

PHOENIX ACADEMY DRAFT CONDITIONS

STANDARD CONDITIONS

1) Time Limit

The development hereby permitted must commence within three years from the date of this planning permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2) Approved Plans

The development shall be carried out in accordance with the approved drawings and documents set out in Schedule 1 of this Decision Notice.

Reason: To ensure the development proceeds in accordance with what has been approved and to allow the local planning authority to properly consider any future changes to the scheme.

PRE-DEMOLITION/ ENABLING CONDITIONS

3) Phasing of School Redevelopment

No demolition of the existing school buildings shall take place until a document setting out the phasing of the school redevelopment, including details of interim arrangements to ensure continuity of educational provision at Phoenix Academy, has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the redevelopment works shall be undertaken in accordance with the approved phasing and interim arrangements.

Reason: To ensure continuity of education provision at Phoenix Academy while the redevelopment works take place.

4) Temporary Hoarding

No demolition of the existing school buildings shall take place until details of a temporary solid hoarding (at least 2.5 metres high) have been submitted to, and approved in writing by, the Local Planning Authority. The temporary hoarding shall be installed prior to the start of any demolition or site clearance and shall thereafter be retained for the duration of the building works.

Reason: To ensure a satisfactory appearance and to protect neighbours' amenity during building works in accordance with Policies DC1 and CC13 of the Local Plan.

5) Demolition and Construction Management Plan

No demolition of the existing school buildings shall take place until a Demolition and Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of:

- a. Location of site office(s), temporary buildings, plant, wheel-washing facilities, stacking bays and car parking
- b. Skip storage
- c. Oil and chemical storage
- d. Membership of the Considerate Contractors Scheme (CCS) and FORS Silver accreditation

- e. Delivery locations and control measures and monitoring for noise, vibration, and lighting
- f. Works audible beyond the site boundary restricted to the following hours: 0800-1800 Monday to Friday and 0800 to 1300 on Saturdays, and at no time on Sundays or Bank Holidays
- g. Community engagement strategy to identify and address concerns of neighbours when these are raised, including publication of a named site contact
- h. Provisions within the site to ensure that all vehicles associated with the demolition works are properly washed and cleaned to prevent mud or dirt on the highway.

Thereafter, the demolition and construction works must be carried out in accordance with the approved Demolition and Construction Management Plan.

Reason: To ensure that neighbours are not adversely affected by demolition and construction works, in accordance with Policy CC13 of the Local Plan.

6) Demolition and Construction Logistics Plan

No demolition of existing school buildings shall take place until a Demolition and Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- a. Community engagement strategy and liaison that has informed the development of the DCLP approach, identifying residents' concerns and how they will be addressed
- b. Site logistics and operations
- c. Demolition and construction vehicle routing
- d. Estimated frequency and size of vehicles
- e. Access arrangements and delivery locations on the site
- f. Any vehicle holding areas, and other matters relating to traffic management as may be required
- g. CLOCS compliant site operations.

Thereafter the demolition and construction works must be carried out in accordance with the approved Demolition and Construction Logistics Plan.

Reason: To minimise the impacts of demolition and construction-related vehicle movements in accordance with Policy T7 of the Local Plan.

7) Air Quality Dust Management Plan

No demolition of existing school buildings shall take place until an Air Quality Dust Management Plan (AQDMP) to mitigate air pollution from the demolition and construction phases of the development has been submitted to, and approved in writing by, the Local Planning Authority. For both phases, the AQDMP shall include details of:

- a) A Site Location Plan indicating sensitive off-site receptors within 250 metres of the application site boundary
- b) A site and equipment layout plan

- c) List and timetable of dust-generating activities
- d) A Risk Assessment considering the potential for dust and PM10 soiling of the sensitive receptors identified in (a) and site-specific mitigation and control measures.
- e) Details of a solid hoarding of minimum height 2.5 metres around the boundary of the site.
- f) Details of PM10 and dust monitoring procedures, including location of at least 2 x installed MCERTS-compliant PM10 monitors and the internet-based log in details to enable Council Officers to access real-time PM10 monitoring data from the site.

Thereafter the demolition and construction shall take place in accordance with the approved Air Quality Dust Management Plan.

Reason: To mitigate the impact of dust generated by the demolition and construction works on local air quality, in accordance with Policy CC10 of the Local Plan.

8) Non-Road Mobile Machinery

No demolition of existing school buildings shall take place until details of the Non-Road Mobile Machinery used on the site have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include confirmation of:

- a) CESAR Emissions Compliance Verification (ECV) verification confirming compliance with the minimum 'Stage V NOX and PM10 emission criteria' of the Non-Road Mobile Machinery (Type-Approval and Emission of Gaseous and Particulate Pollutants) Regulations 2018 and its subsequent amendments. This will apply to both variable and constant speed engines for both NOX and PM10.
- b) That an inventory of all NRMM for the demolition phase has been registered on the London City Hall NRMM register.

Thereafter the demolition and construction shall be carried out in accordance with the approved details.

