Rossendale BOROUGH COUNCIL

ITEM NO. B2

Application Number:	2021/0270	**Application Type:**	Full
Proposal:	Application for partial demolition and redevelopment of.	**Location:**	Whitworth Community High School
Report of:	Planning Manager	**Status:**	For Publication
Report to:	Development Control Committee	**Date:**	27/07/2021
Applicant(s):	Wates Construction Limited	**Determination Expiry Date:**	04/08/2021
Agent:	Avison Young		

Contact Officer:	**Mike Atherton**	**Telephone:**	**01706 252420**
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	✓ (Major Application)
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	

HUMAN RIGHTS
The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8
The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1
The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That the application is approved subject to the conditions set out in this report.

APPLICATION DETAILS

2. SITE

The site is accessed from Hall Street and comprises of a 3 storey high main school building, one other free standing block which is predominantly 2 storey high and also a separate sports hall. The remainder of the site is taken up with car parking spaces and playing fields for the use of the school.

The site is mostly surrounded with consolidated development in the form of residential development, with one of the site boundaries to the north west - adjoining onto an area of open countryside.

The route of a public footpath extends adjacent to but beyond the north western site boundary.

The school buildings are within the Urban Boundary according to the Adopted Core Strategy and the school's playing fields come within the Greenlands designation.

The application site amounts to 5.51 hectares in size, which is the extent of the school's demise.

3. RELEVANT PLANNING HISTORY

Planning application ref: LCC/2014/0009 - Retrospective application for the installation of a steel storage container and a cabin office to the rear of the school (approved 20/02/14).

Planning application ref: PD/2013/0007- Demolition of single storey Rosla building (approved 21/11/13).

Planning application ref: 14/03/0185 - Erection of a sports hall for school and community use incorporating a single storey entrance/link corridor to the existing gymnasium (approved 16/05/03).

X/2001/045 - Consultation from Lancashire County Council: Construction of 3 storey class and administration block; infill drama area dining.

4. PROPOSAL

The redevelopment of Whitworth Community High School is funded by the Department of Education as part of their School Rebuilding Programme. The purpose of this funding programme is to improve the condition of existing school buildings. The existing buildings at the High School have been identified as being in need of replacing due to issues arising with their construction.

The proposal entails the demolition of the existing school buildings with the exception of the Sports Hall which is to be retained without any alterations to it.

The whole teaching block, school hall, dining areas and staff offices would be accommodated in a new L-shaped building varying in height between 2 -3 storeys with a flat, green roof created on the new teaching block.

Each wing of the l-shaped block would have a length of approximately 65 metres and a width of 26 metres. The maximum height of the 3 storey part of the structure would be 12 metres.

The materials of construction will be: a fibre cement cladding in ecru (dark beige) colour to the ground floor and the upper floors will comprise an aliminium raised seam cladding in Ephyra (gold) colour to the outward facing elevations and the same material but in Seren Copper (bronze) colour to the courtyard facing elevations.

Between the new school building and the Sports Hall, there will be a landscaped communal courtyard with a covered external dining/teaching facility, a proposed structure to house pv and around the perimeter of this area will be a seating wall with a landscaped embankment behind it. There will also be a Performance Space Amphitheatre with terraced seating in the embankment.

The point of vehicle access/egress is from Hall Street and this will remain unaltered. Alongside the access will be a foot/cycle path, varying in width between 2 and 3 metres with fencing and a raised kerb to separate the path from the access road.

There will be 71 staff car parking spaces including 7 accessible spaces and 4 EVC spaces, in addition to 2 minibus bays and 3 motorcycle bays plus visitor parking.

There will also be provision for cycle parking (32 spaces) and bin storage.

The redevelopment proposals will result in no increase to the pupil and staff numbers (750 pupils and 84 full time equivalent staff).

Once the existing school buildings have been demolished, it is proposed (on part of their footprint) to create 2 no. 5 v 5 grass football pitches, each with dimensions of 43 x 33m. The existing grassed playing fields and hard surfaced multi-use game areas will remain.

There will be landscaping including new tree planting and Sustainable Urban Drainage (SUDs) features such as swales in certain locations within the site boundary.

It is proposed to install Photovoltaic panels on the roof of the new building and also elsewhere within the site as part of the proposed energy strategy.

Boundary treatments to the perimeter of the site remain as existing. New internal secure lines will consist of 2.4m high weldmesh fencing providing school security and visual permeability. The school bin store will be closeboard timber fencing at 1.8m height. There will also be 3m high weldmesh fencing around the new grass pitches, with 6m ball stop netting to the corner closest to the properties on Water Street to the west.

The application is supported by a Planning Statement; a Design and Access Statement; a Transport Statement; an Ecological Appraisal; A Flood Risk Assessment and Drainage Strategy; A Noise Impact Assessment; a Tree Survey & Arboricultural Implications Report; a Land Quality Statement, an Energy Strategy; and a Construction Method Statement.

5. POLICY CONTEXT

National

National Planning Policy Framework (2018)
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change.

Development Plan Policies
Rossendale Core Strategy DPD (2011)

AVP 1	Whitworth, Facit and Shawforth
Policy 1	General Development Locations and Principles
Policy 7	Social infrastructure
Policy 8	Transport
Policy 9	Accessibility
Policy 16	Preserving and Enhancing the Rossendale Built Environment
Policy 17	Rossendale's Green Infrastructure
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements
Appendix 1	Parking Standards

Other Material Considerations

Emerging Rossendale Local Plan – Submission Version – March 2019
National Planning Practice Guidance

6. CONSULTATION RESPONSES

Consultee	Response
LCC Lead Local Flood Authority	No objection subject to conditions.
LCC Highways	No objection subject to conditions.
Environment Agency	No objection.
United Utilities	Proposals acceptable in principle – recommend conditions.

