planning application.

- 28 Unless otherwise agreed in writing by the County Planning Authority, no plant, structure or apparatus other than shown on approved plans shall be erected placed or fixed to any part of the roof or the external faces of the school building and energy centre.

Reason: To safeguard the appearance of the buildings and the visual amenity of the surrounding area.

Informatives

1. In respect of landscaping requirements and protection of trees the applicant is advised to work to BS5837:2005.
2. In respect of Condition 19 the applicant is reminded of the legal requirements in respect of European Protected Species including licence requirements. The protection afforded to these species is explained in Part IV and Annex A of ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.
3. The applicant is reminded that highway management works indicated in Condition 21 should be provided at the developers' expense.
4. In respect to Condition 6 the County Planning Authority would normally expect the installation of Chestnut Pale fencing or similar to the height of no less than 1.2 metres around the trees in question to the extent of its existing crown spread and where circumstances prevent this to a minimum radius of 2 metres from the trunk of the tree.
5. The applicant is advised that Sport England expects that that the design and layout of changing rooms should comply with its technical design guidance notes 'Changing and Lockers' 'Pavilions and Clubhouses' and Access for Disabled People 2002.
6. The applicant is reminded that should a temporary construction / ground maintenance access off Redhills Lane be required, the County Planning Authority expects this to involve use of the existing field access to the far south of the site.
7. The applicant is reminded of the requirements of planning permission 928/4/85(11) / 4/06/1013/CM in respect to enabling works at the school and the need to comply with outstanding planning conditions.
8. In respect of Condition 27 the applicant is advised that should proposals for a layby be formally developed at some future date application would need to be made to divert the line of the existing public footpath. In the meantime this should remain free from obstruction and safe for use at all times on its existing line.
9. Before the development is commenced on site the applicant is advised to submit final details of any temporary site access and construction compounds in order that the County Planning Authority can consider the likely environmental impact of these works.
10. The applicant is advised to contact Ian Henry, Strategic Traffic Studies Team, Environment for assistance with the production of a Travel Plan.
11. The applicant is encouraged to consider sustainable urban drainage and water recycling systems and other sustainable construction measures in the development of the scheme. The County Planning Authority also expects that at least 10% of predicted energy requirements of the proposed school should be provided from renewable resources.
12. The applicant is advised of the need to fully comply with the terms of planning conditions and that any changes to the approved scheme may require further planning permission. The County Planning Authority should be notified of any possible changes before these are implemented. The failure to do so may affect the validity of the planning permission itself.
13. The applicant is advised that a copy of any further road safety audits or related documents in relation to school access arrangements and the performance of the junction with Road A167 should be passed to the County Planning Authority.