

Update for committee item 10/00148/FULM for Rawcliffe Infant School York.

Condition 2 insert drawing no. and associated documentation as follows:-

DRAWING TITLE	Drawing No
Site plan existing	618126/SD/AP/001
Site plan proposed	618126/SD/AP/002
Ground floor plan	618126/SD/AP/003
First floor plan	618126/SD/AP/004
Roof plan	618126/SD/AP/005
Elevations 1	618126/SD/AP/006
Elevations 2	618126/SD/AP/007
Elevations 3	618126/SD/AP/008
Elevations 4	618126/SD/AP/009
Cross section	618126/SD/AP/010
Energy centre GA	618126/SD/AP/011 B
3D images	618126/SD/AP/012
Drainage site plan	618126/SD/DC/100
Building drainage	618126/SD/DC/101 A
Fences and gates plan	618126/SD/AS/141 A

Site location plan	0962/001
Location plan	0962/100
Proposed highway improvements	0962/113A
Design and access statement	
Existing trees on site	2111/1
Tree protection	2111/2
Site levels	2111/8
Detailed landscape proposals	2111/9G
Terrace details	2111/11
Schedule works foundation play area	2111-sw-fplay
Tree works	2111-sw-tree
Flood Risk Assessment	
Transport Assessment	

The further comments of structures and drainage have been received. Whilst they would have liked further information on the drainage proposals before the application is determined a detailed condition is suggested to cover the outstanding matter. The details required overlap to an extent with the requirements of Yorkshire Water and the Environment agency and therefore some of the conditions within the report have been changed accordingly. This means that conditions 29, 31, 32 have been deleted and one conditions and an informative have been added. The main change will be to ensure that the drainage details submitted show satisfactory drainage of foul and surface water for the site including attenuation of surface water. The wording of the Environment

Agency condition (no.37 on agenda) has been slightly amended to refer to sustainable drainage systems.

Mr Spencer from Garburn Grove referred to in paragraph 4.11 of the report is concerned about the height of trees within the proposed landscaping and has verbally still expressed concern about the height of proposed trees close to his boundary. proposed trees have been removed from the landscaping scheme within the car park area and have been replaced with landscaping to overcome his concerns.

Reference is made in paragraph 4.27 of the report to an Air Quality Assessment . Having been provided with additional information about traffic levels Environmental Protection have confirmed that the traffic levels do not breach their thresholds for air quality assessments to be submitted and are raising no objections to the application in this regard.

Sport England request two further conditions; condition 1 relates to ensuring continuity of use of existing sports facilities and condition 2 relates to phasing of the development during construction to ensure the facilities are out of action for the minimum amount of time and will be fully restored. Both conditions are to ensure full compliance with PPG17 and Sport England's Playing Field Policy. Should these conditions not be attached to any planning approval then Sport England will view this as a loss of playing field, albeit temporary, and may review its position hence the application would need to be referred to Government Office .

The conditions are as follows:-

Prior to commencement of the development a scheme to protect and ensure the continuity of the national curriculum for sport shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme shall ensure that facilities remain at least as accessible and at least equivalent in terms of size, usefulness, attractiveness and quality and include a timetable for implementation. The approved scheme shall be complied with in full throughout the carrying out of the development.

Reason: To protect sports facilities from damage, loss or availability of use

Prior to the commencement of development details for the phasing of development, including the provision of the sports facilities, shall be submitted to and approved in writing by the Local

Planning Authority after consultation with Sport England. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use.

An additional condition is also proposed to require details of the outside play areas and equipment to be submitted and approved before the development is brought into use.

The condition is as follows:-

Prior to the commencement of the development or within such longer period as may be agreed in writing prior to commencement details of external play areas and play equipment shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: In the interests of visual and residential amenity

The wording of the lighting Impact assessment condition has been amended to relate to all lighting not just floodlighting.

Condition 11 – reword as follows to take into account that the Park and Stride may not be determined at the meeting rewording is as follows:-

The development hereby approved shall not come into use until a park and stride scheme from Rawcliffe recreation ground to the new school site, the principles of which are detailed within the transport assessment and travel plan, has been implemented to the satisfaction of the Local Planning Authority.

Additional wording to condition 12:

The development hereby approved shall not commence until a package of Traffic Regulation Orders, which seek to manage on-street parking in the vicinity of the school site, **to be promoted by the Education Authority in consultation with the** Highway Authority have been submitted to and agreed in writing by the Local Planning Authority.

Reason :- In the interests of safety of highway users, the free flow of traffic and residential amenity.

Condition 18 – add in plan no. 618126/SD/AP/002 and delete words in red from the condition.

Hours of work condition (Condition 27 on the agenda) amended to relate to 'standard times' i.e.

All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

Reason: In the interests of residential amenity.