Consultee	Response
Sport England	No objection subject to a condition.
RBC Environmental Health	No objection subject to conditions
RBC Tree Officer	No objection subject to more detailed landscaping plans which can be conditioned.
Ecology	Assessment of ecological impact is reasonable No objection subject to conditions re: further inspection for bats and provision of landscaping details/maintenance.
Land Contamination Consultant	No objection subject to condition.
Lancs Fire and Rescue	Advice in respect of access for fire appliances and water supplies.
Whitworth Town Council	No comments received
LCC Young people Directorate	No comments received
LCC Property Group	No comments received
LCC Rights Of Way	No comments received

7. REPRESENTATIONS

To accord with the General Development Procedure Order site notices were posted and 70 neighbour letters were sent out. A notice was also published in the Rossendale Free Press.

One letter of support has been received, raising the following points in summary:

- The building of a new School is very welcome news for all students & members of staff.
- It is long overdue given the current school is now coming to the end of its life given it was built in the mid - 1960s.
- I feel the wider benefits to both the students and members of staff along with our wider community are long overdue, this is indeed very welcome news for all concerned.

One letter of comment has been received, raising the following points in summary:

- Development is most welcome.
- An opportunity has been missed here. The prospectus says there will be additional capacity for staff or pupils. Given the housing development just around the corner on Wallbank, I can see a need for more places if we are not to force children to travel further afield for their education.

8. ASSESSMENT

Need for the Development

The School Rebuilding Programme was announced in June 2020 to carry out major rebuilding and refurbishment projects at school and sixth form college buildings across England, with buildings prioritised according to their condition.

The rebuilding programme started in 2020-21 with the first 50 projects, supported by over £1 billion in funding. Investment is being targeted at school buildings in the worst condition across the Country and Whitworth Community High School was amongst those selected.

Current confirmed projects were announced in February 2021 for the first 50 schools in the programme. The first 50 schools were prioritised either because:

• They have buildings of specific construction types that require replacement, and are known to have Laingspan or Intergrid buildings – two types of system buildings (explained further below)

• Their buildings have the highest condition need, identified in data collected by the Department in the Condition Data Collection and verified through collecting additional condition information.

Laingspan and Intergrid are two types of system buildings used to construct schools in the post-war period, which are reaching the end of their design life and that have potential structural weaknesses that mean they should not be retained. They are system-built, framed concrete buildings. They were a cost-effective form of construction in response to the requirement for an intense post-war school building programme. Issues relating to the structural design of the buildings were identified during the 1970s and since then Local Education Authorities have been gradually replacing their building stock with alternative systems.

The Department for Education has prioritised these for replacement and included in the first 50 projects are all identified school buildings of these types that are still in service.

Principle

The existing built form of the site is located within the urban boundary of Whitworth, where the principle of development is considered acceptable. The proposal is to demolish the majority of the existing school buildings (with the exception of the Sports Hall) and replace with a new, enhanced facility. Therefore, there is no change of use involved. As such, the principle of the use is already established and considered acceptable in this location, where it serves the needs of the local community.

The existing school playing fields are currently allocated as being within an area of Greenlands according to the Core Strategy. The majority of the area of open space is predominantly unaltered by this application, with a large part of the development not impacting upon the existing playing fields.

Where it is proposed to build on areas of existing greenspace within the schools ground, this will be compensated for by re-instating existing brownfield land to greenfield, to be used as school sports provision. This also allows the remainder of the site to be redesigned as green space or functional school space with integrated green infrastructure. Using design techniques and Sustainable Urban Drainage Systems (SUDs) systems, the green infrastructure links both within the site and with the surrounding locality are to be enhanced. There is a river corridor to the north and a smaller brook cutting across the site which are not currently linked. Through the design, the Applicant proposes to implement tree planting, swales, and hedgerows to provide valuable links between these two habitat corridors to the benefit of local wildlife and biodiversity.

Therefore, there is not considered to be any conflict with policy 17 of the Adopted Core Strategy and the principle of the development is considered to be acceptable.

Design/Scale/Layout/Energy Efficiency

Policy 1 of the Core Strategy seeks to ensure that new developments complement and enhance the surrounding area through the use of inclusive design and locally distinctive materials.

Policy 23 of the Core Strategy requires that new developments respect and respond to local context, distinctiveness and character.

Paragraph 127 of the Framework states that planning decisions should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Design - The proposed façades of the school compromise of two materials; aluminium raised seam and fibre cement rainscreen cladding. These materials have been chosen for their robustness and suitability for Modern Methods of Construction. The colours have been selected to respond to the site surroundings and school ethos.

As a material, the aluminium raised seam has the ability to respond to the site context in its reflective nature whilst the fibre cement material provides a more solid feel to help ground the building. Compositionally, the façades have been split into two zones - the lower zone (mainly ground floor), with the solid fibre cement rain-screen cladding, which provides a robustness at ground level, and the upper zone (mainly first and second floors) will be formed from the aluminium raised-seam cladding system.

The windows will be set within deep reveals such that the pattern of shadows adds modulation to the facade. Flashings around the windows and at the top and bottom of the raised-seam cladding will be formed from aluminium and be of a high quality.

The panelling and vertical seam arrangement of the raised-seam provides a contrast to the horizontal nature of the building, but in addition the lower zone of fibre cement helps to ground the building and provide a link to the external landscape.

