

Time limit

- 1) The development hereby permitted shall be carried out within the expiration of three years starting from the date on the decision notice.
Reason: to comply with the Town and Country Planning Act 1990.

Materials of construction

- 2) Prior to the commencement of any building works above ground level samples to external materials of construction proposed for the external elevations of the building shall be submitted and approved in writing by the local planning
Reason: to ensure the development meets a high standard of design as required by Policy ENV1 of the adopted East Herts Local Plan 2007.

Drainage

Flood Risk Assessment

- 3) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment carried out by Stomor reference ST2448/FRA-1611-BSN-PS2-TCL dated November 2016, the following mitigation measures detailed within the FRA:
 - a. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.
 - b. Limiting the surface water run-off generated by the 1 in 100 year + climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - c. Implementing appropriate SuDS measures as shown on the Town Council Land: Indicative Drainage Strategy drawing reference ST-2448-15-B

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

(a) to prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site; (b) to reduce the risk of flooding to the proposed development and future occupants.

Sustainable drainage (SuDS) scheme

- 4) A sustainable drainage system shall be provided within the site in accordance with the Flood Risk Assessment (ref Stomor FRA (ref ST2448/FRA-1611-BSN-PS2-TCL Revision 0 November 2016). The SuDS features shall be

implemented as approved within 6 months of the first occupation of the school buildings.

Reason: to ensure adequate provision of SuDS in accordance with the SuDS hierarchy in the Environment Agency document “SuDS – A Practical Guide” and CIRIA SuDS manual.

Surface Water Drainage Scheme

5. No development shall take place until a detailed surface water drainage scheme for the site based on the approved FRA and sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - a. Detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
 - b. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, both on and off site

Playing fields

Playing field construction scheme

- 6) Prior to the construction of the school playing fields a detailed scheme detailing the method of construction shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the method of decompaction, drainage (swales and pipes as appropriate), de-stoning, seeding and surface treatment proposals.

Reason: to ensure that the condition of playing surface is appropriate for use; to ensure proper drainage; in the interest of sustainable drainage.

Soils management

- 7) Prior to the commencement of development a detailed soil management scheme shall be submitted to and approved in writing by the Local Planning Authority. All soil movements shall take place in accordance with Good Practice for Handling Soils (MAFF 2000). Soils shall be stripped using an excavator and dumper using the methodology described in the Sheet 1: Soil Stripping with Excavators and Dump Trucks. Soils shall be stored (where necessary) in accordance with Sheet 2: Building Storage Mounds with Excavators and Dump Trucks. Soils shall be replaced in accordance with Sheet 4: Soil Replacement with Excavators and Dump Trucks.

Reason: to ensure soil resources are properly managed.

Landscaping scheme

- 8) Prior to the first occupation of the school buildings a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all structural and amenity planting to include details of individual (tree and shrub) species, overall numbers, height and planting densities. All planting necessary to implement the scheme shall be carried out within the first available planting season. All plants comprising the implemented scheme shall be maintained for a duration of a minimum of five years following planting, to include all necessary irrigation, feeding and proprietary treatments necessary to maintain trees and shrubs in a healthy condition. All trees or shrubs which fail to establish properly or die within the first five years following planting shall be replaced on a like-for-like basis with a specimen of the same species and similar size characteristics.

Reason: to ensure the site is appropriately landscaped in accordance with Policy ENV2 of the East Herts Local Plan.

Highways

Diversion of Farnham Road (south east section)

- 9) The development shall not be brought into use until the south eastern section of Farnham Road has been diverted into the proposed access road serving the ASR5 development, which will in turn join a new 4-arm roundabout connecting with Hazelend Road and the B1004.

Reason: in the interest of highway safety.

Details of Site Access

- 10) The details of the proposed site access, as shown in principle on Drawing No ST-2448-32-A, are to be submitted for approval by the Highway Authority.

Reason: in the interest of highway safety.

School Travel Plan

- 11) Within six months of the new school being occupied the existing School Travel Plan shall be reviewed and prepared to current Hertfordshire County Council's criteria, submitted for approval and implemented in full throughout the life of the school.

Reason: to assist in achieving greater use of sustainable transport modes, with less reliance on the private car, in line with national government policies and County Council's sustainable transport policies.

Car parking plan

- 12) The details of the parking arrangements, as shown in principle on Drawing No ST-2448-32-A, are to be submitted for approval by the Highway Authority.

Reason: in the interest of highway safety.

