

Report of: CHIEF PLANNING OFFICER Derek McKenzie

Report to: PLANNING COMMITTEE **Date of Meeting:** 18th September 2024

Subject: [DC/2024/00751](#)
[The Salesian Academy Of St John Bosco Netherton Way Bootle L30 2NA](#)

Proposal: Erection of a new two storey secondary school building alongside supporting sports facilities, car parking, landscaping and site infrastructure, following the demolition of existing school buildings

Applicant: BAM Construction Ltd **Agent:** Mr Peter Campbell
Tetra Tech

Ward: Netherton and Orrell Ward **Type:** Public Infrastructure Project

Reason for Committee Determination: Chief Planning Officer's discretion

Summary

The application seeks permission for the erection of a replacement two-story school building, and the demolition of the existing buildings. The development would incorporate replacement supporting sports facilities, plus enhanced car parking and landscaping.

The site lies within an area subject to Policy HC7 'Education and Care Institutions' in the Sefton Local Plan.

The main planning issues for consideration include the principle of development, the highways requirements, design and potential impact on the surrounding area and environmental matters, such as ecological requirements including Biodiversity Net Gain, contaminated land, and drainage.

Subject to conditions, the development is considered acceptable and in accordance with the relevant policies of the Local Plan.

Recommendation: Approve with Conditions subject to a Section 106 legal agreement to secure Biodiversity Net Gain and its ongoing monitoring, plus a Travel Plan

Case Officer Louise Everard

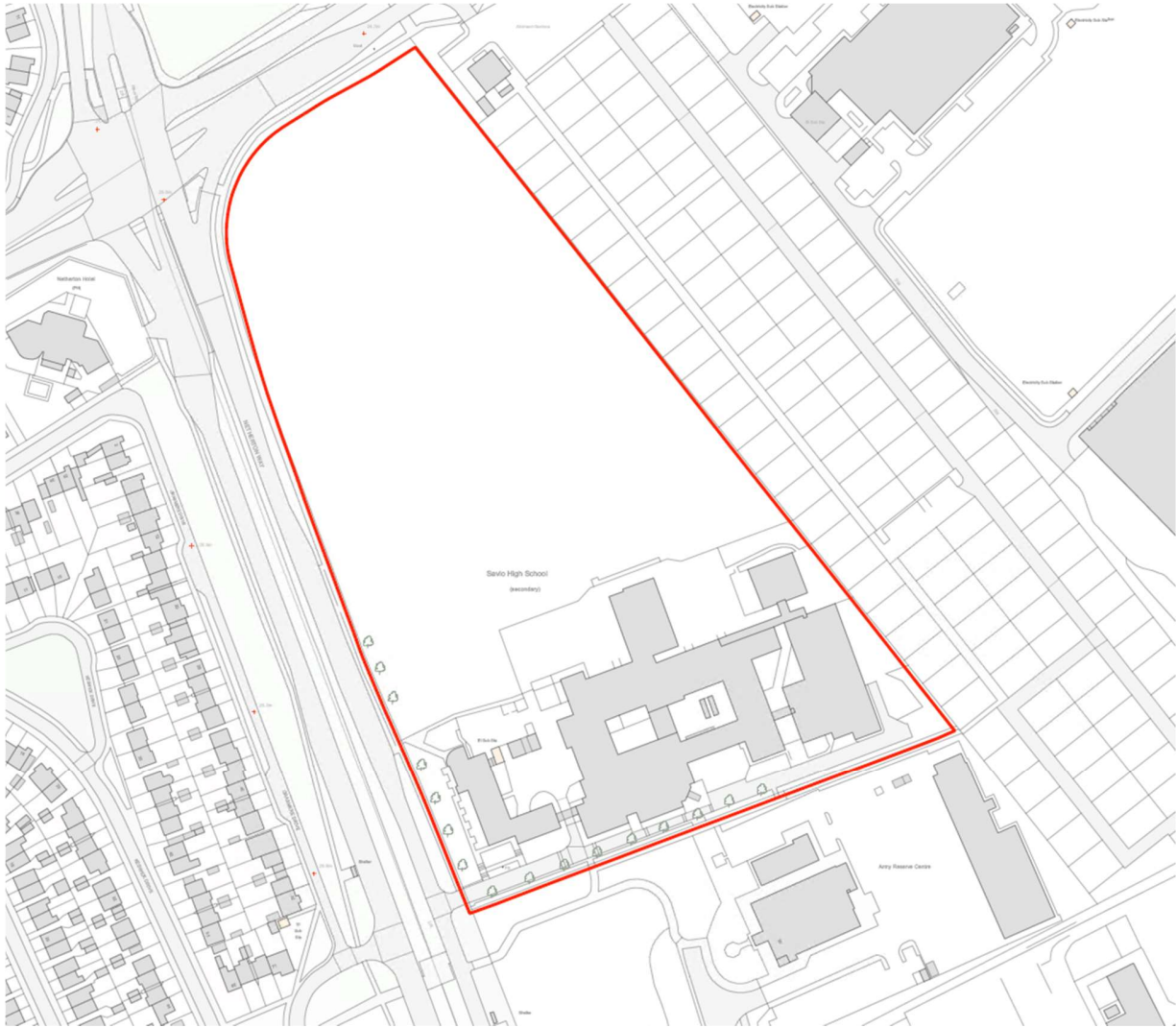
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<https://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCRGGGNWK6200>