The key spaces are emphasized on the façades with elements of curtain wall glazing. On arrival to the school, elements of large glazing provide an active frontage and views into the school. The key entrances are also emphasized by recesses, including the pupil entrance from within the courtyard.

The materials of the new sports hall lobby will be shared with the new school building i.e. cladding in fibre cement and a raised seam roof.

Scale – The building will not be overly dominant in the area and is separated from the nearest residential properties by the school grounds and areas of landscaping. It is of typical scale for a modern Secondary School and would not by virtue of its scale and siting be visually intrusive or unduly dominant in the context of the locality.

Layout - The layout of the development site has been arranged to make the most efficient use of the site, whilst creating a high quality environment for users of the site. The resulting layout will create an enhanced long view when accessing the site from Hall Street, opening up into a spacious site frontage with new green space for the playing fields, an entrance plaza, an amphitheatre, a landscaped courtyard which provide a visually attractive setting before focusing views towards the modern, new school building.

This will result in a much enhanced design and layout of the site which complies with all relevant planning policies and amounts to a substantial benefit in the overall planning balance.

Energy efficiency measures - The scheme has also been designed to be Net Zero Carbon in Operation, which is a significant commitment in terms of sustainable design. The proposed new building will incorporate a green roof, along with photo voltaic (PV) panels on the roof and around the site (including on the external dining canopy in the

courtyard, and other on other proposed structures around the external areas of the site, the location of which may be subject to change as the details are developed).

The approach taken to achieving Net Zero Carbon in Operation is detailed further in the Energy Strategy submitted as part of this application but includes the following:

• Orientation - Risk of overheating is reduced due to the orientation of the development. The large volume intermittently used spaces taking the peak solar gain, with teaching spaces benefitting from this strategic positioning. The building fabric has been enhanced with low G-Values throughout the glazing to further reduce the solar gain.

• Built Form – Buildings (non-specialist areas) are shallow plan therefore there is increasing potential for natural/hybrid ventilation and daylighting.

• Thermal Insulation/U Valves - Building Construction materials have enhanced standards of insulation beyond the minimum requirements of Part L of the Building Regulations.

• Natural Ventilation – The project aim is to maximise the use of natural/HRU ventilation. The natural ventilation is enhanced by the provision of chimneys at the rear of teaching spaces to generate crossflow across the room.

• Heating - Heating shall be predominantly provided by high efficiency air source heat pumps (ASHPs) serving heater batteries and wall mounted room units.

• DHWS (Domestic Hot Water System) Generation – is via DX calorifiers fed from the ASHP with high insulation k factors to minimise standing losses.

• Thermal Mass – exposed concrete soffits are provided throughout the majority of rooms to reduce diurnal temperature swings and reduce the risk of overheating when coupled with night cooling.

• Night time purge Cooling – This is provided in the teaching spaces via the ventilation units.

• Air Tightness – The development is committed to achieving an air permeability of 3m2/hr/m2 which corresponds to one third of the allowable value stipulated in Part L of the Building Regulations.

• Electric Lighting and Controls – High efficiency LED lamps throughout, with lighting control being via daylight dimming and absence detection.

• Energy Efficient ICT – Use of lower power terminals (and tablets) to be promoted to lower heat gain and the need for cooling.

• Efficient Water Fittings – Low flow taps and low flow showers are used to minimise the amount of water used and the hot water energy consumption.

• Pumps – Pumps are fitted with inverter driven motors to lower the pumping energy demand to the water systems by varying the flow rate to suit load down to a minimum 10%.

• In summary, the Building Services Strategy is to utilise the following technologies: ASHP DX Heating and HWS generation; Heat recovery ventilation throughout; Heat recovery ventilation from the kitchen extract; Low SFP equipment – Fans, HRU's, AHU's etc.; and High efficiency lighting and controls.

• The ASHP is the renewable technology to be adopted for the site having considered and discounted Ground Source Heat Pumps (GSHP's) due to its high capital cost and its worse efficiency.

• The DFE have set an energy intensity target reduction for a secondary school from the standard default figure of 75 kwhr /m2 to 55 kwhr/m2. This target has been achieved through the proposed design.

• To make the development net zero energy in use for the new buildings, the Applicant proposes a Photovoltaic (PV) array to match the site intensity figures so that energy used on the site is offset fully by the onsite generation from the PV arrays.

Further to the above considerations, it is concluded that the proposed development is acceptable in the context of paragraphs 150 and 153 of the NPPF and Core Strategy Policies 19, 23 and 24.

Conclusion - Overall the building is considered to be well designed with a strong aesthetic value and uses materials/colours appropriate for this location. The building will function well for the intended purpose and will add to the overall quality of the area, over the lifetime of the development. The resulting proposal establishes a strong sense of place, using the arrangement of spaces, building types and materials to create an attractive, welcoming and distinctive environment to work, study and visit. It also represents a significant visual enhancement compared to the existing structure and therefore complies with policies 1 & 23 of the Adopted Core Strategy and paragraph 127 of The Framework.

Playing Provision - Sport England

It is proposed to demolish existing school buildings and create 2 no. 5 v 5 grass football pitches, each with dimensions of 43 x 33m**.** The proposed pitches would also be available for community use.

Sport England have raised no objection to the proposed play provision as the proposal replaces the 3,482sqm of natural turf playing field that is lost with an equivalent quantity of playing field at the front of the school on the site of the existing school buildings. Although the quantity element of Sport England's policy has been satisfied, the qualitative element cannot be determined until the existing buildings have been demolished. Therefore, a planning condition is required to ensure an Agronomy Report (Sports Turf Design and Construction) and pitch specifications are submitted once demolition of the buildings have been undertaken to satisfy the qualitative element of the policy.

