

Committee Report

Application No:	DC/17/01041/FUL
Case Officer	Lois Lovely
Date Application Valid	8 January 2018
Applicant	Gateshead Jewish Primary School
Site:	Gateshead Jewish Primary School Alexandra Road Gateshead NE8 1NR
Ward:	Bridges
Proposal:	Construction of annexe to existing single storey primary school to include 7 No classrooms, 2 No D and T classrooms, Assembly/Dining/PE Hall, staff facilities, management office, roof top external play area (amended plans and additional information received 06/12/17).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

The application site is the existing Jewish Girls Primary School which is located on the east side of Alexandra Road, opposite the Ohel Rivka Nursery School. It is bounded to the south by the rear lane of Bewick Road that also forms the boundary of Coatsworth Conservation Area, with the Jewish Teachers Training College buildings beyond. Coatsworth Conservation Area also bounds Alexandra Road on the opposite side of the road to the application site. To the north is Worcester Green Day Centre and dwellings on Worcester Green, to the east is Ely Street, a terrace of dwellings, and the Gateshead Health Centre, the car park of which is also accessed from Ely Street.

1.2 The school is in the main a single-storey glazed building of typical 1970's design with a two storey element. It has a tall flue in the north eastern corner of the building, with a playing field to the east and north of the main building. The school site is enclosed by 1.2m high metal railings; there is an existing car park accessed from Ely Street for on-site parking and servicing. There is a pedestrian access from Alexandra Road. The building sits to the southern part of the site. A playground is located to the west of the building and there are four temporary portable units, 2 x units each 15m x 9.6m and 2 x unit 9m x 9.6m located to the north side of the school on an existing playing field that provide temporary classroom accommodation. These are to be removed to enable the annexe to be constructed.

1.3 There is a further single storey building at the Ely Street entrance which is the former caretaker's house and is now in use for 1 to 1 special needs teaching.

- 1.4 There is existing on-site parking along with restricted on-street parking available on the adjacent highways. The boundaries are screened by shrub and hedge landscaping.
- 1.5 The current pupil roll is 356 that is forecast to increase to 360 in the next academic year and 366 in the year following.
- 1.6 DESCRIPTION OF THE PROPOSAL
The proposal is to erect a three storey annexe building in the location of the existing temporary units to the north of the existing school building.
- 1.7 The temporary units are placed on a raised plateau. It is proposed to reduce this plateau so that the annexe is at grade with the existing school. The finished floor level (FFL) of the annexe is shown as 74.65, the level of the adjacent grassed area varies between 73.77 and 74.59 consequently, the FFL of the development would be 0.82m higher than the lowest part of the adjacent area.
- 1.8 The proposed annexe building is 43.4m long from west to east and 22m wide from north to south and set off the boundary by 2m. It is a two storey (ground and first floor) building with three storey 'bookends' on the east and west elevations, at a height of 11.5m. A parapet wall and screen runs between the 'bookends' along the north and south elevations, to enclose a roof top play area. The overall height of the proposed annexe building is 10.4m to the top of the parapet / screen.
- 1.9 A glazed link to the existing school building is proposed to the south and internal reconfiguration in the school results in 11 classrooms (numbered 1 - 11). [The reconfiguration of the classrooms within the existing building, would not result in any external alterations and therefore this does not require planning permission in itself.
- 1.10 The accommodation proposed on the ground floor of the annexe comprises seven classrooms (numbered 12 - 18). The classrooms are separated from the accommodation in the 'bookends' by staircases, and a lift at the eastern end. Above the classrooms, at first floor level is a large Assembly Hall.
- 1.11 In addition to the stairs, in the east and west 'bookends' are a range of teaching and non-teaching spaces including offices, storage, toilets, kitchen and Design and Technology rooms.
- 1.12 The eastern staircase is accessed from external double doors on the south elevation (facing the existing school) at ground floor level. The western 'bookend' connects to the school via the new glazed link on its south elevation and there is also an access into the western end of the annexe from the northern side. The doors on the northern elevation are within 2m of the boundary with Worcester Green.
- 1.13 At second floor level, the 'bookends' give access to a screened, rooftop play area. Colour coated, steel framed roof shelters are indicated along the north and south sides of the rooftop play area.

