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30th January 2024

LF – 23/042
BY EMAIL

To whom it may concern,

SANDILANDS PRIMARY SCHOOL

PLANNING APPLICATION REF. 137074/FO/2023 - DISCHARGE OF PLANNING CONDITIONS

I write on behalf of my client, Tilbury Douglas Construction Ltd, to submit an application to discharge the pre-commencement conditions attached to permission ref. 137074/FO/2023.

I set out below a summary table of the conditions and a summary of the documents that have been submitted to the local authority for review.

Pre-Commencement Conditions	
Condition	Information submitted
3. Construction Environmental Management Plan <i>Prior to the commencement of development on site including any demolition works on site a Construction Environmental Management Plan shall be submitted to and approved in writing by the City Council as local planning authority</i>	Please refer to the submitted CEMP, Emergency, Delivery & Refuse Vehicle Movement plan and an Invasive Species Management Plan. A highway and footpath dilapidation survey is due to take place on the day that Tilbury Douglas take possession of the site to commence construction, the 18th March 2024. This document will therefore be submitted for approval in due course.
4. Programme of Site Investigation Works <i>A programme of Site Investigation works shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.</i> <i>The programme shall include: what Site Investigation works are going to be undertaken, and the timescales for these works to be completed.</i>	Please refer to the submitted Post –demolition Site Investigation Programme document prepared by GRM. It was noted by the Planning Officer during the determination period that this condition is required for the following reason- <i>“The condition is a rewording of our standard wording due to demolition of existing school buildings taking place after the completion of the new build and the SI is needed for that land post demolition. This allows the sequencing of development proposed to take place in accordance with your clients programme as</i>

<i>The investigations of the site shall be carried out in accordance with the approved programme and a report shall be prepared outlining what measures, if any, are required to remediate the land,</i>	<i>SIs are usually required to be completed prior to development commencing”.</i> In line with the requirement of this condition, following demolition of the existing school buildings (towards the end of the construction programme), a report will be prepared and issued to the local authority, confirming if remediation is required, and if so, the details of the remediation strategy. We therefore consider that at this stage, condition 4 can be partially discharged.
7. Continuity of Use Plan <i>Prior to development on the existing playing field a scheme to ensure the continuity of the existing sports use, curriculum and community use, of the sports facilities (indoor and outdoor) has been submitted to and approved in writing by the City Council as Local Planning Authority.</i> <i>The scheme should set out details of the size, location, type and make-up of the facilities or temporary off-site replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or temporary off-site replacement facilities.</i> <i>The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.</i>	Please refer to the enclosed Continuity of Use document prepared by the School, along with a plan of the site showing the arrangements. At present, the playing field accommodates 1 x 11 v 11 pitch (U13/U14) and 2 undersized 5 v 5 pitches. This was confirmed by the Football Foundation during the determination period of the planning application. Whilst construction is ongoing, Tilbury Douglas will be able to fence off the playing field from the construction site to allow the provision of the following: 1 x full size 7 v 7 (U9/U10) pitch and 1 x full size 5 v 5 (U7/U8 pitch). The hard play area will not be impacted by construction. The playing field is only used by the school for curriculum purposes, and an after school childcare club. The field will remain large enough for use by the children for Physical Education lessons; usage will not be compromised due to the timetabling of only one class using the area at any one time. Therefore, whilst there is a temporary reduction in the quantity of playing pitches, the school are able to ensure that usage is not impacted, by efficient timetabling and scheduling arrangements. Once the build is complete, the new pitch proposals will be implemented (1 x full size 11 v 11 and 2 x full size 5 v 5 pitches).
8. Timetable for provision of football pitches <i>No development shall commence until a timetable for the provision of the following football pitches i.e., Junior O/A size (88m x 56m (3m R/O); 2 x U7/U8 O/A (43m x 33m (3m R/O)) has been submitted to and approved in the Local Planning Authority. The pitches shall be delivered in accordance with the timetable approved in writing by the Local Planning Authority</i>	The football pitches will be made available by May 2026, which is the planned end of the construction programme. The pitches cannot be made available in full earlier because the site hoarding is required for contractor parking until the end of the project.

a. Application Package

The following documents have been submitted in support of this application to discharge conditions:

- This covering letter.
- CEMP prepared by Tilbury Douglas Construction.
- Drawing - SRP1034-EWA-ZZ-ZZ-D-L-9006-Emergency, Delivery & Refuse Vehicle Movements-S3-P1 (1), prepared by Ellis Williams Architects.
- Drawing - SRP1034-EWA-ZZ-ZZ-D-A-9035 Phase 1 Site Hoarding, prepared by Ellis Williams Architects (this shows the continuity of use plan for the playing field).
- Invasive Species Management Plan, prepared by Ebsford Environmental.
- P10250 Sandilands programme - post demolition Site Investigation, prepared by GRM.

Please note that a separate application to discharge condition 5 (drainage detail) will be made. This will be submitted separately so as to avoid holding up the determination of the 'pure' pre-commencement conditions (as condition 5 is 'prior to installation').

b. Summary

We trust that the enclosed documentation is helpful in providing the information required to discharge the conditions attached to permission ref. 137074/FO/2023. Should you require any further information please don't hesitate to contact me via mobile phone or email.

Yours sincerely,

Lucy Furber
SENIOR PLANNER