Given this assessment, Sport England do not wish to raise an objection to this application as it is considered to meet paragraph 97(b) of The Framework and Sport England's own policy. The absence of an objection is subject to the condition being imposed requiring an Agronomy Report and pitch specifications to be submitted upon demolition of the existing buildings.

It is therefore, considered that the proposal will provide for adequate sports provision and complies with policies 17, 23 and 24 of the Core Strategy.

Neighbour / Residential Amenity

In terms of the scale and massing of the new structure, the proposed building is set sufficiently far enough away from the nearby residential properties so it is not considered to have a detrimental impact on residential amenity (The distance from the proposed building to the closest property on Thor Drive is 35m). The lowest part of the building (two storeys) is located closest to the residential properties and the building increases in height towards the north to the maximum three storeys.

An External Lighting Layout has been submitted as part of this application. This shows that there will be no detrimental light spill from external lighting towards the neighbouring properties. There is no floodlighting proposed on the new grass pitches.

A Noise Impact Assessment (NIA) has been prepared in support the planning application which considers the existing noise climate around the proposed development site in relation to the acoustic influence on the development with a view to achieving BB93 (DFE guidance re: acoustics in schools) and assesses the noise impact due to the scheme with consideration to existing background sound levels at nearby noise sensitive receptors. It concludes as follows:

• The development site is suitable for a new school building and acoustic requirements for a school building can be met. Predicted façade noise levels are such that indoor ambient noise levels set out in BB93 are predicted to be met in all areas with appropriate specification of the building envelope, glazing and ventilation strategy.

• Additional guidance to BB93 states that noise levels in unoccupied playgrounds, playing fields and other outdoor teaching areas should not exceed certain noise levels. Based on site noise levels, the external spaces are expected to meet these requirements.

• Although the car park will be revised as part of the proposed development the actual position of the proposed car park is similar to that of the existing car park and existing access road leading to the sports hall. Any change in noise level therefore is anticipated to be less than 3 dB, at any of the noise sensitive receivers, which would be considered as 'Not Significant' according to the Institute of Environmental Management and Assessment (IEMA) guidance.

• In relation to the 2 new grass pitches, the closet Noise Sensitive Receiver (NSR) is approximately 25 metres from the halfway side-line and based on guidance the resultant noise levels at the closest NSR are calculated to be around 54 dB LAeq,T

whilst the pitch is in use. This noise level is below the level considered to result in 'Few seriously annoyed' according to the World Health Organisation on the assumption that the noise is continuous for the daytime period between 07:00 and 23:00. In practice the pitches will be used only during school hours with some community use during daylight hours. This will reduce the overall daytime noise impact. Considering the context of the proposed development being constructed on an existing school site the overall change in operational noise would be considered to have a negligible impact.

The application including the submitted Noise Assessment has been considered by the Council's Environmental Health Officer who has raised no objection subject to conditions.

It is not considered that the proposal will give rise to any issues of loss of privacy, visual intrusion or undue harm from sources of noise or light pollution. Therefore, the scheme is considered acceptable in terms of neighbour amenity and complies with policy 24 of the Adopted Core Strategy.

Access, Parking and Highway Safety

The proposal is situated in a sustainable location within walking distance of the homes of some pupils and the amenities in Whitworth. The redevelopment proposals would result in no increase to the pupil and staff numbers (750 pupils and 84 full time equivalent staff). As the development proposals at Whitworth Community High School comprise a replacement school block, with no change to staff and pupil numbers, there will not be any additional vehicular trips attributed to the development during the traditional weekday school AM and PM peak hours. Furthermore, there will be no change to the existing community hours of use of the sports facilities at Whitworth Community High School. Given that it is unlikely additional trips will be undertaken and there are no major capacity or safety issues on the immediate highway network, then the proposal will not have a detrimental impact on highway safety.

The existing priority junction arrangement with Hall Street will be retained. The access road includes informal passing places along the length to permit passing movement of larger vehicles as necessary. Improvements will be made to the footway that runs alongside the access road including widening it and delineating it from the road.

The site is accessible by sustainable modes of transport including bus, foot and cycle. Questions have been raised by members of the community regarding the amount of on-site cycling spaces and improving cycle access to the school through a new dedicated cycle/pedestrian access point and the creation of a new link to the Valley of Stone Greenway.

In terms of the request for this application to provide a new form of access to the school for pedestrian/cycle provision and a link to the Valley of Stone Greenway, your Officer's opinion is as follows.

- The funding for this application is coming from a DFE source which only funds the school re-build, there is no other funding available as part of this project to fund cycle link enhancements.

- It would not be possible to implement this cycle link as part of this project because the land required is outside the school's control in terms of land ownership – so off site consents would be needed from possibly more than one landowner. Also, a scheme would need to be worked up – designed and costed and assessed to be feasible – this could take months and would delay the determination of the planning application. If this was to be secured as part of this application, it would have to be done as part of a section 106 agreement. Planning permission is only granted once the section 106 agreement is signed. The application has to be determined this Summer to allow a start to be made on site in September. If not the chance to re-build the school through the DFE project could potentially be lost.
- In any event, the proposal for the cycle access would not meet the legal tests for a section 106 agreement – in that the proposed contribution has to be reasonably necessary to make the development acceptable.
- Ofsted inspections have noted that the site's security is satisfactory. Naturally, the school do not wish to make it worse through the provision of a new access. Where additional access points have been implemented at other schools this has led to an increase in attempted break ins and theft.

Whilst the cycle link is a laudable aim, if pursued at this stage, it potentially would jeopardise a once in a lifetime opportunity to re-build a school that has reached the end of its lifespan and would prevent the delivery of a state of the art facility because of this.