- 1.14 There is a small service yard adjoining the north east corner of the annexe, enclosed by a timber screen.
- 1.15 The plans also show the creation of one disabled user parking bay within the site, close to the access from Ely Street.
- 1.16 The application is supported by:
Design and Access Statement
A Coal Mining Risk Assessment
Preliminary Risk Assessment
Travel Plan
- 1.17 **PLANNING HISTORY**
The relevant planning history for this site is:
DC/04/01270/FUL Siting of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation. Amended 21.09.04
Granted Temporary Permission 08.11.2004 Expired 08.11.2006
- DC/06/01714/FUL Continued siting of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation. Granted
Temporary Permission 14.12.2006 Expired 14.12.2009
- DC/09/01512/FUL Continued siting of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation. Granted
Temporary Permission 22.01.2010 Expired 30.06.2011
- DC/12/00620/FUL Retention of 3 portable buildings to north of existing infants school to provide temporary classroom accommodation, for further 5 years (retrospective application). Granted Temporary Permission 25.06.2012 Expires 25.06.2017
- DC/14/01151/FUL Three storey extension (including basement level) on eastern elevation of the existing school to provide additional classroom space
Granted 18.02.2015

2.0 Consultation Responses:

- | | |
|----------------|--|
| Coal Authority | A recorded mine entry located within the site and potential shallow mine workings pose a risk to both public safety and the stability of the proposed development. Consequently, further intrusive site investigation works should be undertaken in order to establish the exact situation regarding them. |
| | The Coal Authority recommends a condition requiring these site investigation works prior to commencement of development. |

In the event that the site investigations confirm the need for remedial works to treat the mine entry to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development.

The condition should also ensure that any remedial works identified by the site investigation to consolidate any shallow mine workings are undertaken prior to commencement of the development.

Sport England

No observations

3.0 Representations:

3.1 Three objection letters have been received. Two of the letters are signed by the same two residents of Worcester Green, the other letter is written on behalf of a resident on Ely Street. The main objections are in relation to:

- the creation of a parking space adjacent to the gable end of Ely Street;
- industrial bins are stored on highway;
- congestion from parents dropping off and pick up and from deliveries;
- hazardous for children to be crossing a service area;
- increased numbers of staff and vehicles;
- there should be double yellow lines at the school entrance and a sign advising of fines;
- existing external lighting is a nuisance;
- the Travel Plan as submitted states 98% of pupils come to school on foot and that the school will enforce no parking on Alexandra Road but this does not reflect what actually happens; and
- there is concern about the height of the proposal and its impact on privacy of dwellings on Worcester Green;
- concern about site being surveyed;
- has Ofsted been consulted on loss of play pitch facilities?; and
- will go to the Local Ombudsman if Traffic Survey is not made available.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CFR5 Loss of School Playing Fields to Dev

CFR6 Jewish and Minority Group Education

ENV3 The Built Environment - Character/Design

DC2 Residential Amenity

MWR28 Prov of Facilities in new Developments

ENV54 Dev on Land Affected by Contamination

ENV61 New Noise-Generating Developments

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

5.0 Assessment of the Proposal:

5.1 The main planning issues to be considered are principle of the proposal, contaminated land and the impact of the coal mining legacy, visual amenity and design and ground levels, highways, bin store, residential amenity, noise, playing field, existing planting, flood risk and SuDS.

5.2 PRINCIPLE

Saved Policy CFR6 of the UDP relates to the provision of education facilities for the Jewish Community amongst other groups and states that support will be given for the use of any appropriate sites or premises which may become available in the Bensham area for the expansion of Jewish education facilities, including halls of residence, taking account of potential harm to residential amenity and of other local community needs.

5.3 The application site is already in use as the Jewish Girls Primary School. The proposal is to provide permanent classroom accommodation in place of the temporary buildings located on the playing field.