Site Location Plan



The Site

The application relates to the existing Salesian Academy secondary school, located in Netherton and Orrell ward. The site comprises an area of approximately 5.5 hectares, positioned by the junction of Netherton Way and Dunnings Bridge Road, with the access into the school grounds taken from Netherton Way, in the south west corner of the site.

The school comprises a collection of interconnected buildings, located in the southern part of the site. The existing buildings range from single storey up to four storeys. The northern portion of the site is occupied by a series of grass sports pitches. Mature trees line the boundaries to the north, east and west of the site, as well as part of the southern boundary. The existing school is a 4-form entry, with an existing capacity of 600 pupils.

History

There is no relevant history for the site.

Consultations

Sport England

No objection subject to conditions

United Utilities

Object to the proposal until such times as the applicants have provided further detail regarding the proximity of the proposed development to United Utilities' assets. If the council deem the application suitable for approval a condition would be required to afford appropriate protective measures.

Local Plans

The loss of outdoor sports facilities would be replaced by equivalent or better provision. The proposal is therefore acceptable in principle within the existing Education and Care Institution designation.

Merseyside Environmental Advisory Service

Satisfied the BNG requirements can be achieved within the site.

Flooding & Drainage

No objection subject to conditions

Environmental Health Manager

No objection subject to conditions

Highways Manager

No objection subject to condition

Contaminated Land Team

No objection subject to conditions

Active Travel England

No objection subject to conditions

National Highways

No objections

Tree Officer

No objection subject to conditions

Neighbour Representations

One comment from a nearby neighbour was received enquiring if a cleaning bill would be paid to cover cleaning of cars and windows during the demolition works.

This is not something that could be required through the planning application, however conditions would be attached to ensure environmental conditions of the surrounding area are adequately protected during the demolition and construction phases, by way of a Construction Environment Management Plan.

Other representation

Representation was initially received from Merseyside & West Lancashire Bat Group (MWLBG) placing a holding objection as they considered insufficient information had been submitted to determine the application in relation to protected species.

Following additional surveys, an updated bat survey was submitted which has been fully reviewed by Merseyside Environmental Advisory Service. The updated report was also forwarded to Merseyside and West Lancashire Bat Group but no further comments have been received.

Policy Context

The application site lies within an area designated as an Education and Care Institution in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

1. The proposal

- 1.1 The application seeks permission to demolish the existing school buildings and to erect a new secondary school building, alongside supporting sports facilities, car parking and landscaping. The new school building would be constructed as a two-storey T-shaped building located in the south western part of the site, fronting onto Netherton Way. The replacement school would retain the existing capacity and would not seek to increase pupil numbers.
- 1.2 At present four grass sports pitches are marked out on the school's field on the northern part of the site. The two most northerly pitches are unaffected by the proposed development. The two grass pitches affected by the development will be re-provided as part of the new scheme in the south-eastern part of the site. A three court multi-use games area (MUGA) is also proposed to replace the school's existing hardstanding MUGA.
- 1.3 The proposal would be carried out in two phases to ensure the continued operation of the school during construction.
- 1.4 Phase 1 would include the demolition of the four storey block which fronts Netherton Way and the link bridge. This building is no longer in active use and the demolition would make way for the proposed new school building. The replacement school building would be constructed within this phase, along with the provision of the MUGA and part of the parking provision. The operational school would then move into the new building upon completion of phase 1.
- 1.5 Phase 2 would then involve the demolition of the remainder of the school buildings, once they have been vacated, to allow the completion of the landscaping, new grass sports pitches and the other outdoor spaces, including the remainder of the car park.
- 1.6 The main planning issues for consideration include the principle of development, the highways requirements, design and potential impact on the surrounding area and environmental matters, such as ecological requirements including Biodiversity Net Gain, contaminated land, and drainage.