This application doesn't prejudice cycle access in the future, if it has been established that there is money to fund it and the necessary consents can be obtained to traverse land.

With regard to the suggestion of increasing cycle spaces on site, given that there are no changes to pupil and staff numbers, the Applicant has decided not to increase the number of spaces. The proposed levels of both car and cycle provision comply with the Lancashire County Council parking standards.

No objections have been raised both in terms of cycle access/provision and to the application as a whole from Lancashire County Council in its role as the highway authority. They have recommended conditions relating to delivery times and a Construction Management Plan. Therefore, the proposal complies with The Framework para 109 and policies 1, 9 and 23 of the Adopted Core Strategy as it will not have a severe cumulative residual impact on highway safety.

Flood Risk and Drainage

In terms of flood risk, the site is located in Flood Zone 1. Therefore, education use at the site is acceptable in principle, and the Sequential and Exception Tests required by national and local policy do not need to be applied in relation to the development proposed.

However, as the site area exceeds 1 hectare, a site specific Flood Risk Assessment & Drainage Strategy (FRA & DS) has been prepared. The FRA & DS assesses the

different types of flood risk / sources. It concludes that the site is at very low risk of flooding from fluvial, reservoir, canal and public sewer / highway drainage. Whilst, the site is also at a low risk of surface water flooding, the Applicant attempts to alleviate the already low risk even further, as external ground levels will be designed across the site to fall away from the proposed buildings & ensure that the creation of low points are avoided, as well as routeing flood water safely away from the buildings on site.

The Surface Water drainage proposals also include a series of Sustainable Urban Drainage Systems (SuDS) throughout the site to manage surface water from new areas of impermeable surfaces. These SuDS features will be formed of shallow planted swales to the main entrance route and a more formal rain garden to the centre of the entrance plaza.

The swale will be planted with a mix of amenity grass lawn, wildflower and areas of mesic planting to ensure a diverse range of habitats are provided. It will also provide a series of surface water treatments (taking out particles and contaminants) before the water is discharged to the wider drainage system. The swales and rain garden will also provide areas for external learning for pupils through the study of ecology and fauna.

The application has been assessed by the Lead Local Flood Authority and United Utilities who have both raised no objection to the proposal, subject to conditions. Consequently, based on the FRA & DS, it can be concluded that the proposals for the site will not increase the flood risk elsewhere off site and flooding risk to the development site from surface water has been assessed as low, post development.

Therefore, it is considered that the development proposals are in accordance with the NPPF paragraphs 155, 163 and 165 and Core Strategy Policies 1, 17, 19, 23 and 24.

Land Contamination

A contaminated land and geotechnical site investigation has been undertaken in relation to soils, gas and water. This has been assessed by the Council's land contamination consultant who recommends that contamination matters can be dealt with in accordance with the submitted report and by a condition requiring a site investigation and risk assessment to be submitted to the Council's satisfaction. On this basis there is no objection to the development proceeding from the Council's land contamination consultant and the proposal is considered to comply with policies 23 and 24 of the Core Strategy.

Ecology

The Framework encourages net gains for biodiversity and the natural environment and paragraph 170a states planning decisions should "contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils."

Policy 18 of the Core Strategy also expects development proposals to safeguard and enhance landscape character and biodiversity.

The site is not subject to any statutory or non-statutory designations.

In terms of ecology, the submitted Ecological Assessment concludes that there are no ecological issues which would present significant constraints to the future development. It recommends some further surveys are required in relation to bats.

The Ecological Assessment draws the following conclusions:

• There are a small number of poor quality habitats on the site, these comprising the school buildings, hardstanding (car parks and play areas), mown amenity grass (the playing fields), patches of tall ruderal vegetation, a small allotment bed, and a very small number of scattered trees.

• Open mosaic habitat and deciduous woodland run adjacent to the north of the site and although outside the perimeter fence, measures will need to be put in place to ensure that no there is accidental encroachment into these areas and to minimise pollution during development.

• No trees on site have roost potential for bats; most are too young to have developed any suitable features. The majority of buildings on site were assessed as having negligible bat roosting suitability. However, the southernmost entrance to the building will require further survey works either an internal inspection or the use of an endoscope as it was identified as having low to moderate bat roosting potential. In terms of commuting and foraging bats, measures will need to be put in place to ensure there is no encroachment into the northern woodland corridor and implementation of a sensitive lighting system for both the construction and operational phases is needed to reduce any impacts. The river to the north of the site provides a natural corridor and some connectivity with the wider landscape and commuting habitat for bats.

• In terms of nesting birds, as there is no provision under the licensing system to allow disturbance or destruction of nests to facilitate development, any clearance of the trees and tall ruderal areas prior to development should be undertaken with consideration.

• If the drainage proposals interfere with the watercourse, then a further survey for Otters and Water Voles should be carried out.

• Site clearance, specifically clearance of hibernacula and allotment areas, should be undertaken using Reasonable Avoidance Measures (RAMS), to ensure no harm to Hedgehogs which maybe present on site.

Further to the preparation of the Ecological Assessment, an Ecological Assessment Note has been prepared which addresses the recommendations for Otters, Water Voles, invasive plant species and Hedgehogs.

The Note concludes that no evidence of Otter or Water Vole presence was found during the survey, and both species are considered to be absent. As such, there will be no impact of any drainage works which require an outfall into any of the watercourses.