5.4 The principle of the proposal is considered to be acceptable and in accordance with saved UDP policy CFR6.

5.5 CONTAMINATED LAND

The site has been assessed and inspected as part of the Council's Contaminated Land Strategy and is situated on potentially contaminated land based on previous historic use.

5.6 The site was previously occupied by a school constructed in the late 19th century and replaced by the current school building in the 1970s.

5.7 The main potential contamination source may be from imported fill materials and waste material used to construct a development platform prior to

construction of former buildings/ hardstanding on site. There may also still be demolition arisings from former buildings evident on site within made ground deposits, which may contain asbestos.

- 5.8 Given the site's future sensitive land use, it is recommended that conditions are imposed that will require an intrusive site investigation with a Phase II Detailed Risk Assessment (CONDITIONS 6 and 7), and where required Remediation (CONDITIONS 8 and 9) and Monitoring and Verification Reports (CONDITIONS 10 and 11) in order to comply with policy ENV54 of the UDP and CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne (CSUCP).
- 5.9 **COAL MINING LEGACY**
A Coal Mining report has been submitted in support of the application. The report concludes intrusive site investigation works should be undertaken by the applicant to complete the coal mining risk assessment process, as there is the potential for the ground to be unstable. It is recommended this be secured by conditions (CONDITIONS 12 and 13) in order to comply with policy ENV54 of the UDP and CS14 of the CSUCP.
- 5.10 **VISUAL AMENITY AND DESIGN**
The existing building is not considered to be of any particular architectural merit and the temporary buildings are harmful to the visual amenity of the vicinity. The proposals represent an important opportunity to improve the appearance of the site.
- 5.11 To ensure a satisfactory external appearance to the development, a number of conditions are proposed in relation to final details of extraction and ventilation facilities for toilets and the kitchen (CONDITIONS 17 to 20), the roof canopy (CONDITIONS 22 and 23) and the proposed colour and specification of materials to ensure a crisp and contemporary appearance to the new classroom block (CONDITIONS 24 and 25). Subject to these conditions it is considered that the scheme complies with the NPPF and relevant Local Plan policy with regard to its design and impact on the visual amenity of the surrounding area.
- 5.12 **HIGHWAYS**
Information provided by the Applicant states that pupil numbers are expected to rise from 356 to 366 over the next two academic years. Staff numbers are to be unaffected at 65. The applicant has confirmed that only three of these staff are sourced from outside of the local area and only these three rely on a car for their journey to work.
- 5.13 Observations of the school during morning arrivals and afternoon departures have been made by Officers. Whilst the local on-road space is very busy with parent parking, it was not quite at saturation point and space was available. A high proportion of pupils appear to walk to school. There were only 3 to 5 staff vehicles within the school site at any given time. It is considered that any additional parent parking generated by the scheme; on the basis that this development is essentially replacing temporary classroom facilities, rather than

providing wholly new accommodation, could be accommodated within the local area. However, given the potential for pupil numbers to increase beyond that which are currently anticipated, it is considered reasonable to impose a condition to restrict additional pupil numbers to no more than an additional thirty (i.e. up to a maximum of 386) (CONDITION 38), furthermore, a condition requiring the school to develop a Travel Plan (CONDITION 16) is also considered necessary.