2. Principle of Development

- 2.1 The site is designated as an education and care institution in the Sefton Local Plan as set out in Policy HC7 . The proposal to replace the school retains the existing education use within the site and so is acceptable in principle, subject to complying with other relevant policies.

- 2.2 Local Plan Policy NH5 'Protection of Open Space and Countryside Recreation Areas', is also relevant. Part 1b of Local Plan Policy NH5 'Protection of Open Space and Countryside Recreation Areas' indicates that development proposals affecting outdoor sports facilities are acceptable in principle where they meet certain criteria including section (ii) – where the loss of outdoor sports facilities would be replaced by equivalent or better provision. Given the impact on existing playing fields, the proposal would also need to demonstrate compliance with Sports England's Policy, which lists 5 exceptions as to when developments affecting playing pitches will be considered acceptable.
- 2.3 The proposed development will result in the loss of existing playing fields that currently accommodate 2 junior sized football pitches, training grid and long jump facility. The plans demonstrate that a new area of playing field would be provided on that land that is currently occupied by existing school buildings and car park. The new area will result in a gain of approximately 400m² of natural turf playing field and will comprise two 7-a-side football pitches and 2 rounders' diamonds.
- 2.4 Sport England have confirmed that there would be an increase in playing field land and the site is capable of accommodating sports pitches of an appropriate size to replace the existing. Measures would need to be taken with regards to the drainage of the new pitches to ensure the replacement provision is of an equivalent or better quality than that being lost, this could be secured by condition. The development will also see the loss of the existing hard surfaced MUGA areas which contain three courts. This is to be replaced by a new 1845m², three court MUGA, together with perimeter fencing and line marking for basketball and netball, which would provide appropriate mitigation.
- 2.5 The development would also offer the sports facilities for use to the community, outside of the schools operating hours. This would be secured by a Community Use Agreement.
- 2.6 The proposal meets Policy HC7 'Education and Care Institution' and so is acceptable in principle. As shown above, the site is capable of accommodating appropriate replacement sport provision which, subject to conditions, would be of an equivalent or better provision. This would accord with Local Plan Policy NH5 and also exception 4 within Sport England's Playing Field Policy.
- 2.7 The site is also located in a Mineral Safeguarding Area, subject to Local Plan Policy NH8 'Mineral Safeguarding Area'. An assessment has been submitted and while some Shirdley Hill sand has been found on site, it is interspersed with clay and would be unviable to extract. In addition, the site is small and in an urban area, and so it would be impractical to extract minerals.

3. Highways Safety

Construction considerations

- 3.1 It is proposed that the construction of the new school would take place whilst the school remains fully operational. This will mean that there will be construction traffic using Netherton Way whilst the school is open. In order to reduce the likelihood of conflict, a temporary access would be created from the bus layby in Netherton Way that will serve the construction site. It is intended that the temporary access will enable a one way system for construction vehicle deliveries, with the existing vehicle access used for delivery vehicles to leave the site. The temporary access point would then be closed once the works are complete.
- 3.2 The applicants have submitted a Construction Phase Health & Safety Plan and a Traffic Management Plan that briefly detail how the works will be managed to reduce any possible conflict between the school and construction/demolition operations. A full detailed Construction Traffic Management Plan would be required before work starts to ensure appropriate safety arrangements are in place, and this could be secured by condition. The temporary access will also require a section 184 licence from the Highways Authority and no works to create the access or alter the existing access could take place until the licence has been granted.