In terms of invasive species, stands of Japanese Knotweed were recorded just outside the southwest perimeter fence. Although still too early in the growing season for new plants to be visible, the previous year's Himalayan Balsam was noted along the north eastern boundary. Cotoneaster (wall spray) was also observed in two locations just outside perimeter fence along the western boundary. Given all the stands of invasive plant species lie outside the site perimeter fence, and in the case of the Japanese Knotweed, on the opposite bank of a small watercourse well above the level of the access road into the school grounds, there will be no impact on invasive plants arising from the proposed re-development, including any drainage works affecting the watercourses, and a method statement for the control of invasive species is not required.

Although no Hedgehogs, or evidence of Hedgehog activity, e.g. faeces, has been found within the site, it is possible for animals to access the land at any time. As such, a series of Reasonable Avoidance Measures, as listed in the Note, will be adopted to ensure that no Hedgehogs are harmed by the redevelopment.

The considers the assessment of the ecological impacts of the development as reasonable and concludes that the development will predominantly affect hard surfacing, existing buildings and close-mown, species-poor amenity grassland of limited nature conservation value. There are some habitats nearby that do have local value for biodiversity, including watercourses, hedgerows and trees, but these habitats will not be directly affected by the proposals.

There is no objection to the proposal from the Council's ecology consultant, as the previously requested survey for the presence of bats, prior to demolition of the existing buildings has now been submitted and is satisfactory.

A Biodiversity net gain calculation has been submitted with the application and the Biodiversity Enhancement Note which accompanies this application uses the Environment Bank's biodiversity calculator to assess the value of existing habitats pre-works, and the predicted value of the site to wildlife post-works. Given the proposed landscaping scheme, there will be a significant net gain in the biodiversity value of the habitats amounting to approximately 49%. The proposed replacement grass pitch provision, the ecological and habitat enhancements, the SUDs provision and the green roof all contribute to the net gain in biodiversity.

Consequently, Officers are satisfied that the scheme is compliant with para. 170 of the Framework and policy 24 of the Adopted Core Strategy.

Landscaping

The soft landscape strategy for the site is to provide extensive new tree planting in key areas across the site: along key access routes, within key spaces, and to provide screening of the development in views from local residents. In total, 86 trees are to be planted as part of the redevelopment of the site. At ground level, a mix of plant species that are safe for school environments will be used, ensuring a variety of forms, colour and seasonal interest is provided throughout the planting beds.

By bringing the new building centrally within the site and consolidating the internal teaching areas, this provides greater opportunities for tree planting, Sustainable Urban Drainage systems (SUDs), and habitat areas. Areas of the site that are difficult for the school to use due to levels or proximity to the boundaries have been shown as orchard gardens and habitat areas, allowed to develop over time and contribute to the wider green infrastructure and biodiversity.

The Surface Water drainage proposals also include a series of Sustainable Urban Drainage Systems (SuDS) throughout the site to manage surface water from new areas of impermeable surfaces. These SuDS features will be formed of shallow planted swales to the main entrance route and a more formal rain garden to the centre of the entrance plaza.

The swale will be planted with a mix of amenity grass lawn, wildflower and areas of mesic planting to ensure a diverse range of habitats are provided. It will also provide a series of surface water treatments (taking out particles and contaminants) before the water is discharged to the wider drainage system.

A Tree Constraints Assessment and Arboricultural Impact Assessment has been carried out for all existing trees on site and has been included in this Planning Application. The vegetation centrally on site is generally formed of low quality trees and amenity grassland. Outside the boundaries of the site, there are higher quality species and woodland which will be protected during construction.

The application has been assessed by the Council's Arboriculturalist and also by its Ecological Advisor. They are of the opinion that none of the trees proposed for removal are of such quality that the proposed scheme should be affected or amended in order to retain them, as their loss can be more than adequately mitigated by replacement planting.

An indicative planting scheme has been submitted but a more detailed plan with plant schedule and specification needs to be submitted for approval, which can be the subject of a planning condition, along with future landscape management.

Therefore, subject to conditions, the scheme it considered to make appropriate landscaping provision and will comply with policies 23 & 24 of the Adopted Core Strategy.

Conclusion

It is considered that the scheme delivers economic, social and environmental objectives as described in The Framework. Therefore, the scheme complies with the most up to date national planning policies, which is considered to be a substantial benefit of the development. It would meet the identified need to re-build the school which would bring significant benefits to its users and the wider community.

9. SUMMARY REASON FOR APPROVAL

The proposed scheme is acceptable in terms of visual amenity, neighbour amenity, playing pitch provision, flood risk, contamination, landscaping, ecology and highway safety. Accordingly, the scheme is considered to accord with the National Planning Policy Framework and Policies 1, 7, 8, 9, 16, 17, 18, 19, 23 and 24 of the Council's Core Strategy DPD.

10. CONDITIONS

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

   Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in strict accordance with the following unless otherwise agreed by the Local Planning Authority and required by the conditions below:

DRAWING / DOCUMENT TITLE	Plan number
Plans	
Site Location Plan	WHS-ALA-00-XX-DR-L-0005 Rev P04
Topographical Land Survey	S20-641-1
Topographical Land Survey	S20-641-2
Landscape Illustrative Masterplan	WHS-ALA-00-XX-DR-L-0001 Rev P04
Site Wide Masterplan	WHS-ALA-00-XX-DR-L-0002 Rev P04
Fencing General Arrangement	WHS-ALA-00-XX-DR-L-0003 Rev P04
Existing Site Illustrative Plan	WHS-ALA-00-XX-DR-L-0006 Rev P03
Existing Site General Arrangement (Block Plan)	WHS-ALA-00-XX-DR-L-0008 Rev P03
Landscape General Arrangement (Block Plan)	WHS-ALA-00-XX-DR-L-0009 Rev P04
Site Section Existing and Proposed 1 of 3	WHS-ALA-00-XX-DR-L-0030 Rev P04

