

**The Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Notice of Planning Permission

To: The Elliott Group Ltd
On behalf of the Secretary of State
c/o DPP
Barnett House
53, Fountain Street
Manchester
M2 2AN

In pursuance of the powers under the above Act and Order the Cumbria County Council as Local Planning Authority hereby **permit** the proposal described in your application and on the plans/drawings attached thereto received on 12 January 2018.

viz: Construction of replacement school including revised car parking layout, bin storage, hard-surfaced play area, new access paths, emergency vehicle access to sports pitches, redesigning of sports fields, new security fencing, lighting and security cameras, landscaping, community-use facilities and associated demolition of the existing school buildings.

Seascale Primary School Croft Head Road SEASCALE CA20 1LZ

Subject to due compliance with the following conditions:

Time Limit

1. The development hereby permitted shall be begun before the expiration of three 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.

Approved Scheme

2. The development hereby permitted shall be carried out, except where modified by the conditions to this permission, in accordance with the following:
 - a. The submitted Application Form – dated 21 December 2017
 - b. Design and access statement – November 2017 (revised)
 - c. Preliminary Ecological Appraisal – October 2016
 - d. External Inspection, Dusk Emergence and Dawn Return to Roost Bat Survey – October 2017
 - e. Flood Risk Assessment and Drainage Strategy Statement – October 2017
 - f. Planning Statement – November 2017
 - g. Transport Statement – November 2017
 - h. Arboricultural Report – October 2016
 - i. Construction Management Plan – November 2017

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- j. Priority School Building Programme 2, Ground Investigation Report – April 2017
- k. Geotechnical Report – October 2017
- l. Acoustic Feasibility Survey – November 2016
- m. Plans numbered and named:
 - i) Location plan
 - ii) 2017-100-9101 - External works layout
 - iii) 2017-100-9102 - Proposed levels
 - iii) 2017-100-9103 – Fencing plan
 - iv) 2017-100-9104 – Service vehicle swept path
 - v) 2017-100-9105 – Access and security schematic
 - vi) 2017-100-2030 – GA elevations
 - vii) 2017-100-2000 – GA plan level 00
 - viii) 2017-100-2010 – Circulation diagrams
 - ix) 2017-100-2010 – Circulation diagrams
 - x) 2017-100-2002 – GA plan roof plan
 - xi) 2017-100-2035 – GA sections
 - xii) 2017-100-9108 – BB103 site areas
 - xiii) 2017-100-9111 – Sections
 - xiv) 2017-100-9116 – Existing site overlay
 - xv) WDK-00-XX-DR-E-63001 – External lighting layout
 - xvi) ZZ-XX-DR-W-7001 – Construction phasing plan – phase 1
 - xvii) ZZ-XX-DR-W-7002 – Construction phasing plan – phase 2
 - xviii) ZZ-00_DR-L-9100 – Site plan
 - ixx) 2017-100-9112 – Detailed planting plan
 - xx) 2017-100-9106 – Landscape layout plan
 - xxi) SESC-AWE-00-XX-DR-C-001 – Proposed drainage layout
- n. with the conditions attached to this permission.

Reason: To ensure the development is carried out to an approved appropriate standard and to avoid confusion as to what comprises the approved scheme.

Notification of Commencement of Development

3. Notification of the date of commencement of the development shall be made in writing to the County Planning Authority within 7 days of such commencement.

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission.

Ground Contamination

4. If during the construction phase of the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the developer has submitted to, and obtained written approval from the County Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The approved amendment to the remediation strategy shall be carried out as part of the development.

Reason: To ensure that the risk of on site contamination is kept to a minimum.

Construction Traffic Management Plan

5. No development shall commence on site until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the County Planning Authority. The CTMP shall include details of:
- the construction of the site access and the creation, positioning and maintenance of associated visibility splays;
 - access gates will be hung to open away from the public highway no less than 10m from the carriageway edge and shall incorporate appropriate visibility displays;
 - details of proposed crossings of the highway verge;
 - retained areas for construction personnel vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - clearing of debris on the highway
 - the surfacing of the access roads from the public highway into the site shall extend for a minimum of 10m;
 - construction vehicle routing; the scheduling and timing of movements, routing, details of escorts for abnormal loads, temporary warning signs, all HGV's should be sheeted (where necessary) and banksman.
 - details of how residents will be notified of large HGV movements

Reason: To ensure the construction is carried out in accordance with the approved scheme.

Demolition Management Plan

6. No development shall commence on the demolition of the existing school until a Demolition Management Plan (DMP) has been submitted to and approved in writing by the County Planning Authority. The DMP shall include the details of :
- Timescale of demolition works i.e. hours of operation and estimated timescale for demolition
 - The scheduling and timing of movements, routing, temporary warning signs and banksman
 - Parking provision within site for parking of construction operatives
 - Manoeuvring of HGV's/vehicles within the demolition area
 - Demolition waste loading onto HGV's
 - Details of how residents will be notified of demolition works
 - Details of avoiding conflict with pupils/users of the school during demolition works i.e. will pupils/users of the school be given priority during demolition works and crossing the access on Croft Head Road
 - Methods to prevent noise, dust and vibration during demolition works
 - Parking provision for school staff during demolition works
 - Cleaning of the highway during demolition works
 - All HGV's shall be covered prior to leaving the school site

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Reason: To ensure the demolition work is carried out in accordance with the approved scheme.