Parking provisions and accessibility

- 3.3 The site currently has off street parking provision of 43 spaces. The proposed development would increase this level to 83 off street parking spaces, including 4 disabled spaces and space for a mini bus and service bay. In addition, there will be 40 cycle parking bays, with scope to increase this to 80 spaces. This would fall slightly short of the standards set out in Appendix C of the Sustainable Travel and Development SPD, which would require 93 car parking spaces and 45 cycle parking spaces.
- 3.4 However, the replacement school would retain the same capacity and would not increase the number of pupils or staff members. The Academy is intending to enter into a Community Use Agreement (CUA) to offer the school facilities for community use. The CUA will restrict the community use to evenings, weekends and school holidays and therefore there would be no overlap between the school and the community use. The overall traffic generation of the site from the school is not expected to increase and the community use will be restricted to outside school hours. The proposed redevelopment of the school would therefore not result in any additional peak period traffic to and from the site. Given the level of car parking provision proposed is also significantly higher than the existing provision, the proposed parking facilities are considered acceptable.
- 3.5 A Travel Plan would be required to secure measures and targets aimed at reducing the number of car trips to the school. A Car Park Management Plan would also be required prior to the opening of the new school, which would link into the Travel Plan and the Community Use Agreement. These details could be secured by condition.

3.6 In conclusion, as the school would essentially be like for like in terms of scale and there would be improved access and parking provision, it is expected that, subject to conditions, there would be no adverse highway safety impacts. The proposal therefore would comply with Local Plan Policy EQ3 'Accessibility'.

4. Design and Landscaping

4.1 The proposal would involve the demolition of the collection of existing school buildings of varying heights within the site. The replacement would involve a single school block, with a uniform 2-storey height. The design has been considered to ensure it sits comfortably within the existing site and the extent of the building footprint across the site would be reduced significantly. The placement of the built form will remain in the southern end of the site, although the orientation will provide a greater street frontage along Nethererton Way.

4.2 The two-storey building would have a flat roof and the elevations would principally use a combination of dark and light red brick, reflective of the building character within the area. Complementary cladding would be used for the sports hall block. Curtain wall glazing would be used for the building's entrance area, offering a design focus. This, along with vertical brick detailing, will help to highlight the main entrance point on Nethererton Way.

4.3 In terms of landscaping, the vast majority of the existing trees would be retained within the site with a large number of additional trees to be planted along the north, east and western boundaries. A habitat area with a pond is also proposed along the eastern boundary to enhance the landscaping of the site. Additional areas of amenity grass and trees would be located around the school building to soften its appearance.

4.4 Overall, the design of the proposed school is considered acceptable and would meet the aims of Part 1a of Policy EQ2 'Design' of the Local Plan which seeks to ensure that proposals respond positively to the character, local distinctiveness and form of their surroundings.

5. Impact on Surrounding Area

5.1 The location of the replacement school building will retain the built form to the southern end of the site. The two-storey height would not be inconsistent with the surrounding built form and it is not considered that the development would significantly affect the visual amenity.

5.2 The nearest residential dwellings are those located on the opposite site of Nethererton way, which at the closest point would be approximately 80m from the new school building. The proposed development therefore would not be likely to have any significant impact in terms of outlook or light.

5.3 The capacity of the school is not set to increase and therefore there would be no additional impact from the continued use of the school site. However, the application seeks to introduce the community use of the sports facilities outside of the school opening times. The use of the outdoor sports fields and multi-games area (MUGA) are proposed to be limited to 09.00-21.00 Monday to Friday, 09.00-17.00 on Saturdays and Sundays. The Environmental Health Manager has advised that the proposed hours are considered appropriate, and these hours could be controlled by condition. There is currently no proposed lighting to serve the outdoor sports provision which will further limit the use of these facilities within the winter months. Any additional proposed lighting would require a separate planning consent.

5.4 With regards to the demolition and construction phases, the Environmental Health Manager is satisfied that appropriate measures could be put in place to limit any impact upon living conditions, including a Construction Environment Management Plan, and wheel wash facilities. It is therefore concluded that the development would comply with Local Plan Policy EQ2 'Design' in terms of protecting the amenity of those adjacent to the site.

6. Environmental Matters

Ecology, trees and Landscaping

6.1 To address Biodiversity Net Gain (BNG) the application has been accompanied by a Biodiversity Statement and Metric Assessment, plus proposed landscaping plans. Initially it was considered that off-site mitigation would be required to achieve the required 10% increase in biodiversity levels. However, amendments have been made to the proposed landscaping and the updated assessment demonstrates that the proposed development will be capable of achieving the required 10% Biodiversity Net Gain within the site, this is supported by Merseyside Environmental Advisory Service. A section 106 legal agreement will be required to secure the 10% BNG in accordance with the submitted details and to secure the ongoing monitoring of the habitats for 30 years.