DRAWING / DOCUMENT TITLE	Plan number
Site Section Existing and Proposed 2 of 3	WHS-ALA-00-XX-DR-L-0031 Rev P04
Site Section Existing and Proposed 3 of 3	WHS-ALA-00-XX-DR-L-0038 Rev P02
Demolition Plan	WHS-ALA-00-XX-DR-L-0039 Rev P01
Existing Site Wide Plan	WHS-ALA-00-XX-DR-L-0041 Rev P01
Site Wide Landscape General Arrangement (Block Plan)	WHS-ALA-00-XX-DR-L-0042 Rev P02
Tree Retention and Removal	WHS-ALA-00-XX-DR-L-0043 Rev P02
Ground Floor Plan	WCHS SRA-XX-00-DR-A-02100 Rev P03
First Floor Plan	WCHS-SRA-XX-01-DR-A-02101 Rev P03
Second Floor Plan	WCHS-SRA-XX-02-DR-A-02102 Rev P03
Roof Plan	WCHS-SRA-XX-RF-DR-A-02103 Rev P04
North & South Elevation 1:200	WCHS-SRA-XX-XX-DR-A-02200 Rev P04
East & West Elevation 1:200	WCHS-SRA-XX-XX-DR-A-02201 Rev P04
North & South Elevation 1:100	WCHS-SRA-XX-XX-DR-A-02202 Rev P03
East & West Elevation 1:100	WCHS-SRA-XX-XX-DR-A-02203 Rev P03
Sports Hall Entrance Lobby General Arrangement Plans & Elevations	WCHS-SRA-XX-XX-DR-A-02300 Rev P03
External Lighting Layout	EX001 –18.06.21
Proposed External Services Layout	1201-CSD-EX-XX-DR-ME-10001 Rev CP3
Existing External Services and Phasing Layout	1201-CSD-EX-XX-DR-ME-10004 Rev CP3
Construction Details for Schneider GRP Unit Substation	900350-002 Rev 3
Documents	
Planning Statement (including Statement of Community Involvement)	April 2021
Design & Access Statement	WCHS-SRA-XX-XX-RP-A-02001 Rev P03
External Building Materials Finishes	WCHS-SRA-XX-XX-RP-A-02002 P01

DRAWING / DOCUMENT TITLE	Plan number
Transport Statement	078126-CUR-00-XX-RP-TP-001 Rev V02
Ecological Assessment	8399.003
Survey for Otters, Water Voles and invasive plant species and PMoW for Hedgehogs	21377/E1
Biodiversity Enhancements	21377/E2
Development Biodiversity Impact Summary	27.04.21
BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement	21377/A1_AIA
Flood Risk Assessment & Drainage Strategy	WCHS-CUR-00-XX-RP-C-92001 Rev P03
Land Quality Statement	13516 – Rev P01
Noise Impact Assessment	01-21-86079 - NC2 v2.1
Energy Strategy	1201-CSD-ZZ-XX-RP-MEP-00006 Rev 1
Nocturnal Bat Survey Report	21378/E1, 15.06.21
Construction Management Plan	26/04/2021

Reason: For the avoidance of doubt.

3. Prior to the laying of any surfacing materials to be used in the development hereby approved, samples of the surfacing materials shall first be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

4. Prior to the first occupation of the replacement school, hereby approved, a landscaping scheme, a timetable for implementation, and a management and maintenance plan for the whole site, shall be submitted to and approved in writing by the Local Planning Authority. This shall comprise the mix and type of species, along with planting schedules. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in line with the approved timetable for implementation, and any trees or plants which within a period of 5

years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

5. The development permitted by this planning permission shall be carried out in accordance with the principles set out within the flood risk assessment and drainage strategy (WCHS-CUR-00-XX-RP-C-92001 - Rev P03).
The measures shall be fully implemented 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 in consultation with the lead local flood authority.

   Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

6. With the exception of enabling works as agreed with the LPA, no development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the local planning authority.

   The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment and drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

   Those details shall include, as a minimum:

   a) Final Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40%climate change).

   b) Final sustainable drainage plans appropriately labelled to include, as a minimum:

   i) Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;

   ii) Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;

iii) Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;

iv) Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;

v) Finished Floor Levels (FFL) in AOD with adjacent ground levels to confirm minimum 150mm+ difference for FFL;

vi) Details of proposals to collect and mitigate surface water runoff from the development boundary;

vii) Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components;

The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

7. With the exception of enabling works as agreed with the LPA, no development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

   Those details shall include for each phase, as a minimum:

   a) Measures taken to ensure surface water flows are retained on site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
   b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

   The development shall be constructed in accordance with the approved details.

   Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition or water bodies.

8. Within 3 months of completion of the development. a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain: information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework

9. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

10. The Deliveries to the approved development shall only be accepted between the hours of:
07:15hrs and 08:000hrs;
09:00hrs and 14:45hrs;
15:30hrs and 18:00hrs Monday – Friday, and
07:15hrs to 13:00hrs on Saturday to avoid peak traffic on the surrounding highway network during term time.

These hours shall be relaxed to 7:15hrs and 18:00hrs Monday – Friday outside of term time. There shall be no deliveries on Sundays

Reason: In the interest of highway safety and local amenity

11. With the exception of enabling works as agreed with the LPA, no development shall commence until the following have been submitted to and approved by the Local Planning Authority in conjunction with the Highway Authority:

• Pre-construction highway condition survey and a subsequent scheme for the reinstatement of any highway verges and footways disturbed by abnormal loads associated with the development.

