

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	DM/18/01995/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Multi media teaching block.
<b>NAME OF APPLICANT:</b>	Mrs Ellen Beveridge
<b>ADDRESS:</b>	Durham Sixth Form Centre, The Sands, Durham, DH11SG
<b>ELECTORAL DIVISION:</b>	Elvet and Gilesgate
<b>CASE OFFICER:</b>	Barry Gavillet, Senior Planning Officer, <a href="mailto:barry.gavillet@durham.gov.uk">barry.gavillet@durham.gov.uk</a> 03000 261958

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### Site:

1. This site is situated on the northern edge of Durham city centre within the 2.9 Hectare estate of Durham Sixth Form Centre, a post 16 education campus. The site occupies a prominent location within Durham (City Centre) Conservation Area fronting Freeman's Place and the riverside with its rear elevation prominent on the west side of Providence Row. The sites surroundings are mixed in use and character with domestic Victorian terraces to the east and the modern Walkergate Development comprising of hotel, apartments and leisure facilities adjacent to the south. To the west is a large public car park adjoining which is the green open space of The Sands.
2. The main Sixth Form Centre building first appears on the Ordnance Survey map circa 1923 and since this time a number of extensions have been added mainly during the 1950s and 1970s. In view of its age it is not of historic significance; nevertheless it is a characterful building with much detailing that is prominent in the locality and is considered a positive contributor to the designated conservation area.

#### Proposal:

3. This application proposes a new multimedia building within the grounds of the existing sixth form centre. The building would have a flat roof with a feature parapet and would be three storeys; it would be constructed of a grey and buff facing brick with render panelling. Reconfiguration to the existing car parking areas are also shown on the plan however, these have been implemented under a separate application which was approved last year.
4. This application is a revised scheme of a previously approved consent which approved the building as two-storey.

5. This application is being reported to committee as it is classed as a major application.

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## **PLANNING HISTORY**

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6. DM/17/03143/FPA – Reconfiguration of car parks, Approved.
7. DM/17/02606/FPA - New multimedia facility and reconfiguration of car parking provision. Approved.

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## **PLANNING POLICY**

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### NATIONAL POLICY:

8. A revised National Planning Policy Framework (NPPF) was published in July 2018. The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
9. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
10. *NPPF Part 2* - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
11. *NPPF Part 9* - Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
12. *NPPF Part 8* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
13. *NPPF Part 12* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.

14. *NPPF Part 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.* Planning plays a key role in helping shape places to secure Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources. Inappropriate development in areas at risk of flooding should be avoided.
15. *NPPF Part 16 – Conserving and Enhancing the Historic Environment.* Working from Local Plans that set out a positive strategy for the conservation and enjoyment of the historic environment, LPA's should require applicants to describe the significance of the heritage asset affected to allow an understanding of the impact of a proposal on its significance.

LOCAL PLAN POLICY:

City of Durham Local Plan

16. Policy E6 (Durham City Centre Conservation Area) states that the special character, appearance and setting of the Durham (City Centre) Conservation Area will be preserved or enhanced as required by section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The policy specifically requires proposals to use high quality design and materials which are sympathetic to the traditional character of the conservation area.
17. Policy E14 - (Trees and Hedgerows) sets out the Council's requirements for considering proposals which would affect trees and hedgerows. Development proposals will be required to retain areas of woodland, important groups of trees, copses and individual trees and hedgerows wherever possible and to replace trees and hedgerows of value which are lost. Full tree surveys are required to accompany applications when development may affect trees inside or outside the application site
18. Policy E21 (Conservation and Enhancement of the Historic Environment) requires consideration of buildings, open spaces and the setting of these features of our historic past that are not protected by other legislation to be taken into consideration.
19. Policy E22 (Conservation Areas) seeks to preserve or enhance the character or appearance of conservation areas, by not permitting development which would detract from its setting, while ensuring that proposals are sensitive in terms of scale, design and materials reflective of existing architectural details.
20. Policy T1 (Traffic – General) states that the Council will not grant planning permission for development that would generate traffic likely to be detrimental to highway safety and / or have a significant effect on the amenity of occupiers of neighbouring property.
21. Policy T10 (Parking – General Provision) states that vehicle parking should be limited in amount, so as to promote sustainable transport choices and reduce the land-take of development.
22. Policies Q1 and Q2 (General Principles Designing for People and Accessibility) states that the layout and design of all new development should take into account the requirements of all users.
23. Policy Q8 (Layout and Design – Residential Development) sets out the Council's standards for the layout of new residential development. Amongst other things, new dwellings must be appropriate in scale, form, density and materials to the character of their surroundings. The impact on the occupants of existing nearby properties should be minimised.