Signalised pedestrian crossing

- 13) The development shall not be brought into use until the proposed signalised pedestrian crossing in Rye Street (Drawing No ST-2448-39), which is part of the ASR5 development, has been provided.
Reason: to provide a safe pedestrian crossing point on Rye Street, for people walking from the eastern side of Rye Street which is a busy local distributor road.

Parking restrictions scheme

- 14) Before the development is brought into use the scheme for parking restrictions and a 30mph zone along Farnham Road, as shown in principle on Drawing No ST-2448-32-A, shall be prepared and submitted to the Local Planning Authority for approval. The works, subject to Traffic Regulation Orders being confirmed, shall be implemented in accordance with the approved scheme.
Reason: in the interest of highway safety.

New Footpath – Rye Street north side

- 15) Prior to the first occupation of the new school a new footway shall be constructed on the north side of Rye Street in accordance with drawing 295/P/010L dated December 2015 which forms part of planning application 3/16/0452/FUL.
Reason: to provide safe pedestrian access to the site.

Ecology

Relocation Plan (for Reptiles)

- 16) Prior to any site clearance or soil movement works all reptiles shall be removed from the site (using traps) and re-located to suitable habitat on a new site. A re-location plan detailing trapping methods and describing the habitat on the proposed re-location site shall be submitted to an agreed in writing by the Local Planning Authority prior to the removal of reptiles from the application site.
Reason: to safeguard protected species during development works

Archaeology

Submission of Written Scheme of Investigation

- 17) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

Appendix II – draft planning conditions

- i. The programme and methodology of site investigation and recording
- ii. The programme for post investigation assessment
- iii. Provision to be made for analysis of the site investigation and recording
- iv. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v. Provision to be made for archive deposition of the analysis and records of the site investigation
- vi. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Compliance with Written Scheme of Investigation

- 18) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 17

Post investigation approval

- 19) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 17 and the provision made for analysis and publication where appropriate.

Community Use

- 20) Prior to the first occupation of the primary school buildings details of a community use agreement shall be submitted to and approved in writing by the local planning authority. The details shall include pricing policy, hours of use, access by non-establishment users, management responsibilities, a management plan and a mechanism for review.
Reason: to secure adequate, well managed and safe community access to the sports facilities on the site in accordance with policy LRC2 of the East Herts Local Plan Second Review 2007.

Access requirements - Hertfordshire Fire and Rescue Service

- 21) Prior to the commencement of development, detailed drawings shall be provided to show the following -
 - Access for fire fighting vehicles should be in accordance with The Building Regulations 2010 Approved Document B (ADB), section B5, sub-section 16;
 - Access routes for Hertfordshire Fire and Rescue Service vehicles should achieve a minimum carrying capacity of 18 tonnes;
 - Turning facilities should be provided in any dead-end route that is more than 20m long. This can be achieved by a hammer head or a turning circle designed on the basis of Table 20 in section B5.

Reason: to ensure satisfactory access is provided for fire fighting vehicles

Water supplies –fire hydrant provision:

- 22) Unless otherwise agreed in writing by the local planning authority, fire hydrants shall be provided in accordance with the following criteria:
- not more than 60m from an entry to any building on the site;
 - not more than 90m apart;
 - located immediately adjacent to roadways or hard-standing facilities accessible by fire service appliances;
 - not less than 6m from the building or risk (so that they remain usable during a fire);
 - hydrants shall be provided in accordance with BS 750 and be capable of providing an appropriate flow in accordance with National Guidance documents;
 - where no piped water is available, or there is insufficient pressure and flow in the water main, or an alternative arrangement is proposed, the alternative source of supply should be provided in accordance with ADB Vol 2, Section B5, sub section 15.8;
 - water supplies should be provided in accordance with BS 9999.

Reason: to ensure water supplies are available for Hertfordshire Fire & Rescue Services

Covered cycle parking

- 23) Prior to the first occupation of the primary school, a detailed plan showing the location(s) of a minimum of 51 cycle spaces shall be submitted to and approved in writing by the local planning authority. The cycle spaces shall be covered by a suitable shelter and provided in accessible locations that are easily observed from within the school building.

Reason: to provide suitable cycle parking facilities as required by Policy TP7 of the Neighbourhood Plan.

Ecological mitigation

- 24) All ecological measures and/or works shall be carried out in accordance with the details contained in (Ecological Assessment : ELMAW consulting October 2016) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: to ensure the species mitigation measures are provided and to comply with the aims of the NPPF

Noise

Appendix II – draft planning conditions

- 25) Noise emanating from plant shall not exceed 45 dB daytime and 30dB night-time.
Reason: in the interests of residential amenity

