

Action Items	PROJECT NAME HAMILTON SCHOOL	TMS CODE E03700	 Property Services
DISCIPLINE Architects	PLANNING CONDITION DISCHARGE	DATE OF ISSUE 16/11/2020	

Action Item	Status	Info provided	Target Completion Date	Responsibility
condition 3	3.Material samples No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted along with samples have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority. REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019	E03700-XX-XX-DR-A-3107P3, E03700-XX-XX-DR-A-3108 P3 issue 07.08.20	BC to confirm if any further info required to discharg condition	BC
condition 4	4.Existing and proposed ground levels plan No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building. REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring a satisfactory form of development relative to surrounding buildings and landscape in accordance with Policy CC7 of the Reading Borough Local Plan 2019.	topographical drawings issued via e.mail 07.08.20. Proposed level issued 16.11.20	proposed level copied to SH & DC for comment	BC
condition 5	5.hard and soft landscaping (major scheme) No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include: a.Proposed means of enclosure which shall include fencing, their foundation details, mixed-species hedging (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas; b.Hard surfacing materials (including permeable surfacing) and their location in relation to RPAs, minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc.); c.Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. This shall consist of wildlife-friendly species; d.A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting; e.routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;	colin lord responding to further requests for information	please forward SH e.mail of 16.12.19 as we have no record of this being issued	HCC, CL
condition 6	6.Biodiversity Enhancements No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme are submitted to and approved in writing by the Local Planning Authority. The scheme should include integral bird nesting and bat roosting opportunities on and around the building, and a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme. REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.	HCC to amend elevations to show locations.	amend elevations to show	HCC,WO
condition 7	7.Arboricultural Method Statement No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.	Previously issued so please confirm why not discharged	check why not issued by BC	BC
condition 8	8.Full means of enclosure Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected including any new pedestrian access gates, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall including the provision of mammal gaps and adherence to Secure by Design principles. The boundary treatment shall be installed in accordance with the approved details before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.	fencing plans issued - check why not sufficient - send Q sections? I don't think we have mammal gaps	fencing specification to be issued alongside revised plans showing mammal holes	CL

condition 9	9. Construction Environmental Management Plan (CEMP) No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED: a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided; b) Location on site for storage of plant and materials used in constructing the development; c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site; d) Identification of any footpath closures or road closures needed during construction; e) Required wheel washing facilities on site; f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes; h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction; i) Provisions to be made for the control of noise coming from the site during demolition and construction; j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.	Mike, I have spoken to Darren this morning & comments are as follows; • Loss of staff parking- photo attached shows layout of Heras in car park so this would support the site logistics as developed by Martin Halligan (also attached). On this basis it is likely that only 4-5 spaces have been lost for turning radius. Darren is therefore not so worried. If extent of parking loss is likely to change at any point during the works then we can review alternatives probably. • Parking for footballers- I have explained that we have made it clear that car parking cannot be offered to folks hiring the field due to lack of access from the car park to the field. Due to ongoing financial issues the footballers have so far chosen not to make any bookings.	darren cook to confirm closed out	BC, SP, DC
condition 16	16. Car parking management plan Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for staff and visitors has been calculated and provided. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development. REASON: In the interest of the safety and convenience of all highway users in accordance with TR5 of the Reading Local Plan 2019	MET will need to provide	POST CONTRACT	MET
condition 19	19. Refuse, recycling and management arrangements – To include rat prevention measures. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development (including rat prevention measures) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.	contact MET to help complete statement	POST CONTRACT	MET
condition 20	20. BREEAM 'Very Good' or equivalent to be achieved: Pre-assessment estimator No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard certification or equivalent certification demonstrating compliance with a minimum standard of BREEAM Very Good rating or verified equivalence has been submitted to and approved in writing by the Local Planning Authority.	issued Preassessment as agreed.	BC to confirm whether info received suitable for discharge	BC
condition 21	BREEAM post	will have to wait for POE at 11 months	check OK	
condition 22	22. Details of surface water drainage scheme No development shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include: i. A timetable for its implementation, and ii. A management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.	issue maintainance strategy received today alongside entire drainage spec and drawings	16.11.20	BC
condition 23	23. No plant equipment to be installed until noise report submitted and approved No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LA_r,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.	seek statement from subcontractor - ISG to provide	PRIOR TO PC	ISG,TS
condition 24	24. No ventilation/extraction to be installed until odour measures/mitigation submitted and approved No new ventilation/extraction systems shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scaled plans, odour control specifications and a maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to the DEFRA guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Jan 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.	seek statement from subcontractor - ISG to provide	PRIOR TO PC	ISG,TS