Reason: To mitigate the impact of polluting emissions from demolition and construction machinery on local air quality, in accordance with Policy CC10 of the Local Plan.

9) ULEZ-compliance vehicles

All on-road vehicles utilised at the site during the demolition and construction phases of the development shall be Ultra-Low Emission Zone compliance vehicles, i.e., a minimum of Petrol/Diesel Euro 6 and Euro VI.

Reason: To mitigate the impact of polluting emissions from demolition and construction vehicles on local air quality, in accordance with Policy CC10 of the Local Plan.

10) Land Contamination 1 Preliminary Risk Assessment

No demolition of existing school buildings shall take place until a Land Contamination Preliminary Risk Assessment report has been submitted to, and approved in writing by, the Local Planning Authority. The Risk Assessment shall comprise:

- A desktop study identifying all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses
- A conceptual model indicating potential pollutant linkages between sources, pathways and receptors including those planned for the site and those in the surrounding area
- A risk assessment of any potential risks arising from the identified pollutant linkages to human health, controlled waters or the wider environment, including ecological receptors and building materials.

Reason: To ensure that no unacceptable risks from contaminated land at or near to the site are caused to humans, controlled waters, or the wider environment in accordance with Policy CC9 of the Local Plan.

11) Protection of retained trees

No demolition of existing school buildings shall take place until all trees on the development site identified for retention in the Tree Constraints Plan (ref. 11687/P01 by Tyler Grange) have been protected from damage in accordance with BS5837:2012 and the Root Protection Areas identified on the Tree Constraints Plan. Thereafter, the tree protection measures shall be retained as such for the duration of the demolition and construction works.

Reason: To ensure that retained trees are protected from harm during demolition and construction works, in accordance with Policy OS5 of the Local Plan.

PRE-COMMENCEMENT CONDITIONS

12) Land Contamination 2 Site Investigation Scheme

No above-ground works shall commence until a Land Contamination Site Investigation Scheme is submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be based on the risks identified in the Preliminary Risk Assessment and shall include the sampling of soil, soil vapour, ground gas, surface water and ground water. Thereafter the Site Investigation Scheme shall be carried out in accordance with the approved details and by a competent person who confirms to CLR11: Model Procedures for the Management of Land Contamination (Defra 2014) or, current UK requirements for sampling and testing.

Reason: To ensure that no unacceptable risks from contaminated land at or near to the site are caused to humans, controlled waters, or the wider environment in accordance with Policy CC9 of the Local Plan.

13) Land Contamination 3 Risk Assessment Report

No above-ground works (other than those confirmed in writing to be necessary for this condition to be satisfied) shall commence until a Risk Assessment Report has been submitted to, and approved in writing by, the Local Planning Authority. The report shall assess the degree and nature of any contamination identified through the site investigation and conclude an updated conceptual model confirming the existence of any remaining pollutant linkages and determine the associated risks posed by contamination to human health, controlled waters or the wider environment.

Reason: To ensure that no unacceptable risks from contaminated land at or near to the site are caused to humans, controlled waters, or the wider environment in accordance with Policy CC9 of the Local Plan.

14) Land Contamination 4 Remediation Method Statement

No above-ground works (other than those confirmed in writing to be necessary for this condition to be satisfied) shall commence until a Remediation Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The statement shall detail any remediation works required to mitigate remaining risks identified in the approved Risk Assessment Report. Thereafter, remediation shall be undertaken in accordance with the approved Remediation Method Statement.

Reason: To ensure that no unacceptable risks from contaminated land at or near to the site are caused to humans, controlled waters, or the wider environment in accordance with Policy CC9 of the Local Plan.

15) Land Contamination 5 Verification Report

No above-ground works (other than those confirmed in writing to be necessary for this condition to be satisfied) shall commence until a Verification Report has been submitted to, and approved in writing by, the Local Planning Authority. The report shall confirm the remediation works identified in the approved Remediation Method Statement have been carried out in full and shall include details of any verification sampling, testing or monitoring carried out.

Reason: To ensure that no unacceptable risks from contaminated land at or near to the site are caused to humans, controlled waters, or the wider environment in accordance with Policy CC9 of the Local Plan.

16) Land Contamination 6 Long-Term Monitoring Methodology Report

No above-ground works (other than those confirmed in writing to be necessary for this condition to be satisfied) shall commence until a Long-Term Monitoring Methodology Report has been submitted to, and approved in writing by, the Local Planning Authority. This report shall identify procedures for any further monitoring required after the completion of development. Thereafter any further monitoring required shall be undertaken in accordance with the approved Long-Term Monitoring Methodology Report.

Reason: To ensure that no unacceptable risks from contaminated land at or near to the site are caused to humans, controlled waters, or the wider environment in accordance with Policy CC9 of the Local Plan.

17) Piling Method Statement (Thames Water) (School)

No piling works for the school development shall take place until a School Piling Method Statement (detailing the type of piling to be undertaken, methodology, works programme and measures to prevent or minimise the potential for damage to subsurface water or sewerage infrastructure) has been submitted to, and approved in writing by the Local Planning Authority in consultation with Thames Water. The Method Statement shall also include a piling layout plan identifying all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe. Thereafter, any piling must be undertaken in accordance with the approved Method Statement and layout plan.

