



**Planning Committee Map**

Site address: Woodfield School, Glenwood Avenue, London, NW9 7LY

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This map is indicative only.

**RECEIVED:** 20 June, 2014

**WARD:** Welsh Harp

**PLANNING AREA:** Willesden Consultative Forum

**LOCATION:** Woodfield School, Glenwood Avenue, London, NW9 7LY

**PROPOSAL:** Retention of the existing temporary classroom and erection of a single storey building comprising new classrooms to provide additional places for pupils with severe learning difficulties (SLD) and Autism Spectrum Disorders (ASD) and associated ancillary spaces and landscaping

**APPLICANT:** Brent Council

**CONTACT:** HLM Architects

**PLAN NO'S:**  
Refer to Condition 2

## RECOMMENDATION

Grant consent subject to conditions as set out after paragraph 36 of this report

## CIL DETAILS

This application is not liable to pay the Community Infrastructure Levy (CIL). This is because the application relates to an education use (use class D1) and has zero charge (£0).

### CIL Liable?

Yes/No: No

## EXISTING

The existing site is approximately 1.9ha in area, and is occupied by a part single-storey, part two-storey secondary school, with associated carparking and outdoor sports facilities.

The site is bounded to the west by a nursery/ garden centre, by the Welsh Harp Open Space to the south, by the Borough boundary shared with Barnet to the east, and to residential properties on Glenwood Avenue to the north. The site is accessed via the north-east corner onto Wood Lane. The western part of the grounds, occupied by playing fields, is designated as Metropolitan Open Land. The site is not within a Conservation Area, and does not contain any listed buildings.

## DEVELOPMENT SCHEDULE

The table(s) below indicate the existing and proposed uses at the site and their respective floorspace and a breakdown of any dwellings proposed at the site.

### Floorspace Breakdown

Primary Use	Existing	Retained	Lost	New	Net Gain
assembly and leisure	0		0	0	
businesses / research and development	0		0	0	
businesses and light industry	0		0	0	
businesses and offices	0		0	0	
drinking establishments (2004)	0		0	0	
financial and professional services	0		0	0	
general industrial	0		0	0	
hot food take away (2004)	0		0	0	
hotels	0		0	0	
non-residential institutions	3175		0	640	3815
residential institutions	0		0	0	

restaurants and cafes	0		0	0
shops	0		0	0
storage and distribution	0		0	0

### TOTALS in sqm

Totals	Existing	Retained	Lost	New	Net gain
	3175	3175	0	640	3815

### Monitoring Residential Breakdown

#### Existing

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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#### Proposed

Description	1Bed	2Bed	3Bed	4Bed	5Bed	6Bed	7Bed	8Bed	Unk	Total
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### PROPOSAL

Retention of the existing temporary classroom and erection of a single storey building comprising new classrooms to provide additional places for pupils with severe learning difficulties (SLD) and Autism Spectrum Disorders (ASD) and associated ancillary spaces and landscaping

### HISTORY

**14/2150:** Full Planning Permission sought for Extension to car park at Woodfield School to provide 12 additional spaces to accommodate on site staff car parking, with associated landscaping - under consideration.

**13/1288:** Full Planning Permission sought for single storey rear extension to school - Withdrawn, 17/07/2013.

**10/0901:** Installation of a temporary, single-storey, detached classroom to school - Granted, 08/06/2010.

**09/2652:** Full Planning Permission sought for Retention of and alterations to the external lighting of the school, including wall and soffit-mounted lights to main buildings, and column-mounted lights in car-park adjacent to rear gardens of properties on Glenwood Avenue - Granted, 25/02/2010.

**09/2699:** Details pursuant to condition 9 (relating to proposed out-of-hours use of premises by external organisations) of full planning permission reference 06/0143 - Allowed on appeal, 15/10/2010.

**09/2499:** Full Planning Permission sought for Erection of a new single-storey extension, comprising changing-rooms and toilet, to school - Granted, 25/02/2010.

**06/0143:** Full Planning Permission sought for Erection of 2-storey extension comprising ground-floor 6th-form unit and first-floor mental-health resource for the school's educational use and relocation of car-parking area and associated landscaping buffer zone to adjoining properties (as accompanied by Architects Report 1A dated 17/01/2006) - Granted, 02/03/2006.

**97/1576:** Full Planning Permission sought for Erection of single-storey side extension to school - Granted, 16/09/1997.