## **RELEVANT EMERGING POLICY:**

The County Durham Plan

24. Paragraph 213 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that report was quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP from examination. In the light of this, policies of the CDP can no longer carry any weight at the present time.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>.*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

25. The Environment Agency offers no objection subject to a suitable condition being attached.

### **INTERNAL CONSULTEE RESPONSES:**

26. Tree and Landscape officers have confirmed further information is required before the landscaping scheme can be agreed.

27. Drainage and Coastal Protection Team consider that permission should be withheld until details of the disposal of surface water from the development is submitted.

28. Ecology have offered no objections to the scheme and state no further surveys are required. The recommendation section should be conditioned.

29. Design and Conservation officers have no objections and consider that the additional storey would not have a significant impact on the area

30. Archaeology officers require a condition relating to a written scheme of investigation and a watching brief.

31. Highways officers have no objections stating that the site is in a highly accessible location with a significant amount of off street private and public parking within the vicinity.

### **PUBLIC RESPONSES:**

32. The application has been advertised with a press notice and on site by way of a site notice and neighbouring residents were also notified individually of the proposed development. At the time of report preparation, no letters of objection have been received.

## **APPLICANTS STATEMENT:**

### **Context**

33. Durham Sixth Form Centre is the largest post-16 school in the North East of England, with approximately 1,300 students on roll. It is situated in the centre of Durham City, a couple of minutes walk from both the bus and railway stations.
34. Students generally enrol at Durham Sixth Form Centre from over 50 different secondary schools from across County Durham, Sunderland and Northumberland. This not only adds value to the local economy of Durham City but embraces the educational tradition and student culture of the city; one of the top university cities in the country. In March 2017, Her Majesty's Inspectors graded Durham Sixth Form Centre as 'outstanding' following a rigorous two day Ofsted inspection. Not only did they judge Durham Sixth form Centre as 'outstanding' for 'Overall Effectiveness' but also 'outstanding' for 'Student Outcomes'; the 'Quality of Teaching, Learning and Assessment'; 'Personal Development, Behaviour and Welfare'; and the 'Effectiveness of Leadership and Management'.

In 2017 students outcomes are summarised below:

- 100% pass rate for the sixth consecutive year.
- Three quarters of students achieved A\*-B grades (or equivalent).
- The best three A-levels expressed as a grade B.
- Average Point Score (APS) per entry for both academic and vocational cohorts is higher than the national average.
- Vocational results continue to be significantly above national benchmarks with students attaining, on average, the highest possible grade of a Distinction\*.
- Add value to both Academic and Vocational students as they achieve, on average, higher than predicted grades based on their KS4 starting point.

Most of Durham Sixth Form Centre's students continue their studies at university; some take up employment or high-level apprenticeships; others stay on to Year 14 studying Level 4 courses. The award-winning Careers Information Advice and Guidance team are instrumental in supporting students with their post-18 progression pathways.

### **Purpose**

35. Through sustained effort, and a clear focus and direction, Durham Sixth Form Centre is a truly embracing and dynamic organisation which is committed to promoting the principles of equal opportunities, aspiring to an environment where all students and employees can develop their potential. There is a strong professional development programme which has led to the achievement of CPD Mark accreditation, Investors in People, Investors in Careers and Governor Mark. The school operates according to values which we feel help to determine the culture, ethos and atmosphere. As a Local Authority Maintained school Durham Sixth Form Centre has proved to be a rich, diverse, 'jewel in the crown' for Durham City for both children and their parents from across the Durham County. At a time when nationally post-16 funding is at a low; there is a reduction in the breadth of sixth form curriculum; and in some cases sixth forms in schools are being forced to close; Durham Sixth Form Centre is bucking the trend but it is now time for leaders to rationalise spending and resource management and avoid complacency.