Reason: To prevent impact on subsurface water or sewerage infrastructure.

18) Piling Method Statement (Thames Water) (Residential)

No piling works for the residential development shall take place until a Residential Piling Method Statement (detailing the type of piling to be undertaken, methodology, works programme and measures to prevent or minimise the potential for damage to subsurface water or sewerage infrastructure) has been submitted to, and approved in writing by the Local Planning Authority in consultation with Thames Water. The Method Statement shall also include a piling layout plan identifying all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe. Thereafter, any piling must be undertaken in accordance with the approved Method Statement and layout plan.

Reason: To prevent impact on subsurface water or sewerage infrastructure.

19) Detailed SUDS Scheme (School)

No above ground works for the school development shall take place until a detailed scheme of all sustainable drainage features (SuDS) to be incorporated onto the school site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include written details, drawings and sections as appropriate of (a) design, size, location and attenuation capacity of the proposed features (b) proposed flow controls and flow rates for discharge of surface water to the public sewer system and (c) rainwater harvesting features. Thereafter the school development shall be implemented in full accordance with the approved SuDS scheme and retained as such thereafter.

Reason: To reduce risk of surface water flooding and provide multiple benefits including biodiversity and urban greening, in accordance with Policies CC3 and CC4 of the Local Plan.

20) Detailed SUDS Scheme (Residential)

No above ground works for the residential development shall take place until a detailed scheme of all sustainable drainage features (SuDS) to be incorporated onto the residential site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include written details, drawings and sections as appropriate of (a) design, size, location and attenuation capacity of the proposed features (b) proposed flow controls and flow rates for discharge of surface water to the public sewer system and (c) rainwater harvesting features. Thereafter the residential development shall be implemented in full accordance with the approved SuDS scheme and retained as such thereafter.

Reason: To reduce risk of surface water flooding and provide multiple benefits including biodiversity and urban greening, in accordance with Policies CC3 and CC4 of the Local Plan.

21) Air Quality Ventilation Strategy

No above ground works for the residential development shall take place until a Ventilation Strategy has been submitted to, and approved in writing by the Local Planning Authority, applicable to all residential floors where relevant Air Quality Targets for Nitrogen Dioxide, Particulate PM10 and PM2.5 are exceeded and where current or future predicted pollutant concentrations are within 5% of the Targets. The Ventilation Strategy shall include details of:

- a. Design and locations of the ventilation intakes
- b. Design and location of the ventilation extracts, a minimum of 2 metres away from intakes on all residential floors

- c. Independently tested mechanical ventilation system to remove airborne pollutants with a minimum efficiency of 90% removal
- d. Details and locations of restricted opening windows for all habitable rooms
- e. Means of preventing summer overheating
- f. Regular cleaning and maintenance in accordance with manufacturer specifications

The whole system shall be designed to prevent summer overheating and minimise energy usage. The approved Ventilation Strategy implemented prior to first occupation of the residential development and maintained and retained as such thereafter.

Reason: To ensure the new homes experience acceptable air quality and do not overheat, in accordance with Policy CC10 of the Local Plan.

22) Fire Service Site Plan

No above ground works for the residential development shall take place until a revised Fire Strategy, incorporating an updated Fire Service Site Plan with swept path analysis has been submitted to, and approved in writing by, the Local Planning Authority. The Fire Strategy and the Fire Service Site Plan shall ensure suitable fire service vehicle access to within 18m of dry riser inlets. Thereafter the development shall be implemented in full accordance with the approved details and retained as such thereafter.

Reason: To ensure satisfactory provision of firefighting access in accordance with Policy D12 of the London Plan.

23) Removable Bollards

Prior to the installation of any bollards on the residential development, full details of the bollard design, location, method of removal and storage shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details must ensure that when installed, removed or stored the bollards do not obstruct, restrict or otherwise impede access for firefighting and emergency service vehicles. Thereafter, the bollards shall be installed in accordance with the approved details and retained as such thereafter.

Reason: To ensure satisfactory provision of firefighting access in accordance with Policy D12 of the London Plan.

24) Refurbished MUGA

Prior to the commencement of refurbishment works to the existing school Multi-Use Games Area (MUGA) full details of the proposed refurbishment, including layout, surfacing, fencing, line markings, run-off areas and artificial lighting shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the MUGA shall be refurbished in full accordance with the approved details prior to the occupation of the school development and retained as such thereafter.

Reason: To ensure the enhanced sports facilities at Phoenix Academy are fit for purpose in accordance with Policy CF1 of the Local Plan.

25) Refurbished Artificial Grass Pitch

Prior to the commencement of refurbishment works to the existing school Artificial Grass

Pitch (AGP) full details of the proposed refurbishment, including layout, surfacing, fencing, line markings, run-off areas and artificial lighting shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the AGP shall be refurbished in full accordance with the approved details prior to occupation of the school development, and retained as such thereafter.