### POLICY CONSIDERATIONS

#### National Planning Policy Framework

Paragraph 72 of the NPPF attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities, and requires Local Planning Authorities to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.

## **London Plan 2011**

3.18 Education Facilities

## **Brent's Core Strategy 2010**

Objective 5 - meeting social infrastructure needs

## **Brent's UDP 2004**

BE9: Architectural Quality

CF8: School Extensions

TRN22: Parking Standards - Non Residential Developments

PS12 - Non-Residential Institutions

OS12: Development on SSSIs and Sites of Metropolitan and Borough (Grade I) Nature Conservation Importance

## **CONSULTATION**

**Consultation Period: 30/06/2014 - 21/07/2014**

**Site Notice: 15/07/2014 - 05/08/2014**

33 neighbours consulted - One comment received raising the following points:

- Preference for works to be complete during the summer holidays to allow the project to be built more quickly and less disruptive to the school and local residents.
- No out of hours work
- No trees other than those agreed by the LPA to be removed.
- Consideration to be given to additional coaches as a result of the development
- Building to be built in accordance with the approved plans.

London Borough of Barnet - No objections raised.

### **Statutory Consultees**

Natural England - No objections raised in terms of the proposal adversely impacting on the adjoining Brent Reservoir Site of Special Scientific Interest.

Sport England - No objections raised.

The Environment Agency - No objections subject to condition relating to details of surface water drainage scheme.

### **Internal Consultation**

Transportation - No objections subject to a condition securing details of Travel Plan, Construction Management Plan and set down/pick up of existing and proposed mini buses.

Landscape - Loss of trees as identified within the Tree Survey and proposed protection for retained trees acceptable. Replacement trees required.

Environmental Health - No objections subject to a condition relating to noise for any plant equipment.

## **REMARKS**

### **Introduction**

1. Woodfield School is a secondary school that offers places to pupils aged from 11 to 19 with a wide range of learning difficulties, and has considerable expertise in a range of teaching methods to meet the needs of pupils with Autism Spectrum Disorders (ASD), moderate learning difficulties (MLD) and severe learning difficulties (SLD). It has a specialist school status for PE and ICT. The school was rated as Outstanding by Ofsted in their last inspection in November 2010. It currently has capacity for 128 school places.

2. This proposal relates to a detached building to the south of the site that will provide 5 classrooms with ancillary accommodation. The new classrooms will provide an additional 40 places for pupils with SLD and ASD. The application is also seeking to retain the SLD unit that was granted temporary planning permission in 2010 on a permanent basis.

### Education Need

3. The Council's Special Educational Needs (SEN) and Disability services have been facing pressures arising from increased demand for specialist education placements for a number of years. This increase in demand is in line with a national trend due to advances in medical technology and higher survival rates for children with complex needs and increases in medical diagnoses for conditions such as autism. It has also been exacerbated in Brent by increased inward migration.

4. The Council has a statutory duty to provide sufficient school places for children within its area. There will be increased demand for school places as a result of the growing pupil population which will continue to grow rapidly until at least 2020. The school population in Brent has increased by 3151 in less than four years, and correspondingly there is also an increase in demand for special school places. In recent years the Council has had to place pupils in expensive out of borough independent provision as special schools within Brent are full.

5. A table summarising the current projected net requirement for new SEN places for the borough for 2016 and 2020 is provided below:

Type of Provision	Total Additional Requirement		Type of SEN							
			ASD/SLCN		BESD		SLD/PD/PMLD		MLD	
	2016	2020	2016	2020	2016	2020	2016	2020	2016	2020
Special School Places	79	102	24	32	5	7	24	30	22	29
ARP Places	3	4	3	4	0	0	0	0	0	0
<b>Total</b>	<b>82</b>	<b>106</b>	<b>27</b>	<b>36</b>	<b>5</b>	<b>7</b>	<b>24</b>	<b>30</b>	<b>22</b>	<b>29</b>

6. As described above Woodfield School currently has capacity for 128 pupils in SEN. This proposal will provide an additional 40 places to help meet growing demand and achieve considerable educational and financial benefits. These benefits are set out below:

- The expansion will provide 40 of the additional secondary special school places of the 102 projected need by 2020.
- The expansion will increase the availability of good quality special school experiences closer to home in a specialised environment that can meet the needs of ASD/SLD pupils.
- The expansion will reduce travel time to and from school for ASD/SLD pupils and the costs of transport. This will assist in avoiding costs on independent out of borough provision and transport for 40 pupils with ASD/SLD needs.
- The expansion will improve preparation for transition to further education and adult life for pupils with ASD/SLD needs.
- The expansion will align to the Council's strategic objective in its priority of supporting Children and Families in providing organisational efficiency.