• Any temporary or permanent highway alterations and improvements necessitated by the development, including details of temporary warning signing and Traffic Regulation Order

• Measures for reinstating the highway after the removal of any temporary works together with details of the timing of any remediation measures.

• The management of the junction where the school access joins the public highway.

• Traffic management of the existing highway network.

The development shall be carried out in accordance with the approved details at all times unless otherwise agreed in writing with the local planning authority.

Reason: To maintain the operation of through routes in the area during the period of construction and to ensure the safety of other highway users

12. The car park shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan prior to the completion of the development.

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Reason: To allow for the effective use of parking areas.

13. As per the approved plans, 4 car parking spaces shall be fitted with infrastructure enable the recharge of electrical battery-powered vehicles. The details of this charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. to the satisfaction of the Local Planning Authority. Unless otherwise agreed, the infrastructure shall comply with IEE regulations, IEC 61851-1 Edition 2, and BSEN 62196-1. The infrastructure shall be installed prior to the completion of the development and shall be so retained thereafter.

Reason: In the interests of sustainable development.

14. Unless otherwise agreed in writing with the Local Planning Authority, any demolition and construction works associated with the development hereby approved shall only take place between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturday. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays

    Reason: In the interests of neighbouring amenity.

15. Notwithstanding, any information submitted with the application, and with the exception of enabling works as agreed with the LPA, no development [of each phase of construction] shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

    i) Where potential risks are identified by the Land Quality Statement, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of building works [on each phase of construction]. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and

    ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy prior to works commencing [on each phase of construction].

    [Each phase of the] development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

    Reason: To ensure the development does not pose a risk of pollution.

16. Pursuant to condition 15 and within 3 months of completion of the development, a Verification Report which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of mitigating hazards associated with contamination and to prevent pollution.

17. In the event that there is a future requirement, details of any proposed floodlighting (including levels of illuminance/light spillage) additional to the lighting described in the External Lighting Layout plan (submitted with this application) shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation, and they shall thereafter be maintained to the satisfaction of the Local Planning Authority.

    Reason: In the interests of residential amenity.

18. (a) Within 3 months of the demolition of the existing school buildings, the following documents shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written pitch specification, supported by plans, of the proposed soil structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment, a maintenance regime, and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme for the duration of the development.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Local Plan Policy and paragraph 97 of the NPPF.

INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.

2. Response does not grant permission to connect/remove/divert ordinary watercourses

For the avoidance of doubt, this response does not grant the applicant permission to connect to or remove/divert any ordinary watercourses once planning permission has been obtained, it does not mean that land drainage consent will be given. It should be noted that LCC will generally refuse consent applications which seek to

culvert/divert/remove existing ordinary watercourses. This is in line with Environment Agency guidance on protecting watercourses. The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site. Information on the application process and relevant forms can be found here: http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx

3. During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.
• The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

4. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.

5. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the contact the Environment Directorate for further information by telephoning the Developer Support Section (Area East) on 0300 123 6780, or writing to Developer Support Section, Lancashire County Council, Environment Directorate, Cuerden Mill Depot, Cuerden Way, Cuerden, PR5 6BJ or email lhscustomerservice@lancashire.gov.uk

6. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

7. There are some concerns regarding the access for heavy goods vehicles and the potential for obstruction by parked vehicle adjacent to and opposite school the entrance. Swept path analyses have been provided and it is noted that a section of Hall Street needed to be clear to allow access. To ensure that Hall Street near the school entrance remains obstruction free it is expected that a Temporary Traffic Regulation Order should be pursued to limit the parking in areas that would cause an obstruction to large vehicles entering and exiting the school premises. It should also be noted that this will also need to cover the existing school markings as these are only enforceable from Monday to Friday.

8. The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant should be advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits.

9. Where the clean imported soil source is Greenfield then suitable evidence shall be provided to demonstrate that the source is actually Greenfield (e.g. grid reference or boundary location of original source together with information about the environmental checks undertaken to show it is Greenfield). If soils are not Greenfield then the applicant shall agree their sampling and analytical strategy with the LPA prior to undertaking the work. Testing and validation should as a minimum be undertaken fully in accordance with the YALPAG guidance and guidance listed within. Analysis must include asbestos. If other materials will be used as a component of the cover system in the top 600mm then they should be afforded the same sampling and analytical strategy as the soils in order to provide the confidence that they are suitable for use.

Installation and verification of gas protection shall be undertaken in accordance with CIRIA C735. The independent verifier shall be contacted prior to the installation so they can advise whether or not the measures specified will be suitable and that they will be able to undertake the verification to a standard likely to satisfy the guidance and the LPA. **Full proposals shall be agreed with the LPA prior to undertaking the work**. Provisional arrangements should be satisfactory providing the LPA is notified of any changes prior to undertaking the work.

- The developer should have due regard to The Definition of Waste Code of Practice where materials are to be re-used on site or re-used elsewhere. A management plan will help demonstrate that materials have been utilised correctly and in accordance with proposals. Although following the DoWCoP is voluntary, failure to comply may result in materials being considered waste.
- All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.
- Copies of waste documentation should be included within the verification report.

10. As a general precaution to prevent harm to bats, it is advisable that any appointed contractors are informed of the possible presence of bats and of the need to stop work if bats are found at any time and seek advice from a suitably qualified person about how best to proceed. Artificial bat roosting boxes should be installed on trees at the site boundaries to provide new roosting opportunities for bats. All UK bats and their resting sites are legally protected.

11. It is recommended that the detailed assessment and scheme is developed by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport'

(2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.