Reason: To ensure the enhanced sports facilities at Phoenix Academy are fit for purpose in accordance with Policy CF1 of the Local Plan.

26) Sports Hall Detailed Design

Prior to the commencement of works to construct the new school Sports Hall, full details of the internal sports courts and associated facilities shall be submitted to, and approved in writing by, the Local Planning Authority. Details shall include:

- a) Layout and dimensions of all sports courts and playing areas
- b) Court markings and playing surfaces
- c) Details of all internal artificial lighting
- d) Locations and specifications of fixed and retractable sports equipment
- e) Provision for changing rooms, showers and associated sports facilities
- f) Measures to ensure that the Sports Hall can accommodate the full range of sports and activities required

Thereafter, the Sports Hall shall be constructed and equipped in accordance with the approved details and retained as such thereafter.

Reason: Reason: To ensure the enhanced sports facilities at Phoenix Academy are fit for purpose in accordance with Policy CF1 of the Local Plan.

27) Secure by Design Measures (School)

No above ground works for the school development shall commence until a statement of how 'Secured by Design' best practice will be incorporated into the new school has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented prior to first use or occupation of the school and permanently retained as such thereafter.

Reason: To ensure a safe and secure environment for users of the development, in accordance with Policy DC2 of the Local Plan.

28) Secure by Design Measures (Residential)

No above ground works for the residential development shall commence until a statement of how 'Secured by Design' best practice will be incorporated into the new residential development has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented prior to first use or occupation of the residential development and permanently retained as such thereafter.

Reason: To ensure a safe and secure environment for users of the development, in accordance with Policy DC2 of the Local Plan.

29) Building Materials (School)

No above ground works for the school development shall take place until written details, photographs and (where required by the LPA) samples of each material to be used in all external faces of the school buildings have been submitted to, and approved in writing by, the Local Planning Authority. These shall include brick colour and texture, bond and mortar colour, stonework, metalwork, balustrades and balconies. For brickwork, sample panels including brick type, bond, and mortar colour shall be produced on site for inspection. Thereafter the school shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: To ensure a high-quality appearance and standard of new development, in accordance with Policy DC2 of the Local Plan.

30) Building Materials (Residential)

No above ground works for the residential development shall take place until written details, photographs and (where required by the LPA) samples of each material to be used in all external faces of the residential buildings have been submitted to, and approved in writing by, the Local Planning Authority. These shall include brick colour and texture, bond and mortar colour, stonework, metalwork, balustrades and balconies. For brickwork, sample panels including brick type, bond, and mortar colour shall be produced on site for inspection. Thereafter the residential development shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: To ensure a high-quality appearance and standard of new development, in accordance with Policy DC2 of the Local Plan.

31) Hard and Soft Landscaping (School)

No above ground works for the school development shall take place until details of all hard and soft landscaping on the school site has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include:

- a) Finished levels and contours including kerb details and slope gradients
- b) Hard surface materials including playgrounds, paving, paths, parking and access
- c) Boundary treatments including walls, fences, gates and balustrades
- d) Details of proposed trees, shrubs, planting and other soft landscaping including species, size, numbers and planting densities
- e) Depth of tree pits, containers, and shrub beds
- f) A programme for implementation of the hard soft landscaping scheme
- g) Management responsibilities and maintenance schedules for all landscape areas

Thereafter the school development shall be carried out in accordance with the approved details and retained as such thereafter. Any trees or plants which, within a period of five years after planting, die, are removed, or become seriously damaged or diseased shall be replaced during the next planting season with specimens of the same species and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality appearance and standard of new development and ensure the needs of visually impaired persons are considered in accordance with Policy DC2 of the Local Plan.

32) Hard and Soft Landscaping (Residential)

No above ground works for the residential development shall take place until details of all hard and soft landscaping on the residential site has been submitted to, and approved in writing by, the Local Planning Authority. The details shall include:

- a) Finished levels and contours including kerb details and slope gradients
- b) Hard surface materials including playgrounds, paving, paths, parking and access
- c) Boundary treatments including walls, fences, gates and balustrades
- d) Details of proposed trees, shrubs, planting and other soft landscaping including species, size, numbers and planting densities
- e) Depth of tree pits, containers, and shrub beds
- f) A programme for implementation of the hard soft landscaping scheme
- g) Management responsibilities and maintenance schedules for all landscape areas

Thereafter the residential development shall be carried out in accordance with the approved details and retained as such thereafter. Any trees or plants which, within a period of five years after planting, die, are removed, or become seriously damaged or diseased shall be replaced during the next planting season with specimens of the same species and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high-quality appearance and standard of new development and ensure the needs of visually impaired persons are considered in accordance with Policy DC2 of the Local Plan.

33) 1:20 Window and Door Bay Details (School)

No above ground works for the school development shall take place until detailed drawings of each window and door bay type have been submitted to and approved in writing by the Local Planning Authority. The drawings must be at least 1:20 and in plan, section and elevation. Thereafter the school development shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: To ensure a high-quality appearance and standard of development in accordance with Policy DC2 of the Local Plan.