### Siting and Design of new building

#### *Siting*

7. The new classrooms are to be located to the south of the main school building close to the existing SLD building and the boundary with the Welsh Harp Reservoir. The site is at the back of the school with limited function. It can not be used for sporting activities as there are 6 manhole covers in the grass at different

locations that are not at ground level, the area of badly drained and is uneven and sloping and using it for sporting activities could be distributive for the adjoining classrooms.

8. Sport England have reviewed the siting of the new classrooms and have confirmed that the location owing to its size, shape, location and presence of vegetation is not capable of providing a pitch or part of a pitch. As such it meets Exception 3 - Land incapable of forming part of the pitch. No objections have been raised by Sport England.

9. As the classrooms are located at the southern end of the school site they will not adversely impact on the residential properties on Woodfield Avenue. The location of the classrooms is therefore considered an appropriate location and can be supported.

### *Design*

10. The classrooms will be accommodated within existing modular building modules which were formally used as temporary decant accommodation for the Village School in Kingsbury. The temporary school was dismantled after the Village School moved into its new buildings, with around a third of the modules reused within the Kingsbury High School to create permanent legacy Building. The remaining modules have been in storage since August 2013 at Brent House.

11. The module buildings will be single storey with a flat roof. The maximum height is 3.88m taken into account the fall in ground levels to the south of the site. The building is L Shaped with an overall length of approx. 40m and overall depth of approx. 19m. In order to provide a bespoke solution to Woodfield School, modifications will be required to the existing modules including rearrangement of internal partitions to meet new layouts, washrooms to cater for specific ages ranges, new roof and ceilings. The module buildings will have large windows providing good levels of natural daylight to the internal learning spaces.

12. The external elevations will be finished with composite cladding panels and painted white to reflect what has previously been approved at Kingsbury High School. Part of the northern and eastern elevation will contain an area of treated timber cladding. The external appearance of the module building is considered to be appropriate in its appearance and can be supported.

### *External areas*

13. A secure external 'cool down' space is provided adjacent to each classroom. This external areas needs to be enclosed with 2.4m high wire mesh fence. This is so that they can be secure due to the risk of pupils running off from cool down areas. It is recommended that a condition is secured for the fencing to be finished in a green colour.

### Permanent retention and alterations to existing SLD building

14. The existing SLD building was granted temporary planning permission in 2010 for a three year period. Temporary consent was granted given the temporary nature and external appearance of the building. This application is seeking to retain this building on a permanent basis. To improve its external appearance it will be finished with composite cladding panels and painted white to match the 5 new classrooms. This approach has been taken at Kingsbury High School and is considered acceptable for this site to allow the SLD building to be retained on a permanent basis.

15. Improved access ramps are also proposed between the SLD building and the existing sixth form building.

### Ecological Considerations

16. An Ecological Report has been commissioned which advises that the school site itself is of low ecological value. The site however abuts a Site of Metropolitan Importance for Nature Conservation (SMINC) and the Welsh Harp SSSI to the south of the site. As the works will be taking place within the existing school site it is not considered that the adjoining SMINC or SSSI will be adversely impact by the proposal. This has also been confirmed by Natural England.

17. It is recommended that a condition is secured for details of external lighting to ensure that any lighting does not adversely impact on protected spaces such as bats which could be located within the nearby Welsh Harp Reservoir. It is also recommended that conditions are secured for enhancement opportunities for nature conservation including further details of soft landscaping within the site to include native species together with

provision of invertebrate and bird boxes.

#### *Existing Trees within the site*

18. A Tree Survey has been undertaken which identifies trees within the site. The highest quality trees (known as Category A) trees are located along the northern boundary and will not be affected by this proposal. Two hawthorn (identified as G7 on the tree survey) will be removed as part of this proposal. The Tree Officer has confirmed that the loss of these trees is acceptable. Two replacement trees will be planted to the south east of the new building. Further details are recommended to be conditioned. They should be native trees with a minimum stem girth should be 12-14cm and trees should be double staked with rubber ties.