6.2 The development will require the removal of 10 individual trees, 1 group and the partial removal of two groups. The trees being removed are B and C categories, which are moderate and low value trees and their removal would not affect the characteristics of the area. As part of the biodiversity enhancements, a large number of new trees is proposed within the site, which mitigate this loss. This could be secured via condition.

Bats

- 6.3 The application has been supported by a Bat Surveys and Mitigation Strategy Report (Middlemarch Environmental, August 2024, Rev B). The surveys identified four bat roosts within building 1,2 and 3 due to be demolished. Bats are considered likely to be absent from building 4. Development affecting European protected species must be assessed against the three tests set out in the Habitats Regulations. Merseyside Environmental Advisory Service have assessed the proposal against the three tests and advise that as long as the mitigation and compensation measures detailed within Section 6 within the Bat Surveys and Mitigation Strategy report are implemented, then the tests would be satisfied. The mitigation and compensation measures could be secured by condition.
- 6.4 As the proposal would involve the destruction of bat roosts the applicant will require a Natural England European Protected Species licence prior to any works commencing. Given the proposed mitigation and compensation measures proposed MEAS have advised that a licence is likely to be granted. A condition could be attached to ensure a copy of the relevant license is provided prior to commencement.
- 6.6 Only one tree to be affected by the development has been identified as having potential roosting features. To ensure no harm is caused a condition would be required for the submission of an acceptable precautionary working method statement prior to the removal of this tree. A condition is also recommended to ensure the lighting for the development is designed to ensure that it does not result in excess light spill into the habitats on and adjacent to the site.
- 6.7 Subject to conditions to secure appropriate mitigation and compensation, it is considered that the development would not cause undue harm to protected species or habitats and accords with Local Plan Policy NH2 'Nature'.

Contaminated Land

- 6.8A Phase 1 Ground Investigation Desk Study and Phase 2 Ground Investigation Report has been submitted for consideration with the application, providing details of site investigations carried out. Based on the information provided the Council's Contaminated Land Officer has advised further site investigation works are required and therefore a number of standards conditions are recommended to ensure that risks from land contamination are appropriately minimised and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Drainage

- 6.9 The application has been accompanied by a Sustainable Drainage Strategy (Technical Note) 25th April and a Sustainable Drainage Pro-forma. The Flood and Drainage Manager has raised

no objections to the proposed strategy. United Utilities have advised that the principle is acceptable. However they note there are elements which may not be acceptable and therefore recommend a pre-commencement condition for the submission of a sustainable surface water drainage scheme and foul water drainage scheme to address these issues.

6.10 United Utilities have raised an objection based on insufficient information to assess the impact of the development on their assets. However, if the development is to be approved, they suggest a condition which would require details to be submitted to ensure the combined sewer within the site is protected from damage as a result of the development.

6.11 As the matters could adequately be addressed by condition, it is considered that the proposal would comply with Local Plan Policy EQ8, 'Flood Risk and Surface Water'.

7. Conclusion/Planning Balance

7.1 The principle of the replacement school is considered acceptable within the existing education site. Appropriate replacement sports provision would be provided as part of the redevelopment, as well as introducing a community use, which would be beneficial to the surrounding community.

7.2 The redevelopment proposal would help to sustain the viability of the site for continued educational use. It would provide better-quality facilities for the school, with much-improved energy efficiency, enhancing the environmental performance of the buildings.

7.3 Matters relating to highway safety, contamination and drainage can be adequately dealt with by condition and the development offers the opportunity to enhance biodiversity within the site.

7.4 Subject to conditions, the development is considered acceptable and in accordance with the relevant policies of the Local Plan.

8 Equality Act Consideration

8.1 Section 149(1) of the Equality Act 2010 establishes a duty for the Council as a public authority to have due regard to three identified needs in exercising its functions. These needs are to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- Advance equality of opportunity between people who share a relevant protected characteristic (age, disability, race, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief, sex and sexual orientation) and people who do not share it;

- Foster good relations between people who share a relevant protected characteristic and those who do not share it.