34) 1:20 Window and Door Bay Details (Residential)

No above ground works for the residential development shall take place until detailed drawings of each window and door bay type have been submitted to and approved in writing by the Local Planning Authority. The drawings must be at least 1:20 and in plan, section and elevation. Thereafter the residential development shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: To ensure a high-quality appearance and standard of development in accordance with Policy DC2 of the Local Plan.

35) Rooftop Plant (School)

Prior to installation of any rooftop plant or equipment for the school development, details of the plant and equipment and any enclosure(s) to be fitted must be submitted to, and approved in writing by, the Local Planning Authority. Drawings of the enclosure(s) must be provided of at least 1:20 and in plan, section and elevation. Thereafter the school development shall be constructed in accordance with the approved details and retained as

such thereafter.

Reason: To ensure a high-quality appearance and standard of development and reduce noise pollution, in accordance with Policies DC2 and CC13 of the Local Plan.

36) Rooftop Plant (Residential)

Prior to installation of any rooftop plant or equipment for the residential development, details of the plant and equipment and any enclosure(s) to be fitted must be submitted to, and approved in writing by, the Local Planning Authority. Drawings of the enclosure(s) must be provided of at least 1:20 and in plan, section and elevation. Thereafter the residential development shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: To ensure a high-quality appearance and standard of development and reduce noise pollution, in accordance with Policies DC2 and CC13 of the Local Plan.

37) Play Equipment and Installations (Residential)

Prior to the installation of any play areas within the residential development, details of all on-site formal and informal play equipment, play areas and play-on-the-way installations shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include location, layout, design, materials, equipment, surfacing, accessibility measures, landscaping and proposed means of maintenance. The play areas shall be provided in accordance with the approved details prior to first occupation of the residential development and retained as such thereafter.

Reason: To ensure satisfactory provision for children and young people of the new development in accordance with Policy OS3 of the Local Plan.

38) Cycle Parking (School)

Prior to the installation of any long and/or short-stay cycle storage for the school development, details of secure, accessible, level and covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Details shall also include:

- a) Location and dimensions of cycle store(s)
- b) Type of spaces (e.g., Sheffield or two-tier stands)
- c) Provision for at least 5% larger cycle storage
- d) Security and access arrangements.

The school development shall not be used or occupied until the cycle storage facilities have been provided in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure provision for cycle storage for pupils and staff to encourage sustainable modes of transport, in accordance with Policy T3 of the Local Plan.

39) Cycle Parking (Residential)

Prior to the installation of any long and/or short-stay cycle storage for the residential development, details of secure, accessible, level and covered cycle storage shall be

submitted to and approved in writing by the Local Planning Authority. Details shall also include:

- a) Location and dimensions of cycle store(s)
- b) Type of spaces (e.g., Sheffield or two-tier stands)
- c) Provision for at least 5% larger cycle storage
- d) Security and access arrangements.

The residential development shall not be first used or occupied until the cycle storage facilities have been provided in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure provision for cycle storage for residents to encourage sustainable modes of transport, in accordance with Policy T3 of the Local Plan.

40) Residential Enhanced Sound Insulation

No above ground works for the residential development shall take place until details of sound insulation have been submitted to and approved in writing by the Local Planning Authority. The development shall provide for enhanced sound insulation to at least 5dB above the Building Regulations value, for floor, ceiling and wall structures separating different types of rooms/uses in adjoining dwellings. The approved details shall be implemented prior to first occupation of the residential development and be retained as such thereafter.

Reason: To ensure that the amenity of future occupiers is not adversely affected by noise from neighbours, in accordance with Local Plan Policies CC11 and CC13.

41) Extraction and Odour Control (School kitchen)

Prior to the installation of any extract and odour control equipment for the school development, full details of the equipment shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the installation, operation and maintenance of odour abatement equipment and the extract system with ePM2.5 (F7) particulate filtration, including the height of extract ducts and vertical discharge outlets in accordance with Appendix 4G of the Planning Guidance Supplementary Planning Document 2018. The approved details shall be implemented prior to the commencement of the school use and be permanently retained as such thereafter.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by cooking odour in accordance with Policy CC13 of the Local Plan.

42) BNG Habitat Monitoring and Management Plan

No above ground works shall take place until a Habitat Monitoring and Management Plan for the approved Biodiversity Net Gain habitat creation and management measures has been submitted to, and approved in writing by, the Local Planning Authority. The HMPP shall be prepared by a suitably qualified ecologist and shall set out the management, monitoring and maintenance of all habitats proposed to deliver BNG, including success criteria, monitoring frequency, remedial measures and responsible persons. The HMMP shall provide for a minimum of 30 years during which time it shall be implemented in full.

Reason: To ensure Biodiversity Net Gain is achieved and maintained through the development in accordance with Policy G6 of the London Plan.