19. There is an English Oak (known as T8 in the tree survey) which is located within the Welsh Harp but partly overhangs the school boundary. Pruning and crown lifting is proposed to this tree to facilitate the construction. The Tree Officer has confirmed that the works are acceptable.

20. Details of protected fencing around T8 and T9 (Silver Birch) and T10 (Horse Chestnut) which are located to the west of the module building has been provided. These details are considered acceptable by the Tree Officer.

#### Flood Risk

21. Whilst the site is located in a low flood risk zone (Zone 1) as the overall site is over 1 hectare in size a Flood Risk Assessment is required to be submitted. The Flood Risk Assessment has been reviewed by the Environment Agency who have advised that details of surface water management scheme for the site is acceptable but in order to meet the requirements of NPPF further details of surface water drainage scheme for the site is required to be conditioned to any forthcoming consent.

#### Highway considerations

22. The school is located close to the junction of Wood Lane and Cool Oak Lane. Wood Lane branches off into a cul de sac which only serves the school. The site has very low access to Public Transport services, PTAL 0, with access to two different bus routes but no train stations within walking distance.

23. The school operates 08.35-15.00 Monday to Friday and has after school activities on Tuesday and Thursday.

#### *School car parking*

24. The school has an existing car park that accommodates 27 car parking spaces (including 2 disabled) and 2 mini bus parking spaces. Based on current school capacity which is 128 pupils and 60 staff members out of which 20 are teachers and 40 support staff, a maximum of 12 car parking spaces is required as set out in PS12 of Brent's UDP 2004.

25. This proposal will increase the number of pupils by 40 to a total of 168 pupils with an additional 17 staff. Amendments are proposed to the existing car park layout to retain 27 car parking spaces for staff (including 2 disabled bays), a pick up and drop off point, two mini bus parking spaces and a bus pick up drop off area next to the Multi Use Games Area. Two parking bays will be used as pick up drop off bays at the start and end of the day and as visitor parking throughout other times. Officers in Transportation have advised that the general car park layout and number of spaces is acceptable but further details on how the drop off and pick up system operates should be conditioned to any forthcoming consent.

#### *Trip generation and method of travel to the school site*

26. Given that the school serves children with special education needs, the majority of the pupils are dropped by a school bus due to the needs of the children and the distance they travel. This includes 1 x 50 seater bus and 7 x 24 seater buses a day. The mini buses park within the northern part of the playground and the pupils are escorted by staff to the playground or Sixth Form Block. A small number of pupils are dropped off and picked up by taxis, parents or are independent and able to use public transport.

27. The increase in pupil/staff will result in more trip generations to and from the site. Overall, an additional 8 vehicle trips will occur in the morning and an additional 5 vehicle trips will occur for departures. This is assuming that most pupils will travel by minibus and most staff will have single occupancy cars. The number

of mini buses within the site will increase from 8 to 10 per day.

28. Officers in Transportation have advised that the overall capacity of the car park is sufficient to meet future demand within the site, however the minibus parking provision is only 2 spaces. It is recommended that further details on the management arrangements for the drop off and pick up of the other mini buses within the site taken into account the increase in pupil number and additional mini bus on the school premises during the drop off and pick up times is conditioned. This is to ensure that this can be safely accommodated within the site.

#### *Cycle Parking*

29. The school currently has 10 cycle parking spaces to the west of the main entrance and the proposal will result in an increase in the number of staff/pupils. The transport statement indicates that only 4 members of staff use the cycle parking and therefore the existing cycle parking satisfies Policy PS16.

#### *Construction Traffic*

30. Construction Management Plan has been submitted which shows the location of the site compound and construction site compound. The site compound will be within the existing tennis courts with direct access to the construction site. Both of these areas will be divided off from pupils during the construction of the new classrooms.

31. Construction vehicles will enter and leave the site via the school playground. The construction management plan advises that the construction vehicles will not arrive/leave at the same time as peak school arrival/departure. Officers in Transportation have requested further details on how construction vehicles enter and leaving the site will be managed (including 3 car parking spaces for construction staff). This is to ensure that any minibuses bringing pupils to the site during this period are catered for, by retaining adequate parking facilities on the site, and how the construction works will work alongside the school given that construction vehicles need to cross the playground.

#### *School Travel Plan*

32. A Travel Plan has been submitted and reviewed by officers in Transportation. They have advised that having assessed the travel plan using the attrubte tool, it has failed as the travel plan as it did not provide all relevant information to achieve a PASS rating. It is recommended that a revised Travel Plan is conditioned to any forthcoming consent.