- 5.14 The details of the times and frequency of deliveries are required to ensure that there is no highway safety concern or impact upon residential amenity and this can be secured by condition (CONDITIONS 26 and 27).
- 5.15 Subject to these conditions it is not considered that the development would have a detrimental impact on highway safety and therefore the development complies with the NPPF and CS13 in this regard.
- 5.16 **BIN STORE**
The bins from the school were left on the road outside of the curtilage of the school recently for an extended period and this has created residential amenity issues thus it is considered that a bin storage area should be shown on the layout. A condition is recommended to ensure that the details are secured, that the bin store is implemented and bins are stored at all times other than on bin collection day (CONDITIONS 28 and 29).
- 5.17 Waste Services and Ground Maintenance has confirmed that the refuse waggon currently reverses up Ely Street and does not enter the school site due to vehicles being parked in the turning head. Whilst the reversing of refuse waggons along Ely Street is undesirable, the proposed servicing arrangements will not change from the current situation nor is the frequency of refuse collection expected to increase as a result of this proposal. The proposal is considered to accord with policy MWR28 of the UDP and policy CS13 of the CSUCP.
- 5.18 **RESIDENTIAL AMENITY**
The nearest properties to the school boundaries are those on Ely Street and Worcester Green. The proposed building itself would not impact on the living conditions of residents in Ely Street however there is a gated access to the school from Ely Street. Ely Street is a cul de sac that serves the Health Centre and the dwellings and an objector has raised concerns in respect of congestion that occurs at drop off and pick up times from the school and that the residents experience difficulty. As the increase in pupil numbers has been advised as being only 10, over two academic years, it is considered to be unreasonable to restrict this entrance to servicing and deliveries only. Nevertheless, condition 38 (referred to above) is recommended to ensure that pupil numbers could not rise to a level where traffic impacts would be unacceptable.
- 5.19 The two storey properties on Worcester Green are located to the north of the school site, with an intervening grassed area, footpath and the front gardens of the properties between the school and the dwellings. The distance between the

front elevation of the dwellings and the rear elevation of the proposed building is 32m.

- 5.20 The highest part of the proposed annexe is 11.5m metres and the height of lowest part is 5.5 metres, the same height as the dwellings on Worcester Green.
- 5.21 Whilst it will change the outlook of the residents it is considered the building will not have a harmful impact due to the significant separation distance.
- 5.22 The Worcester Green Day Centre is nearer to the northern school boundary than the dwellings. There are no windows on the southern elevation of the Day Centre and the building has no external areas thus it is considered that whilst the proposed annexe is in close proximity to the Day Centre there would not be any harmful impact upon the occupants or the operation of the Day Centre.
- 5.23 An access into the annexe is shown on the northern elevation, and its use could result in noise and disturbance to residents of Worcester Green. However, the Applicant has confirmed that pupils will only use this doorway in the event of an emergency. It is considered necessary to impose a condition to restrict the use of this access to emergencies only (CONDITION 21) and subject to such a condition the proximity of the annexe to the boundary is not considered will cause disturbance to residents.
- 5.24 The existing plant room and chimney are to be removed and a new plant room is proposed on the ground floor on the south east corner of the development. A condition is recommended to secure specific details of the equipment to be installed in the plant room including details of expected noise levels and vibration of the plant operating (manufacturer brochure) to enable consideration of any impact upon nearby residential properties (CONDITIONS 31 and 32).
- 5.25 Given the proximity of the school to dwellings it is considered necessary to impose a condition restricting the hours of construction including the use of any equipment or deliveries to the site, to between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays to safeguard the amenities of nearby residents (CONDITIONS 3 and 4) and a construction methodology to ensure disturbance is kept to a minimum (CONDITION 5).
- 5.26 Subject to the recommended conditions the proposal would not result in a significant loss of amenity to surrounding properties and would comply with saved policies DC1, DC2 and ENV61 of the UDP and policy CS14 of the CSUSP.
- 5.27 **PLAYING FIELD**
The temporary buildings are located on the school playing field and therefore have resulted in the loss of approximately half of the field. Although this current proposal does not include reinstatement of the half of the playing field, following removal of the temporary buildings, it provides an alternative rooftop area

required to ensure that the pupils have access to play facilities. This is considered to be acceptable and in accordance with Saved UDP policy CFR5.

5.28 The proposed extension is to replace the classrooms currently accommodated in the temporary demountable buildings located on the playing field thus the new classroom block can only be regarded as positive and improving the appearance of the general area. The existing temporary buildings to the north of the school are not attractive structures and their removal is considered to be a positive element of the proposals.

5.29 However, they will need to be relocated within the site to accommodate pupils during the construction of the new annexe. It is considered necessary to impose a condition requiring details to be submitted of the new location of the temporary units and a further condition requiring their removal upon occupation of the new annexe and making good of the landscaping of the area (CONDITIONS 33 - 35) and in order to comply with policy ENV3.