8.2 The decision to approve this scheme would comply with the requirements of the Equality Act 2010, that no one with a protected characteristic will be unduly disadvantaged by this development.

Recommendation - Approve with Conditions subject to a Section 106 legal agreement to secure Biodiversity Net Gain and its ongoing monitoring, plus a Travel Plan

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents:

SRP1145-DHL-ZZ-ZZ-D-L-0001 P01 - LOCATION PLAN
SRP1145-DHL-ZZ-ZZ-D-L-9000 P02 - EXISTING SITE PLAN
SRP1145-DHL-ZZ-ZZ-D-L-9001 P08 - SITE MASTERPLAN AND HAZARD IDENTIFICATION
SRP1145-POZ-01-00-D-A-1030 P03 - PLANNING GROUND FLOOR GA LAYOUT
SRP1145-POZ-01-01-D-A-1031 P02 - PLANNING FIRST FLOOR GA LAYOUT
SRP1145-POZ-01-RP-D-A-1032 P02 - PLANNING ROOF PLAN GA LAYOUT
SRP1145-POZ-01-00-D-A-1033 P01 - PLANNING SPORTS HALL MARKINGS PLAN
SRP1145-POZ-01-ZZ-D-A-1040 P01 - GA SECTIONS - SHEET 1
SRP1145-POZ-01-ZZ-D-A-1041 P02 - GA SECTIONS SHEET 2
SRP1145-POZ-01-ZZ-D-A-1020 P04 - PLANNING GA ELEVATIONS
SRP1145-DHL-ZZ-ZZ-D-L-9002 REV P06 - AREAS OF DEMOLITION
SRP1145-DHL-ZZ-ZZ-D-L-9003 REV P06 - ACCESS STRATEGY
SRP1145-DHL-ZZ-ZZ-D-L-9004 REV P08 - SECURE LINE STRATEGY
SRP1145-DHL-ZZ-ZZ-D-L-9005 REV P05 - SITE SECTIONS
SRP1145-DHL-ZZ-ZZ-D-L-9006 REV P06 - LEVELS STRATEGY
SRP1145-DHL-ZZ-ZZ-D-L-9007 REV P11 - LANDSCAPE WORKS - WEST AREA

SRP1145-DHL-ZZ-ZZ-D-L-9008 REV P09 - PROPOSED LANDSCAPE WORKS - EAST AREA
SRP1145-DHL-ZZ-ZZ-D-L-9009 REV P06 - PROPOSED LANDSCAPE WORKS - NORTH AREA
SRP1145-DHL-ZZ-ZZ-D-L-9011 REV P06 - EXTERNAL SPORTS PROVISION
SRP1145-DHL-ZZ-ZZ-D-L-9013 REV P05 - GREEN INFRASTRUCTURE STRATEGY
SRP1145-DHL-ZZ-ZZ-D-L-9016 REV P04 - TEMPORARY TREE PROTECTIVE FENCING
SRP1145-DHL-ZZ-ZZ-D-L-9030 REV P05 - PLANTING PLAN - WEST AREA
SRP1145-DHL-ZZ-ZZ-D-L-9031 REV P04 - PLANTING PLAN - EAST AREA
SRP1145-DHL-ZZ-ZZ-D-L-9032 REV P03 - PLANTING PLAN - NORTH AREA
SRP1145-DHL-ZZ-ZZ-D-L-9033 REV P03 PLANTING SCHEDULE AND NOTES

RT-MME-161198-02-REVB - ARBORICULTURAL IMPACT ASSESSMENT
RT-MME-161198-02-REVB - ARBORICULTURAL METHOD STATEMENT
Bat Surveys and Mitigation Strategy Report (*Middlemarch Environmental, August 2024, Rev C*)

Reason: For the avoidance of doubt.

Before the Development is Commenced

- 3) No development shall commence until a method statement showing the extent of *Cotoneaster* sp. and a scheme for its eradication from the site has been submitted to and approved in writing by the local planning authority. The method statement shall include:-
 - i. A plan showing the extent of the plant/s;
 - ii. The methods that will be used to prevent the plant/s spreading further, including demarcation;
 - iii. The methods of control that will be used, including details of post-control monitoring; and
 - iv. How the plants will be disposed of after treatment/removal.

The scheme shall be carried out in accordance with the approved details.