#### Other considerations

##### *Location of plant to classrooms*

33. A new plant room is proposed next to the new modular building for heating and cooling the new classrooms. Officers in Environmental Heath have advised that given that the existing location of very quiet with low background noise, the plant has potential to cause nuisance. It is recommended that a noise assessment is conditioned to address concerns with noise nuisance.

##### *Archaeological Considerations*

34. An Archaeological Desk-Based Assessment has been submitted. This concludes that the site is judged to be of low archaeological potential. The proposed modular units will not require extensive groundworks, foundations or footings. The impact of the proposed development is judged to be minimal and unlikely to affect any surviving archaeological remains, if present. No further assessment is required.

#### Response to comments raised

<b>Comment</b>	<b>Response</b>
Preference for works to be complete during the summer holidays to allow the project to be built more quickly and less disruptive to the school and local residents.	The Local Planning Authority is unable to control the time of the year when construction works take place. However to minimise disruption to the school and neighbouring properties a



	Construction Management Plan is required.
No out of hours work	The applicants attention will be drawn to the hours that noisy works can take place as part of an informative
No trees other than those agreed by the LPA to be removed.	Details of trees have been provided in the tree survey and protection plans for retained trees has been provided
Consideration to be given to additional coaches as a result of the development	This matter has been considered within the highway section of the main report
Building to be built in accordance with the approved plans.	Details of approved plans have been conditioned as part of condition 2

### Conclusions

35. The proposed scheme complies with the relevant policies for schools development at national, regional and local level and in particular with the National Planning Policy Framework which places great importance on ensuring that sufficient school places are available to meet the needs of existing and new communities. The scheme will not adversely impact on the adjoining Welsh Harp Reservoir.

36. Accordingly your officers recommend planning permission be granted, subject to a number of conditions as set out below.

**RECOMMENDATION:** Grant Consent

### **REASON FOR GRANTING**

(1) The proposed development is in general accordance with policies contained in the:-

Core Strategy 2010  
Brent Unitary Development Plan 2004  
Central Government Guidance  
London Plan 2011

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment  
Environmental Protection: in terms of protecting specific features of the environment and protecting the public  
Open Space and Recreation: to protect and enhance the provision of sports, leisure and nature conservation  
Transport: in terms of sustainability, safety and servicing needs  
Community Facilities: in terms of meeting the demand for community services

### **CONDITIONS/REASONS:**

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Drawings:

14042/L(PA)001 Rev P1  
14042/L(PA)002 Rev P1  
14042/L(PA)101 Rev P2  
14042/L(PA)102 Rev P1  
14042/L(PA)103 Rev P1  
14042/E(PA) 001 Rev P1  
14042/E(PA) 002 Rev P1  
14042/E(PA) 101 Rev P1  
14042/E(PA) 102 Rev P1  
14042/L(PA)103 Rev P1  
14042/L(PA)104 Rev P2  
14042/L(PA)201 Rev P3  
14042/L(PA)202 Rev P2  
14042/S(PA)001 Rev P1

Design and Access Statement dated June 2014

Statement of Educational Need

Civic & Structural Engineering Design Statement - Planning Stage, prepared by Doran Consulting

Construction Management Plan prepared by Henry Brothers

Ecological Constraints Report prepared by AECOM dated May 2014

Noise Survey prepared by AECOM dated May 2014

Archaeological Desk-Based Assessment prepared by Archaeological Solutions Ltd dated June 2014

BS5837 Arboricultural Method Statement prepared by AECOM dated July 2014

BS5837 Tree Survey Report prepared by AECOM dated May 2014

Mechanical and Electrical Strategy Statement prepared by AECOM

Transport Statement prepared by AECOM dated June 2014

School Travel Plan prepared by AECOM dated June 2014

Flood Risk Assessment prepared by AECOM dated June 2014

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) (a) The external materials for the new modular building and the existing SLD unit shall be carried out in accordance with the external materials as specified in Drawing Nos: "14042/E(PA)101 Rev P1 and 14042/E(PA)102 Rev P1".

or

(b) Prior to commencement of building work, details of alternative materials shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

- (4) The protection of the retained trees shall be implemented in full accordance with the approved details set out in the "BS5837 Arboricultural Method Statement prepared by AECOM dated July 2014" prior to commencement of any preparatory work or development and retained throughout the duration of the construction works.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of the existing trees.