43) Details of Purchase of HU and off-site compensation for BNG

No above ground works shall take place until details of the proposed off-site biodiversity net gain compensation have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) The number and type of off-site Habitat Units required to address any residual biodiversity loss arising from the development, calculated in accordance with the approved Biodiversity Gain Plan and the relevant statutory biodiversity metric;
- b) Details of the proposed purchase, allocation or securing of the required Habitat Units, including the identity and location of the habitat bank, landowner or provider from whom the units will be obtained;
- c) Evidence that the required Habitat Units have been secured for the development through an appropriate legal agreement, conservation covenant, purchase agreement or other mechanism capable of securing their delivery and management for a minimum period of 30 years;
- d) Details of the habitat creation, enhancement and management measures to be undertaken at the off-site compensation site, including proposed timescales, management responsibilities, monitoring arrangements and reporting requirements; and
- e) Confirmation that the off-site biodiversity gain will be recorded on the relevant biodiversity gain site register and that the proposed measures will deliver the required biodiversity units in accordance with the approved Biodiversity Gain Plan.

The approved off-site compensation scheme shall be implemented in accordance with the approved details and shall be maintained and managed for a minimum period of 30 years from the date of completion of the habitat creation or enhancement works.

Reason: To ensure Biodiversity Net Gain is achieved and maintained through the development in accordance with Policy G6 of the London Plan.

PRE-OCCUPATION

44) External Lighting (School)

The school development shall not be first used or occupied until details of all external lighting, including security lighting, have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) Number, location, height, design and appearance of all lights
- b) Levels of illumination and light spillage
- c) Measures, having regard to the Institute of Lighting Professionals Guidance Note 01/21 to ensure that any external lighting does not harm the amenities of neighbouring occupiers.

The school development shall not be first used or occupied until the lighting has been provided in accordance with the approved scheme and it shall be retained as such thereafter.

Reason: To avoid light pollution affecting the amenities of neighbouring properties in accordance with Policies CC12 and CC13 of the Local Plan.

45) External Lighting (Residential)

The residential development shall not be first used or occupied until details of all external lighting, including security lighting, have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) Number, location, height, design and appearance of all lights
- b) Levels of illumination and light spillage
- c) Measures, having regard to the Institute of Lighting Professionals Guidance Note 01/21 to ensure that any external lighting does not harm the amenities of neighbouring occupiers.

The residential development shall not be first used or occupied until the lighting has been provided in accordance with the approved scheme and it shall be retained as such thereafter.

Reason: To avoid light pollution affecting the amenities of neighbouring properties in accordance with Policies CC12 and CC13 of the Local Plan.

46) School Community Use Plan

The school development shall not be first used or occupied until a Community Use Plan for its facilities has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of which facilities will be made available for public hire and/or use throughout the year, for how many days per year (not less than 70), and details of hours of availability, booking systems, charges for use and facilities management. Thereafter, the relevant school facilities shall be made available for public use in accordance with the approved Plan which shall remain in place for the life of the development.

Reason: To ensure wider use of school facilities for a range of community events and uses, and to ensure smooth management of those events, uses and facilities in accordance with Policy CF1 of the Local Plan.

47) Scheme of Off-Site Play Enhancements

The residential development shall not be first used or occupied until details of measures to enhance off-site play provision to serve the new development have been submitted to, and approved in writing by, the Local Planning Authority. The details will, in conjunction with the Council, identify the existing play facility or facilities to be enhanced and shall include the proposed works, equipment, surfacing, accessibility measures and/or landscaping as relevant and arrangements for implementation and maintenance. The approved off-site play enhancements shall be implemented in accordance with the approved details prior to first occupation of the Residential development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the play and outdoor recreation needs of children and young people living within the new development are met, in accordance with Policy OS3 of the Local Plan.

48) Delivery and Servicing (including Waste) Management Plan (School)

The school development shall not be first used or occupied until a school Delivery and Servicing Management Plan has been submitted to, and approved in writing by, the Local

Planning Authority. Details shall include management of deliveries and collections, frequency and timing to avoid peak times, timing and arrangements for collection of waste and recyclables, and quiet loading/unloading measures. Thereafter the school shall be managed in accordance with the approved details for the lifetime of the development.

Reason: To ensure the amenity of residents is not adversely affected by noise or other unreasonable convenience due to deliveries and servicing at the new development, in accordance with Policy CC13 of the Local Plan.

49) Delivery and Servicing (including Waste) Management Plan (Residential)

The residential development shall not be first used or occupied until a residential Delivery and Servicing Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Details shall include management of deliveries and collections, frequency and timing to avoid peak times, timing and arrangements for collection of waste and recyclables, and quiet loading/unloading measures. Thereafter the residential development shall be managed in accordance with the approved details for the lifetime of the development.

Reason: To ensure the amenity of residents is not adversely affected by noise or other unreasonable convenience due to deliveries and servicing at the new development, in accordance with Policy CC13 of the Local Plan.

50) Thames Water Demand evidence

The residential development shall not be first occupied until confirmation has been provided that either (i) all water network upgrades required to accommodate the additional demand to serve the development have been completed or (ii) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed with Thames Water, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may have an impact on water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

51) Inclusive Access Management Plan (School)

The school development shall not be first used or occupied until an Inclusive Access Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The school shall be maintained and operated in accordance with the Inclusive Access Management Plan for the lifetime of the development.