Reason: The details are required prior to commencement to ensure that *Cotoneaster* sp. is eradicated from the development site and to prevent the spread of the plant through development works.

- 4) No development shall commence, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users during both the demolition and construction phase of the development.

- 5) Prior to commencement, a scheme of piling methodology, which provides justification for the method chosen and details noise and vibration suppression methods proposed, shall be submitted and agreed in writing with the Local Planning Authority. The agreed scheme should then be implemented throughout the development. Further advice in relation to this requirement can be found in the attached informative.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users during the construction phase of the development.

- 6) No development shall commence, including any works of demolition, until a Highways Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period.

Reason: This is required prior to the commencement of development in order to ensure the safety of highway users during both the demolition and construction phase of the development. If the details are not approved prior to commencement it will prejudice the safety of highway users.

- 7) No development shall commence, including any works of demolition, until details of all wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall include provision for the wheel washing of every vehicle directly engaged in construction/demolition activity prior to it leaving the site and shall be implemented during the course of the entire demolition/construction period.

Reason: To ensure the safety of highway users during both the demolition and construction phase of the development.

- 8) No development shall commence until the approved scope of works for the investigation and assessment in relation to contaminated land, which must be undertaken by competent persons and a written report of the findings has been submitted to and approved in writing by the Local Planning Authority. The report shall include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. Remediation shall proceed in accordance with the approved details.

Reason: The details are required prior to development or site clearance commencing to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 9) No development shall commence until a remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks and the relevant pollutant linkages identified in the approved investigation and risk assessment, has been submitted to

and approved in writing by the Local Planning Authority. The strategy must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and roles and responsibilities. The strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 on completion of the development. The remediation strategy must be carried out in accordance with the approved details at all times.

Reason: The details are required prior to development or site clearance commencing to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 10) No construction shall commence until details of the means of ensuring the 750/900mm combined sewer that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts from construction activities and the impacts post completion of the development on the 750/900mm combined sewer that crosses the site and identify mitigation measures to protect and prevent any damage to the pipeline both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and safety and to ensure protection of essential services.

- 11) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 6.7 l/s;
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
 - (v) Measures to ensure that no land drainage, groundwater or overland flow shall be allowed to discharge to the public sewer either directly or indirectly; and
 - (vi) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

- 12) Prior to the commencement of the development, a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified development to go ahead shall be provided to the Local Planning Authority.

Reason: Reason: To safeguard conservation of species/habitats.

During Building Works

- 13) No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations shall take place during the period 1st March to 31st August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To protect birds during their breeding season.

- 14) (a) Within 6 months of completion of all the demolition works for the school buildings, (with demolition works to be completed at phase 2 of the development), the following documents shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme with pitch specification to address any such constraints. The scheme shall include a written specification and plans of the proposed soil structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation and maintenance.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy NH5 'Protection of open space and Countryside Recreation Areas' and paragraph 103(b) of the NPPF.

- 15) a) A suitable scheme of noise control for all mechanical plant shall be submitted and agreed in writing with the Local Planning Authority prior to the installation of the plant equipment, to ensure that the cumulative plant noise, including any acoustic feature correction, does not exceed the existing background L90 at residential dwellings when assessed in accordance with current guidance such as BS4142.
- b) A noise validation report must be submitted showing compliance with (A) within 3 months of the plant becoming operational.
- c) If validation testing (B) does not show compliance with (A) a new scheme of noise control must be agreed in writing and installed within 3 months
- d) The noise control measures must be retained thereafter.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users and/or to ensure an acceptable visual appearance.

- 16) The following Reasonable Avoidance Measures (RAMs) shall be adhered to at all times during the construction phase:
 - o A pre-commencement check for badger and hedgehog terrestrial mammals
 - o Existing vegetation on the site will be gradually cut and removed under to encourage any amphibians / reptiles / hedgehog present to move away from the affected areas;
 - o The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles /terrestrial mammals from seeking shelter or protection within them; and
 - o Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians / reptiles / terrestrial mammals; and
 - o Any exposed open pipe systems should be capped to prevent mammals gaining access.

Reason: To protect common amphibian and reptile species and terrestrial mammals.