5.30 EXISTING PLANTING

There is a well-established hedgerow along the northern boundary of the site and this provides a good screen to the site. Officers raised a concern that the proposed location of the annexe would mean that the existing hedge could not be retained. The hedge is not protected. The Applicant has highlighted the fact that the screen planting was agreed upon as a temporary measure to screen the temporary units. Given there is existing established planting outside of the boundary of the application site on the area of open space in front of the dwellings on Worcester Green, the loss of the planting within the site will not affect the appearance of the development from outside of the site.

5.31 FLOOD RISK AND SUDS

The application site is located within Flood Zone 1 which has a low probability of flooding.

5.32 Analysis of the updated surface water flood map data identifies that the hard surfacing between main school building at the south of the application and the proposed new development at the north of the site is a surface water flow routes that occurs in 1 in 1000 year storm event. The flow route runs from north to south so any increasing in impermeable area from the new development will increase surface water run off.

The supporting information does not indicate whether the roof top play area will have any permeability or features that will help to manage surface run off into an area which already suffers from water flooding. A condition is therefore recommended to secure these details (CONDITIONS 36 and 37) that should consider opportunities for betterment in regards to flood risk management should be undertaken to be in compliance with CS17:1ii and CS17:1iii. SuDS should be considered given the multifunctional benefits that it can bring as referred to in CS17:1iv and managed through the drainage hierarchy:

- I. Infiltration based Sustainable Drainage Systems
- II. A water course
- III. A surface water sewer, and
- IV. A combine sewer

5.33 Subject to the recommended condition the proposal is considered to be acceptable and in accordance with the NPPF and CSUCP policy CS17.

6.0 CONCLUSION

6.1 Taking the above into consideration including comments made by local residents and subject to the recommended conditions it is considered that the proposed development is acceptable in principle and would accord with the NPPF and local planning policy and is recommended for approval.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

C482-001 Topographical Survey
M2271/05 Rev A proposed site plan
M2271/06 Rev A Proposed ground floor
M2271/07 Rev A Proposed First Floor
M2271/08 Rev A Proposed Roof Top
M2271/09 Rev A Proposed Elevations
M2271/10 Rev A Proposed Elevations
M2271/11 Sections

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Prior to commencement of the development hereby permitted a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and construction works.

Reason

In order to avoid nuisance to the occupiers of adjacent properties in accordance with Saved Policies DC1 and DC2 of the Unitary Development Plan and policies CS13 and CS14 of the CSUCP.

4

The construction methodology approved under condition 3 shall be adhered to at all times during the construction of the development hereby permitted

Reason

In order to avoid nuisance to the occupiers of adjacent properties in accordance with Saved Policies DC1 and DC2 of the Unitary Development Plan and policies CS13 and CS14 of the CSUCP.

5

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the demolition hereby approved, including the use of any equipment or deliveries to or collections from the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with Saved UDP Policies DC1, DC2 and ENV61 and CSUCP Policy CS14.

6

No development hereby permitted shall be commenced until an intrusive site investigation is undertaken and a Phase II Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, in situ testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design.

The site investigation and Phase II Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide, where applicable, recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment. Ground gas monitoring shall be undertaken at the site and a Gas Risk assessment report produced and submitted to the Local Authority with recommendations for ground gas mitigation measures.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

7

The recommendations of the intrusive site investigation and the Phase II Risk Assessment Report approved under condition 6 shall be implemented prior to commencement of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

8

Prior to commencement of the development hereby permitted, where required by the Local Planning Authority, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

NB The Local Planning Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape areas.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

9

The details of remediation measures approved under condition 8 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

10

Following completion of the remediation measures approved under condition 7 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

11

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

12

Prior to commencement of the development hereby permitted the Additional Phase II intrusive site investigation works shall be undertaken, as proposed and detailed in the Preliminary Investigation Report entitled Geoenvironmental Site Investigation Report prepared by FWS Consultants Ltd dated 1 June 2015, recommendations in Section 5.3 in order to ascertain the ground conditions and to establish the presence or otherwise of shallow mine workings and a Phase II Risk Assessment report shall be completed and the findings submitted for the written approval of the Local Planning Authority.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1 and ENV54 of the Unitary Development Plan and CS14 of the CSUCP.