36. In 2013, Durham Sixth Form Centre celebrated its Centenary year; housed in a 1913 former Girls' Grammar School, which was purpose converted to Sixth Form accommodation in 1983. In addition to the original building, there is now a Science Block; a 210 seated Theatre; a Resource Centre; Visual Arts Centre and Freeman's Quay Leisure Centre (DCC owned on site). In order to house and deliver a curriculum which captures both breadth and depth for 1,300 students, Durham Sixth Form Centre, at great cost, privately rents a building adjacent to the River Wear. This is a 10 year agreement which was inherited by the existing Headteacher from the post holder at the time. It is the schools intention to end the private rental agreement on completion of the new build to reduce outgoings.
37. The school also delivers lessons in demountable classrooms on site, again at great cost through a rental company. This is an annual agreement with an annual renewal. It is the schools intention to end the private rental agreement on completion of the new build to reduce outgoings. In addition, Durham Sixth Form Centre has secured funding via the Wolfson Foundation to support the setup of a TV studio in the new build. It is hoped, in time, this can become a community resource and that the facilities of the new build, which include a TV studio, editing suite, recording room, IT facilities, training/conference facility and a modest cafe can be embraced by the local community outside of school hours. Given the city centre location and that some community work already exists at the school it is anticipated this will add further value and opportunity to the locality.
38. It is important for students to know that alongside the heritage and resource of the 1913 building that there are also opportunities to be taught in a state of the art modern building that encaptures their imagination and desire to progress further. This, alongside the regeneration of the riverbanks where Durham Sixth Form Centre is situated appears ideal timing to rationalise the school's buildings.

## **Timescales**

39. It is anticipated at this stage, with the support of DCC, that current students in Year 12 will have the opportunity to be taught in this exciting, stimulating environment. The ambitious timescales would suggest this could be as soon as September 2018.

*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>*

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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40. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, impact on the street scene and conservation area and highways issues.

### **Principle of the development**

41. The importance of this new educational facility for Durham Sixth Form, for the City and for the wider area is acknowledged and appropriate weight must be attached to its importance.

42. The educational use is well established on this site and the Sixth Form has operated there for around 35 years. The proposed building is located within the existing complex and has good linkages in terms of public transport and to the city centre. The development has been designed to have minimal impact upon its landscape setting and to ensure that its impact is limited. The Sixth Form site is physically clearly contained and accessible via a variety of means, therefore the choice of the application site is both logical and appropriate. The principle of the development for educational purposes on this site is acceptable and would assist with the wider aims of the Authority and the County as a whole.

### **Impact on the street scene and conservation area**

43. The application should be determined in accordance with the National Planning Policy Framework (NPPF) and saved City of Durham District Local Planning Policies, the following are considered relevant to the consideration of this application from a heritage and design perspective; NPPF Section 16 Conservation and Enhancement of the Historic Environment, and saved local planning policies E6 Durham (City Centre) Conservation Area, E22 Conservation Areas.

44. Consent is sought for the construction of a new detached multimedia educational building and associated reconfiguration of the existing car parking provision at Durham Sixth Form Centre, The Sands, Durham City. Although the car parking is shown on this scheme, as stated above, this has been previously approved. As noted above, the site occupies a prominent location within Durham (City Centre) Conservation Area fronting Freeman's Place and the riverside with its rear elevation prominent on the west side of Providence Row. The main Sixth Form Centre building is a characterful building with much detailing that is prominent in the locality and is considered a positive contributor to the designated conservation area.

45. The contemporary architectural solution would be considered to integrate successfully into the wider contextual framework while reading as a further evolution of the college campus site. This is primarily due to the proposed buildings positioning within the south east corner of the site situated to the rear of Freemans Quay Leisure Centre and set back to the side of the later additions to the principle sixth form centre building. Its orientation and form respond to the site and its constraints while allowing for a reduced façade to be presented to the large open playing field.