Hours of Working

7. No site construction work, delivery or demolition and reinstatement works shall take place on the site outside the hours of:

07:30 to 18:00 Monday to Friday
08:00 to 13:00 Saturday

There shall be no delivery of construction materials or demolition works to/from the site between the hours of:

08.00 to 09.30 and 14.45 to 15.45 Monday to Friday

No site construction work, delivery or removal of materials shall take place on Sundays; Bank Holidays and other Public Holidays.

Reason: To ensure the construction is carried out in accordance with the approved scheme and there is no impact on the amenities of nearby residents.

8. Temporary construction lighting shall not be used (with the exception of extraordinary activities including power floating of concrete slabs, testing and commissioning works and emergency works or similar activities) on the site outside the hours of:

18:00 to 07:00 Monday to Fridays (Except Public Holidays)
13:00 to 08:00 Saturday (Except Public Holidays)

No temporary construction lighting shall be used (with the exception of extraordinary activities including power floating of concrete slabs, testing and commissioning works and emergency works or similar activities) on Sundays or Public Holidays.

Reason: To ensure the residential amenities of local residents are protected from light pollution.

Storage of Fuels

9. No fuels, oils, chemicals or other potentially polluting liquids shall be stored within the site unless stored within tanks to be sited on impervious bases and surrounded by impervious bund walls that enclose an area and with a wall height that is capable of containing 110% of the largest tank, or, if there is more than one tank, the combined volume of the multiple tanks. All fill and draw valves and sight glasses shall be located within the bund and all fill and draw valves must be set to discharge downwards into the bund.

Reason: To avoid the pollution of any watercourse or groundwater resource.

Ecology/Arboriculture

10. No trees, bushes or hedges within the development site shall be removed, lowered or pruned during the bird nesting season between 1 March and 31 July inclusive. If areas cannot be cleared outside this time, they should be checked for breeding birds in accordance with Natural England's Guidance and, if appropriate, an exclusion zone set up around any vegetation to be protected. No work shall be undertaken within the exclusion zone until birds and any dependant young have vacated the area.

Reason: To protect nesting birds during the bird nesting season

11. No development shall commence until the Construction Exclusion Zone for the protection of trees to be retained on site has been put in place.

Reason: To ensure that during the course of development the roots and trees are protected.

12. Within 7 days of completion of construction works the temporary access from Croft Head Road shall be stopped up and secured to a satisfactory standard to ensure there is no risk to pupil welfare and shall remain in place until the new hedgerow has established its self. The replacement hedgerow shall be planted in the first available planting season.

Reason: To ensure the section of hedgerow removed during construction operations is secure during the course of growth of the replacement hedgerow.

13. Prior to the commencement of development details of the installation of bat and bird boxes shall be submitted to and approved in writing with the County Planning Authority.

Reason: To ensure the County Planning Authority compliance with the National Planning Policy Framework and the NERC biodiversity duty, compliant with Copeland Local Plan 2013-2029 - Core Strategy and Development Management 2013 Policy ENV3.

Travel Plan

14. Prior to occupation of the school, the Travel Plan shall have been developed, to achieve modal shift away from the use of private cars to transport pupils, to transport modes that have a lesser impact on the road network. This must include measures to be adopted to reassess the 'modes of travel'; identify safe journey routes/modes; and set targets to be used as benchmarks for the Annual Review Reports in the four following academic years. The Full Travel Plan shall be submitted to the Local Planning Authority for their approval. Any measures identified by the Local Planning Authority as being required, shall be implemented in full within the following 12 months and be continued until the following Annual Review, which will report on the effectiveness of the measures so provided.

Reason: To aid in the delivery of sustainable transport objectives.

Informatives

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The applicant must ensure that the development does not encroach over either the land

or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.

The application may affect gas appliances in the area. The applicant is requested to contact Plant Protection Cadent, Block 1, Floor 1, Brick Kiln Street, Hinckley LE10 0NA. plantprotection@cadentgas.com.

The proposed development will lead to a number of persons associated with the development e.g. contractors etc. being located in an area (known as the Detailed Emergency Planning Zone - DEPZ) outside the Sellafield site for which Cumbria County Council in liaison with the Sellafield Ltd and the Office for Nuclear Regulation, have responsibility for ensuring that persons in the DEPZ are aware of the appropriate action to take in the event of an incident at Sellafield. The applicant is requested to contact Resilience Unit, Fire and Rescue Services, HQ Carleton Avenue, Penrith, CA10 2FS.

Dated 7 March 2018



Signed: Angela Jones
Assistant Director of Economy & Environment
on behalf of Cumbria County Council.

NOTES

- The local planning authority has worked with the applicant/agent in a positive and proactive manner to seek solutions to any problems that arose in dealing with this application and has implemented the requirements of the [National Planning Policy Framework](#).
- The policies and reasons for the approval of this application are set out within the planning officers' report which can be viewed at: <https://planning.cumbria.gov.uk/Planning/Display?applicationNumber=4/17/9017>
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge planning conditions require a fee and any approval given in relation to these shall be issued in writing.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent, however, you should take careful notice of the advice given below as it may affect your proposal.

1. This grant of planning permission does not exempt you from regulation under Building Control and Environmental Protection regimes. The County Council

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regularly shares information with other authorities. Failure to comply with other regulatory regimes may result in prosecution.

2. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of [The Town and Country Planning Act 1990](#), or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
3. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
4. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under [Article 27](#) of [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and must be made in writing. A fee is payable for each submission. A single submission may relate to more than one condition.

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