13

In the event that the need for remedial measures are confirmed following the site investigations approved under condition 12 to treat areas of shallow mine workings to ensure the safety and stability of the proposed development, prior to commencement of the development hereby permitted a scheme of remediation shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1 and ENV54 of the Unitary Development Plan and CS14 of the CSUCP.

14

Details of any new external lighting of the school site shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences.

Reason

In the interests of amenity in accordance with Policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the CSUCP.

15

The external lighting details approved under condition 14 shall be undertaken in accordance with the details prior to first occupation of the building hereby permitted

Reason

In the interests of amenity in accordance with Policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the CSUCP.

16

Notwithstanding the submitted drawings and documents, no school buildings hereby approved shall be occupied until a Statement of Commitment to engagement in the Schools Go Smarter (SGS) Programme has been submitted to and approved in writing by the Local Planning Authority.

The Statement of Commitment to the SGS Programme should detail:

1 How the school will engage with the SGS Active Travel Promotion programme (e.g. existing/planned meeting dates and draft schedule of activity should be provided)

2 a commitment to booking all (free) SGS Theatre in Education performances, where possible

3 details of how the school will manage pupil movements in and out of the site

4 how car parking will be discouraged both on and off the site

5 an initial return of the Schools Go Smarter hands up travel survey plus a commitment to participation in this annually thereafter (or any equivalent annual survey requested by Gateshead Council) to provide monitoring information on pupil and staff journeys and evidence of continued engagement in the SGS Programme. A representative sample of travel data will be acceptable (e.g. not less than one registration group per year group for pupils, and not less than 50% of staff)

Evidence of engagement in the SGS programme shall be submitted to and approved in writing by the Local Planning Authority prior to any of the school buildings hereby approved being brought into use.

At all times thereafter, the Statement of Commitment to engagement in the SGS Programme shall be implemented in accordance with the approved details or any changes made under the review process.

Reason

To encourage sustainable travel and in the interests of highway safety and in accordance with policy CS13 of the CSUCP

17

Notwithstanding the details submitted, the development hereby permitted shall not be first occupied until a scheme of odour suppression, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the manufacturer's details of the proposed flue, all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters, fans and flues and the manufacturer's recommendations concerning frequency and type of maintenance.

Reason

In order to avoid odour nuisance to the occupiers of adjacent properties and unacceptable visual impact in accordance with Policies DC2 and ENV3 of the Unitary Development Plan and policy CS14 of the CSUCP.

18

The kitchen equipment approved under condition 17 shall be installed in accordance with the approved details prior to first occupation of the development hereby approved and shall thereafter be operated at all times when cooking is taking place and maintained in accordance with the manufacturer's instructions. A written record of any maintenance shall be retained on site and be made available for inspection by the Local Planning Authority.

Reason

In order to avoid odour nuisance to the occupiers of adjacent properties and unacceptable visual impact in accordance with Policies DC2 and ENV3 of the Unitary Development Plan and policy CS14 of the CSUCP.

19

The development hereby permitted shall not progress above foundation level until final details of all the termination points of vents, flues and extract grilles and scaled elevations indicating their detailed appearance and location on the building including on the roof have been submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

20

The development shall be completed in accordance with the approved flue details under Condition 19 and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

21

The double doors on the ground floor of the northern elevation of the development hereby permitted shall only be used in the event of an emergency situation where evacuation of the building is required.

Reason

To protect the residential amenity of the residents of Worcester Green from noise and disturbance and in order to accord with policy CS14 of the CSUCP and Saved policies DC2 and ENV61 of the UDP.