46. The additional upper floor is not considered to lead to any adverse effects in terms of the setting of any heritage assets, or the character and appearance of the surrounding conservation area, and would not lead to any harmful intrusion in terms of any notable experience of any heritage asset in public views. The development would be comfortably assimilated into this part of the townscape characterised by various modern buildings and ongoing developments generally of equal or greater scale and mass and varying in architectural style. The structures would also appear logical in terms of hierarchy, bridging the gap between Freemans Quay and the educational buildings on site, and it would be viewed against a backdrop of the substantial development under construction to the rear of Claypath.

47. The design follows the existing trend for new building designs within this part of the city centre with its aesthetic a product of its end use yet displaying a degree of individuality, quality and interest. The glazing is well patterned creating a strong rhythm; it includes a well-defined and angulated feature entrance, projecting elements, and curtain walling to provide a lighter counterpoint, while the use of materials of contrasting colours would aid articulation and visual interest.

48. In terms of heritage impacts; the siting and scale means that the building would not significantly intrude within public views of the historic main school building. From outside the college site it would have a limited visual impact due to the topography and high shielding provided by the existing built form, plus where visible it would be seen more in the context of the existing contemporary buildings of the leisure centre, hotel and apartment's block forming part of the Walkergate development. The above would result in a building that is in keeping with its immediate modern surroundings that will serve to cause no adverse effects upon the character, appearance or significance of the designated conservation area which would thereby be preserved in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act.
49. Tree officers have accepted the loss of a very small amount of trees and agreed with the submitted arboricultural assessment and tree protection scheme which would be conditioned. In addition, a further landscaping condition would ensure appropriate tree replacement.
50. In summary, it is concluded that the proposed development would be acceptable in terms of siting, scale, mass and design and would cause no adverse heritage impact. As such the application is considered to be in-line with Sections 12 and 16 of the NPPF and saved local planning policies E3, E6, E21 and E22. It is also in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the development to preserve or enhance the Conservation Area. A condition requiring materials samples would be required.

### **Highways issues**

51. Highways officers have stated that the proposed development is in a highly accessible and sustainable location for additional education facilities. It has good links to all city centre amenities and public transport facilities with a significant amount of off street private and public parking within the vicinity. The existing car park would be upgraded, whilst a new car park is proposed to the north of the site replacing the provision for parking spaces lost as a result of the new building. There would be 34 spaces in total including 2 no accessible bays positioned near the main reception. The current car park provides 32 spaces.
52. Highways officers have no objections to the current access arrangements, proposed level of parking provision or location and therefore consider the proposals acceptable from a highways point of view in accordance with saved policy T1 and part 9 of the NPPF.

### **Other Issues**

53. To ensure effective drainage measures and sustainable principles are adhered to, and to safeguard the proposed development from flood risk, it is considered that a condition is added to the proposal for the disposal of surface water to be agreed. Whilst it was suggested that this should be done before the determination of the applications, it is considered that this can be done as a condition and does not prevent a determination of the application.
54. Landscape Officer have raised concern over the submitted landscape scheme and have requested additional details to be submitted. It is considered that this can be dealt with via a condition of the application.

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## CONCLUSION

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55. This proposal would result in an important education facility which would add to the existing facilities at Durham Sixth Form Centre. The site is in a highly sustainable location with good links to public transport and amenities in the city centre. The building has been designed to a high standard within the existing complex and there would be no adverse impacts on any surrounding occupiers or the Conservation Area. Overall the proposals are welcomed and would be of much benefit to the city and surrounding area. The application is therefore recommended for approval.