- (5) The development shall not be occupied until the car-parking layout and cycle parking facilities has been provided in accordance with the approved details shown in the Transport Statement prepared by AECOM and these shall be retained thereafter for the lifetime of the development.

Reason: In the interests of highway safety and encourage use of sustainable transport.

- (6) No external lighting shall be installed on the new module classroom building or "Cool Down" area or existing SLD unit without the prior submission to the Local Planning Authority. This shall include the specification, manufacturer, lux level, model, direction and the siting of each lamp. Thereafter the lights shall be installed and operated in accordance with the details so approved.

Reason: In the interests of protected species in the nearby Welsh Harp Reservoir SSSI.

- (7) Vegetation clearance shall be undertaken outside of the nesting bird season (generally extends between March and September inclusive). If this is not possible then any vegetation that is to be removed or disturbed shall be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting any works which may affect them is required to be delayed until the young have fledged and the nest has been abandoned naturally.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

- (8) The wire mesh fencing around the "Cool Down" areas shall be finished in dark green unless an alternative colour is otherwise agreed in writing by the Local Planning Authority.

In the visual interests of the locality.

- (9) Prior to commencement of any works, including any preparatory works, an updated version of the Construction Management Plan to incorporate details of the management of construction traffic in relation to the arrival and departure of school mini buses and use of the playground during school time shall be submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period.

Reason: To and ensure the development does not have an adverse impact on the highway and to ensure the safe operation of the school during the construction phase.

- (10) The development hereby approved shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) produced by AECOM dated 17 June 2014 has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

- (11) Prior to first occupation of the module classroom building hereby approved further details on the management of the set down/pick up of mini buses and taxis to the school shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the agreed management arrangements.

Reason: In the interests of the safety of the adjoining highway and pupils within the school.

- (12) Prior to installation of the proposed plant equipment, an assessment of the expected noise levels and any mitigation measures necessary to achieve the required noise levels shall be submitted to and approved in writing by the Local Planning Authority. Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall be at least 10dB below the measured background noise level when measured at the nearest noise sensitive premises. The method of assessment shall be carried

out in accordance with BS4142: 1997. It should be assumed that each item of plant incurs +5dB(A) penalty to account for tonal qualities, unless it can be demonstrated that tonal qualities do not apply.

The plant shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect acceptable local noise levels.

- (13) Prior to the commencement of the use of the module classrooms, a School Travel Plan of sufficient quality to score a PASS rating using TfL's ATTrBuTE programme, to incorporate targets for minimising car use, monitoring of those targets and associated measures to meet those targets, shall be submitted to and approved in writing by the Local Planning Authority and shall be fully implemented as approved and adhered to.

Reason: In the interests of reducing reliance on private motor vehicles.

- (14) Within three months of the date of commencement of works on site, further details of soft landscape works as shown in Drawing No: L(PA)102 -P1 shall be submitted to and approved in writing by the Local Planning Authority. Such landscaping work shall be completed within six months of first occupation of the development hereby approved or by any other timetable agreed.

Such scheme shall include:

- (a) Details of all planting including species, size, density and numbers incorporating native species as recommended in the Ecological Constraints Report
- (b) Details of bird and invertebrate boxes as recommended in the Ecological Constraints Report
- (c) Details of 2 replacement trees to the south east of the new modular classrooms which are native species. The trees should have a minimum stem girth should be 12-14cm and trees should be double staked with rubber ties.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act 1990.

#### **INFORMATIVES:**

- (1) The applicant is advised that in order to discharge the surface water condition (condition 10 above), the following information must be provided based on the agreed drainage strategy:
- (a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
  - (b) Confirmation of the critical storm duration.
  - (c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
  - (d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods., calculations showing the volume of these are also required.
  - (e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
  - (f) Calculations should demonstrate how the system operates during 1 in 100 chance in any year critical duration storm event, including an allowance of climate change in line with the "Planning Practice Guidance: Flood Risk and Coastal Change". If overland flooding occurs in this event, a plan should also be submitted detailing the location of the overland flow paths and extent and depth of ponding.

- (2) The applicant is advised that noisy works shall only take place between the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 Saturdays. No noise works shall take place on Sundays or Bank Holidays.

Any person wishing to inspect the above papers should contact Victoria McDonagh, Planning and Regeneration, Brent Civic Centre, Engineers Way, Wembley, HA9 0FJ, Tel. No. 020 8937 5337