22

The development hereby permitted shall not progress above foundation level until final details of the roof canopy and scaled elevations indicating the detailed appearance and location on the building have been submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy

23

The development shall be completed in accordance with the approved canopy details under Condition 22 and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

24

The development hereby permitted shall not progress above foundation level until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies ENV3 of the Unitary Development Plan and Policies CS14 and

CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

25

The details of materials approved under condition 24 shall be implemented in full accordance with the approved details prior to use of the building hereby permitted.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

26

Prior to first occupation of the development hereby permitted final details relating to the servicing strategy to include:

- details of how the development will be adequately and safely serviced;
- tracking to show that delivery vehicles can enter and leave the allocated servicing area in forward gear
- details relating to time constraints for servicing,
- vehicle size constraints,
- details on the numbers of deliveries and
- how controls would be implemented

in the form of a Service Management Plan. The development hereby permitted will be subject to the Service Management Plan for the life of the development.

Reason

To ensure adequate servicing arrangements are provided for all elements of the development and in the interests of highway safety and in accord with the NPPF and CSUCP policy CS13.

27

The measures contained within the approved servicing strategy shall be implemented in accordance with the approved details under condition 26 prior to the development being occupied and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure adequate servicing arrangements are provided for all elements of the development and in the interests of highway safety and in accord with the NPPF and CSUCP policy CS13.

28

The development hereby permitted shall not be first occupied until details of the refuse and recycling storage area to include a measure to contain the location of the bins have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, of general and visual amenities and in accordance with Policies DC1, DC2, ENV3 and MWR28 of the Unitary Development Plan and policy CS15 of the CSUCP.

29

Prior to the first occupation of the building hereby permitted the bin store shall be completed using the bin store details and screen approved under condition 28 and maintained thereafter.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, of general and visual amenities and in accordance with Policies DC1, DC2, ENV3 and MWR28 of the Unitary Development Plan and policy CS15 of the CSUCP.

30

The windows of the development hereby permitted facing the northern boundary shall be glazed with obscure glass at a level three or greater. The obscure glazing shall be retained thereafter.

Reason

To ensure the protection of privacy for neighbouring occupiers in the interests of residential amenity, in accordance with NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

31

Notwithstanding the details of the plans submitted, prior to occupation of the development hereby permitted the final expected noise levels and vibration details of the equipment to be installed in the plant room shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of residential amenity and to ensure there is no noise and disturbance in accordance with Saved Policies DC1, DC2, ENV3 and ENV61 of the Unitary Development Plan and policy CS14 of the CSUCP.

32

The plant equipment approved under condition 31 shall be implemented in accordance with the approved details and retained thereafter for the life of the development

Reason

In the interests of residential amenity and to ensure there is no noise and disturbance in accordance with Saved Policies, DC1, ENV3 and ENV61 of the Unitary Development Plan and policy CS14 of the CSUCP.

33

Prior to commencement of the development hereby permitted full details of the proposed re-location of the temporary classrooms, including the timetable for their relocation shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To safeguard the amenities of nearby residents and in accordance with Policies DC1, DC2 and ENV61 of the Unitary Development Plan and policy CS14 of the CSUCP.

34

The temporary units shall be relocated in accordance with the details approved under condition 33.

Reason

To safeguard the amenities of nearby residents and in accordance with Policies DC1, DC2 and ENV61 of the Unitary Development Plan and policy CS14 of the CSUCP.

35

The temporary classroom units approved under condition 33 shall be removed from the site within one calendar month of the first occupation of the development hereby permitted and the soft landscaping reinstated.

Reason

In the interests of visual amenity so as to accord with Policies DC1, DC2 and ENV3 of the Unitary Development Plan and CSUCP policy CS15.

36

Prior to the development hereby permitted progressing above foundation level a scheme of features that will help to manage for the drainage of surface runoff from the roof top play area shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To prevent increased flood risk in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

37

The scheme of features that will help to manage for the drainage of surface runoff from the roof top play area approved under condition 36 shall be implemented in full accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development.

Reason

To prevent increased flood risk in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

38

Before the pupil roll exceeds 386, details of the intended staff and pupil numbers and the ages of the children along with details of proportionate measures to ensure the transportation impacts and safety of these additional staff and pupils can be accommodated at the site, shall be submitted for the written approval of the Local Planning Authority.

The requirements of this condition shall be met at all such times as the pupil roll exceeds 386, or for any multiple of 30 pupil increase thereafter.

Reason

In the interests of the provision of adequate highway arrangements and in accordance with policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.



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