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## RECOMMENDATION

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That the application be **APPROVED** subject to the following conditions;

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

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within:

Plan	Drawing No.	Date Received
Proposed drainage layout (Main site) 1 of 3	121212-4000 Rev C6	02/07/18
Proposed drainage layout (main site) 2 of 3	121212-4001 Rev C6	02/07/18
Proposed drainage layout (north car park) sheet 3 of 3	121212-4002 Rev C7	02/07/18
Site boundary - red line	0001 Rev C	02/07/18
Proposed site plan	0003 Rev N	02/07/18
Location plan (OS)	0004 Rev A	02/07/18
Proposed hard landscaping	0007 Rev E	02/07/18
GA floor plans	1000 Rev K	02/07/18
Roof plan	1001 rev E	02/07/18
Elevations	2000 Rev K	02/07/18
GA Sections	3000 Rev J	02/07/18
Topographical survey	19342/2	02/07/18
Underground services	19342/UG1	02/07/18

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with part 7 and 12 of the National Planning Policy Framework and saved policy Q8 of the City of Durham Local Plan.

3. The development hereby approved shall be carried out in accordance with the "Arboricultural Method Statement for Trees at Durham Sixth Form Centre, Durham City" by All About Trees Issued 26th July 2017. No construction work shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges, indicated in the agreed tree protection scheme as to be retained, are protected by the erection of fencing in accordance with BS.5837:2012. The fencing shall remain in place throughout the construction period of the works hereby approved.

Reason: In the interests of the visual amenity of the area and to comply with the National Planning Policy Framework part 15.

4. Notwithstanding any details of materials submitted with the application no development shall commence until details of the external walling, roofing materials and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with saved Policy Q8 of the City of Durham Local Plan and part 12 of the NPPF.

5. Notwithstanding the details submitted, no development shall commence until details of an appropriate landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The agreed landscaping scheme shall be carried out within the first planting season following completion of development of the site and shall thereafter be maintained for a period of 5 yrs following planting. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenity of the area and to comply with saved Policies E6 and Q8 of the City of Durham Local Plan and part 15 of the National Planning Policy Framework.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The Scheme shall provide for:

- i; Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
- ii; Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
- iii; Post-fieldwork methodologies for assessment and analyses.
- iv; Report content and arrangements for dissemination, and publication proposals.
- v; Archive preparation and deposition with recognised repositories.
- vi; A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
- vii; Monitoring arrangements, including the notification in writing to the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
- viii; A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason: To comply with para 197 and 199 of the NPPF because the site is of archaeological interest.

7. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

Reason: To comply with para. 199 of the NPPF which ensures information gathered becomes publicly accessible.

8. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by EPS issued 16<sup>th</sup> November 2017.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To ensure safe access and egress from and to the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with part 14 of the National Planning Policy Framework.

9. The development hereby permitted shall not be commenced until such time as a scheme to maintain the void beneath the proposed building has been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be fully implemented and subsequently maintained in perpetuity.

Reason: To ensure the volume of floodplain storage provided by this void does not diminish over time by silting up or other accumulation of debris in accordance with part 14 of the National Planning Policy Framework.

10. No development shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority in accordance with the Drainage and Coastal Protection Team. The drainage shall be completed in accordance with the details and timetable agreed.

Reason: To prevent pollution of the water environment in accordance with part 14 of the NPPF.

11. Prior to the commencement of any part of the development or any works of demolition, hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:

A Dust Action Plan including measures to control the emission of dust and dirt during construction

Details of methods and means of noise reduction

Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.

Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site;

Designation, layout and design of construction access and egress points;

Details for the provision of directional signage (on and off site);

Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure;

Details of provision for all site operatives for the loading and unloading of plant, machinery and materials

Details of provision for all site operatives, including visitors and construction vehicles for parking and turning within the site during the construction period;

Routing agreements for construction traffic.

Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of residential amenity in accordance with saved policy Q8 of the City of Durham Local Plan.

12. No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: In the interests of residential amenity in accordance with saved policy Q8 of the City of Durham Local Plan.

13. No development shall take place unless in strict accordance with the contents of Section 6 (Summary and Recommendations) of the Durham 6<sup>th</sup> Form Centre Ecological Appraisal Report by Carillion PLC dated July 2017 report.