Reason: To ensure that the school provides an inclusive and accessible environment in accordance with Policies DC1 and DC2 of the Local Plan.

52) Plant/machinery Background Noise Levels (School)

The school development shall not be first used or occupied until details of the external noise levels emitted from plant, machinery and equipment along with mitigation measures as required, have been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall ensure that the sound level emitted by the plant is lower than the lowest existing background sound level by at least 10dBA. The assessment shall be made in accordance with BS4142:2014+A1:2019 at the nearest noise sensitive premises

with all machinery operating together at maximum capacity. The school development shall be implemented in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure that the amenity of surrounding residents is not adversely affected by noise from plant, machinery or equipment in accordance with Policies CC11 and CC13 of the Local Plan.

53) Plant/machinery Background Noise Levels (Residential)

The residential development shall not be first used or occupied until details of the external noise levels emitted from plant, machinery and equipment along with mitigation measures as required, have been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall ensure that the sound level emitted by the plant is lower than the lowest existing background sound level by at least 10dBA. The assessment shall be made in accordance with BS4142:2014+A1:2019 at the nearest noise sensitive premises with all machinery operating together at maximum capacity. The residential development shall be implemented in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure that the amenity of surrounding residents is not adversely affected by noise from plant, machinery or equipment in accordance with Policies CC11 and CC13 of the Local Plan.

54) Anti-vibration mounts/ machinery silencing

The residential development shall not be first used or occupied until details of anti-vibration measures for any machinery, plant or equipment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the relevant residential building and thereafter retained in this form.

Reason: To ensure the amenity of occupiers of the new development are not adversely affected by vibration, in accordance with Policies CC11 and CC13 of the Local Plan.

55) School Lights Off

The school development shall not be first used or occupied until a scheme for the control and operation of the proposed lighting within the building, during periods of limited or non-occupation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to first use or occupation of the school and retained as such thereafter.

Reason: To ensure that the school does not give rise to light pollution and to conserve energy when it is not occupied, in accordance with Local Plan Policies CC12 and CC2.

56) School Car Park Management Plan

The school development shall not be first used or occupied until a Car Parking Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall set out arrangements for the management and use of the approved car parking spaces, including allocation, staff and visitor parking, drop-off and pick-up arrangements, and measures to prevent parking or obstruction of surrounding roads. The school and its car park shall be operated in accordance with the approved Plan for the lifetime of the development.

Reason: To ensure satisfactory management of vehicles attending the school and to prevent congestion and overspill parking on nearby roads, in accordance with Policies T1 and T4 of the Local Plan.

57) School Cycle Parking Management Plan

The school development shall not be first used or occupied until a School Cycle Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall set out details of the management, operation, maintenance and security of the cycle parking facilities, including arrangements for allocating spaces, preventing unauthorised use, maintaining the facilities in a safe and usable condition, and ensuring that sufficient cycle parking remains available for pupils, staff and visitors. The approved Plan shall be implemented prior to occupation and thereafter maintained and operated in accordance with the approved details.

Reason: To ensure provision for cycle storage for pupils and staff to encourage sustainable modes of transport, in accordance with Policy T3 of the Local Plan.

POST-COMPLETION

58) Circular Economy Monitoring (School)

Within six months of first occupation of the school development, a post-construction monitoring report setting out whether the construction process has met the requirements of the Circular Economy Statement by Hoare Lea (September 2025) together with any measures necessary to ensure that the Statement's requirements are met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce waste and support the Circular Economy in accordance with London Plan Policy SI7.

59) Circular Economy Monitoring (Residential)

Within six months of first occupation of the residential development, a post-construction monitoring report setting out whether the construction process has met the requirements of the Circular Economy Statement by Hoare Lea (September 2025) together with any measures necessary to ensure that the Statement's requirements are met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce waste and support the Circular Economy in accordance with London Plan Policy SI7.

60) Whole Life Carbon Monitoring (School)

Within six months of first occupation of the school development, a post-construction monitoring report setting out whether the construction process has met the requirements of the Whole Life Carbon Assessment by Hoare Lea (September 2025) together with any measures necessary to ensure that the Assessment's requirements are met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To conserve energy and reduce carbon across the life of the development, in accordance with London Policy SI2.

61) Whole Life Carbon Monitoring (Residential)

Within six months of first occupation of the residential development, a post-construction monitoring report setting out whether the construction process has met the requirements of the Whole Life Carbon Assessment by Hoare Lea (September 2025) together with any measures necessary to ensure that the Assessment's requirements are met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To conserve energy and reduce carbon across the life of the development, in accordance with London Policy SI2.

62) BREEAM Excellent Rating

Within 6 months of occupation of any part of the school development, a BREEAM (Version 6) post-completion assessment and certification, confirming the school building achieves a minimum 'Excellent' BREEAM rating shall be submitted to and approved in writing by the Local Planning Authority, to verify that measures contained within the Sustainability Statement (Hoare Lea, September 2025) have been implemented in full.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with Policies SI1, SI2, and SI3 of the London Plan and Policies CC1 and CC2 of the Local Plan.

