Hertfordshire

Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

HCC Application No: 1/0545-18 (CC0216)

Description & location of development:

APPLICATION FOR THE DEMOLITION OF EXISTING CLASSROOM BUILDING AND CONSTRUCTION OF REPLACEMENT CLASSROOM BUILDING AND PERMANENT RETENTION OF EXISTING MOBILE CLASSROOM

AT KNEBWORTH PRIMARY SCHOOL, SWANGLEY'S LANE, KNEBWORTH, HERTFORDSHIRE, SG3 6AA.

To: **Ms Andrea Gilmour**
Development Services
Hertfordshire County Council
County Hall
Pegs Lane
Hertford SG13 8DE

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby PERMITS the development proposed by you in your application dated 9 February 2018 and valid on 19 February 2018, including, but not limited to, the plans and statements detailed in Condition 2 which accompanied the application subject to the EIGHT conditions which are detailed in the attached schedule with the reasons for their imposition.

Dated: 22nd **day of** March **2018** **Signed:** .....

TEAM LEADER, DEVELOPMENT MANAGEMENT

APPLICATION FOR THE DEMOLITION OF EXISTING CLASSROOM BUILDING AND CONSTRUCTION OF REPLACEMENT CLASSROOM BUILDING AND PERMANENT RETENTION OF EXISTING MOBILE CLASSROOM AT KNEBWORTH PRIMARY SCHOOL, SWANGLEY'S LANE, KNEBWORTH, HERTFORDSHIRE, SG3 6AA.

Schedule of 1 – 8 conditions to be attached to planning permission reference 1/0545-18-17 (CC0216)

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Dated: 22nd **day of** March **2018**

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Time limit for commencement

1. **The development to which this planning permission relates shall be begun before the expiration of a period of three years commencing on the date of this notice.**

   Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved plans and supporting documents

2. **The development hereby permitted shall be carried out in accordance with the following approved plans:**

   a) Site Plan drawing ref: 00330197 Revision C
   b) Proposed site layout drawing no: 197/1003 dated Jan 2018
   c) Surfacewater drainage strategy drawing no: 197/1004 dated Jan 2018
   d) Underground services drawing no: TS17-471L\2 Rev A dated Nov 2017
   e) Proposed floor layout and elevations drawing no: 197/4200 dated Jan 2018
   f) Proposed floor layout and elevations of new 4-bay mobile nursery class drawing ref: 499/MW4/01 dated February 2002

   Reason: For the avoidance of doubt.

Hours of operation (Construction)

3. **No construction works relating to this permission shall be carried out on any Sunday or Bank Holiday nor before 07.30 hours or after 18.00 hours on any days nor on any Saturday before 08.00 hours or after 13.00 hours.**

   Reason: In the interest of residential amenity.

External materials used in construction

4. **Prior to the commencement of any development above ground level, details of the materials proposed for the external materials shall be submitted to and approved in writing by the County Planning Authority. Only those materials that have been approved under this condition shall be used for the buildings.**

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Reason: In the interest of the appearance of the development.

Construction Traffic Management Plan

5. **Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. This shall include, but not be limited to**

   - **Construction vehicle numbers, type, routing;**
   - **Traffic management requirements;**
   - **Construction and storage compounds (including areas designated for car parking);**
   - **Siting and details of wheel washing facilities;**
   - **Cleaning of site entrances, site tracks and the adjacent public highway;**
   - **Timing of construction activities to avoid school pick up/drop off times, and**
   - **Provision of sufficient on-site parking prior to commencement of construction activities.**

   Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way

Surface Water Drainage (1)

6. **The development permitted by this planning permission shall be carried out in accordance with the Planning, Design and Access Statement prepared by HCC Development Services dated February 2018 and the following mitigation measures as detailed within the above mentioned report.**

   - **The scheme must provide either a combination of permeable paving and soakaways (option 1) or permeable paving with flow control valve restricting the final discharge rate agreed by Thames Water to the surface water public sewer (option 2).**
   - **Attenuation volume must be provided to ensure the system can cope the volume of water generated by the new development during all storms up to and including the 1 in 100 year storm event + 40% allowance for climate change.**

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The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Surface Water Drainage (2)

7. **Prior any drainage works and within 3 weeks of the development start day a full final detailed surface water drainage scheme based on the principle agreed for the site must be submitted to and approved in writing by the local planning authority.**

   The drainage strategy must demonstrate the viability of the scheme and confirm which option will be implemented. Preference should be given to shallow infiltration and if that is note achievable evidence to not follow the hierarchy of destinations for the discharge of surface water runoff must be provided. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall as a minimum include:

   - **Location and results of specific infiltration tests carried out in accordance with BRE Digest 365**
   - **In case percolation tests fails, formal permission to discharge surface water via the existing connection into the public sewer from the water company that must include figures and evidence of reducing the surface water discharge rate.**
   - **Detailed drainage design supported by suitable calculations for all rainfall return periods up to and including the 1 in 100 year + climate change event to confirm that the sufficient storage will be provided within the system for the retained option.**
   - **Engineering details of all the SuDS feature should be provided and in line with The SuDS Manual (CIRIA C-753)**

   Reason: To ensure the feasibility and the suitability of the drainage scheme.

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Removal of the mobile classroom

8. **The mobile classroom used as a pre-school nursery will be removed from the site not later than 31 March 2023.**

Reason: For the avoidance of doubt, and in order to protect the character, appearance and amenity of the site.

INFORMATIVES (Hertfordshire Highways)
Storage of materials AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Obstruction of the highway AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.
Mud on highway AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

Further information is available via the website http://www.hertsdirect.org/services/transtreets/highways/ or by telephoning 0300 1234047.

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant following the validation of the planning application. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Dated: 22nd ..... **day of** March **2018** **Signed:** .....

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