Reason: In the interests of protected species and to comply with Part 15 of the NPPF and saved policy E16 of the City of Durham Local Plan.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015)

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## **BACKGROUND PAPERS**

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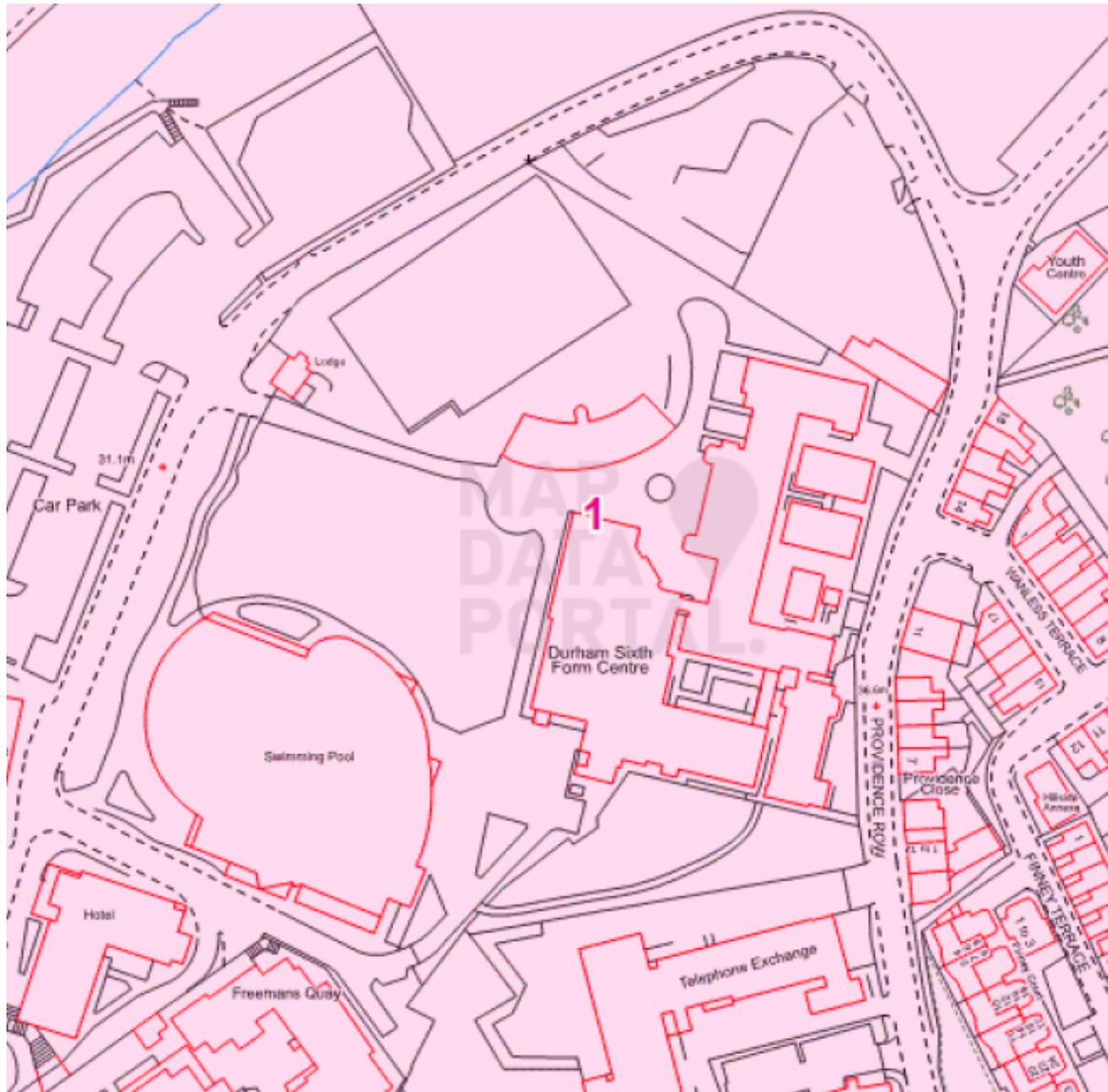
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

Statutory, internal and public consultation responses

City Of Durham Local Plan



**Planning Services**

**New Multimedia Building, Durham Sixth Form**

**DM/18/01995/FPA**

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**Comments**

**Date** September 2018