COMPLIANCE ONLY

63) Class F1 School Use only

The school development shall be used for no other purpose (including any other purpose in Classes F1 and E(f) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In granting this permission the decision maker has had regard to the special circumstances of this case. Certain other uses within the same use class may be unacceptable due to effect on residential amenity, traffic generation or other reasons.

64) Flood Risk Assessment

The development hereby approved (School and Residential developments) shall be carried out in complete accordance with the measures contained within the submitted Flood Risk Assessment (September 2025) prepared by Waterman. No part of the development shall be used or occupied until all the flood prevention and mitigation measures have been installed, and the development shall be retained as such thereafter.

Reason: To ensure the risks of flooding at the site are suitably mitigated and managed in accordance with Local Plan Policies CC3 and CC4.

65) Sustainability Statement

The development hereby approved (School and Residential developments) shall be carried out in complete accordance with the submitted Sustainability Statement (September 2025) prepared by Hoare Lea. No part of the development shall be used or occupied until all the sustainability measures outlined in the Statement have been implemented, and the development shall be retained as such thereafter.

Reason: In the interests of energy conservation, reduction of CO2 emissions and wider sustainability, in accordance with Policies SI1, SI2, and SI3 of the London Plan and Policies CC1 and CC2 of the Local Plan.

66) Energy Statement

The development hereby permitted shall be carried out in complete accordance with the revised Energy Strategy (Rev P02 09 September) prepared by Hoare Lea. No part of the development shall be used or occupied until all the specified measures to reduce heating demand and carbon emissions have been installed, and the development shall be retained as such thereafter.

Reason: To ensure energy demand at the site and carbon reductions from energy generation are minimised as far as possible in accordance with London Plan Policy SI2 and Local Plan Policy CC1.

67) School External Doors

Prior to first use or occupation of the school development, all new external doors to the school buildings shall be fitted with self-closing devices which shall be maintained in an operational condition, and at no time shall any external door be fixed in an open position.

Reason: To ensure the amenity of surrounding occupiers is not adversely affected by noise, in accordance with Policies CC11 and CC13.

68) Replacement Landscaping

All planting, seeding and turfing approved as part of the agreed soft landscaping scheme shall be carried out in the first planting or seeding seasons following the occupation of the Buildings or the completion of the development, whichever is the sooner; and any trees or shrubs which die, are removed or become seriously damaged or diseased within 5 years of the date of the initial planting shall be replaced in the next planting season with others of similar size and species. Reason:

To ensure a satisfactory external appearance in terms of the provision of tree and shrub planting, in accordance with Policy G7 of the London Plan 2021 and Policies OS1, OS2, OS5, DC1, DC2, DC8 of the Local Plan 2018.

69) Refuse Storage (School)

Prior to first use or occupation of the school development, the refuse storage enclosures for each building shall be provided for storage of refuse and recycling. Thereafter the refuse/recycling facilities shall be retained as such.

Reason: To ensure satisfactory provision of refuse storage.

70) Refuse Storage (Residential)

Prior to first use or occupation of the Residential development, the refuse storage enclosures for each building shall be provided for storage of refuse and recycling. Thereafter the refuse/recycling facilities shall be retained as such.

Reason: To ensure satisfactory provision of refuse storage.

71) Bat Boxes

In accordance with the recommendations of the Bat Survey Report by Greengage (September 2025) a minimum of 12 bat boxes shall be incorporated into the proposed development, integrated into the new proposed building facades. Bat boxes should be positioned in sunny locations, most suitably on the southern and western façades of the building. Bat boxes should be placed away from doors, windows and street lighting, ideally at 3-5m from ground level, with the entrance free from obstruction. The bat boxes are to be provided before first occupation of the residential development and permanently retained thereafter.

Reason: To enhance the suitability of the site for bats.

72) Urban Greening Factor

The development shall be carried out in accordance with the approved Urban Greening Factor Plan and calculation in the Landscape Strategy (September 2025) prepared by Exterior Architecture) including the green infrastructure measures, planting, landscaping, green roofs and other urban greening measures identified therein, which shall be implemented in full prior to the occupation of the development. The approved urban greening measures shall thereafter be retained and maintained in accordance with the approved details and shall not be removed or materially altered without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development provides an appropriate level of urban greening in accordance with Policy G5 of the London Plan (2021), and to contribute to the provision of green infrastructure, biodiversity, climate resilience and sustainable drainage.

INFORMATIVES

- 1) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 2) Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development. There are water mains crossing or close to your development.
- 3) Plans of Thames Water apparatus can be obtained through our website at www.thameswater-propertysearches.co.uk. Please use the following reference

in all future correspondence: DTS 77751. Yours faithfully, Development Planning
Department Development Planning, Thames Water, Maple Lodge STW, Denham
Way, Rickmansworth, WD3 9SQ Email: devcon.team@thameswater.co.uk

- 4) Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development does not reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).
- 5) The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the Piling Method Statement.