- 17) In the event that previously unidentified contamination is found at any time when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the remedial works identified in the approved remediation strategy, verification of the works must be included in the verification report required by condition.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 18) The development shall only be carried out in accordance with all of the recommendations for mitigation and compensation set out in Section 6 Mitigation Strategy within the submitted Bats Surveys and Mitigation Strategy report (Middlemarch Environmental, August 2024 Rev C) which details the methods for maintaining the conservation status of bats, unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

Reason: To safeguard conservation of species/habitats.

- 19) Prior to the removal of the tree labelled T1 within the Bat Surveys and Mitigation Strategy Report, a Precautionary Working Method Statement in relation to bats, shall be submitted to and approved in writing by the local planning authority. The measures within the agreed statement shall be adhered during the removal the tree.

Reason: To safeguard the conservation of species/habitats.

- 20) Prior to the erection of external lighting to the approved school buildings, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. The mitigation strategy shall be implemented in accordance with the approved details and thereafter retained in perpetuity.

Reason: To safeguard conservation of species/habitats.

Before the Development is Occupied

- 21) Before any part of the development hereby permitted is occupied/brought into use a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 22) The development shall not be occupied until temporary provision for secure storage of cycles has been provided in accordance with details to be submitted to and approved in writing by the local planning authority.

Within 6 months of completion of all demolition works, the permanent facilities for the secure storage of cycles shall be provided in accordance with details to be submitted to and approved in writing by the local planning authority and they shall be retained in perpetuity thereafter.

Reason: To ensure that enough cycle parking is provided for the development in the interest of promoting non-car based modes of travel.

- 23) No development shall be occupied until space has been laid out within the site in accordance with drawing no SRP1145-DHL-ZZ-ZZ-D-L-9001- Site Masterplan for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The spaces shall thereafter be kept available for such purposes in perpetuity thereafter.

Reason: To ensure that enough car parking is provided for the development and to ensure the safety of highway users.

- 24) The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan, together with a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme of nesting boxes shall be installed in accordance with the approved details and timetable.

Reason: To safeguard conservation of species/habitats.

- 25) The development shall not be occupied or brought into use until a full Car Park Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Car Park Management Plan shall then be implemented, monitored and reviewed in accordance with the agreed Plans measures.

Reason: To ensure appropriate use of the car park and to ensure the safety of highway users.

- 26) The development shall not be occupied or brought into use until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets.

Reason: In order to meet sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

- 27) Prior to first occupation of Phase 1 of the development a scheme for the reinstatement of the playing field affected by construction accommodation, vehicle parking and hardstanding must be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The scheme must be in accordance with Sport England guidance "Natural Turf for Sport" (2011) to ensure a uniform surface across the playing field and provide a timetable for implementation.

In the first planting season following the removal of the construction accommodation, vehicle parking and hardstanding, the affected playing field must be reinstated in accordance with the approved scheme.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy NH5 'Protection of open space and Countryside Recreation Areas' and paragraph 103(b) of the NPPF.

- 28) Use of the development shall not commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all sports facilities managed by the school, or their management company, and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement for the duration of the development.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy NH5 'Protection of open space and Countryside Recreation Areas' and paragraph 103(b) of the NPPF.

Ongoing Conditions

- 29) Within the first planting/seeding season following completion of the development, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure an acceptable visual appearance to the development.

- 30) The outdoor sports fields and multi-use games area (MUGA) shall not be used outside the hours of 09.00-21.00 Monday to Friday, 09.00-17.00 on Saturdays and Sundays.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users.

Informatives

- 1) There are a variety of piling methods available, some of which cause considerably greater noise and vibration than others. It is common for the prevailing ground conditions to influence the chosen method of piling. Where the prevailing ground conditions would permit more than one piling method, the Council would expect the contractor to choose the method which causes the least amount of noise and vibration, in accordance with the following hierarchy.
 - Pressed-in methods, e.g., Hydraulic jacking.
 - Auger / bored piling
 - Diaphragm Walling
 - Vibratory piling or vibro-replacement
 - Driven piling or dynamic consolidation

Should the contractor propose to use a method which is not the preferred lower impact option, then satisfactory justification will need to be provided to demonstrate the piling method that is utilised meets Best Practicable Means (BPM). Vibration monitoring will be required for all piling projects. For further advice on what to include in your piling methodology scheme and current standards please contact Sefton's Pollution Control Team.

Please note: The Environmental Health remit relates to the human response and not the prevention of damage to structures; therefore, we would look for a limit as close to 1mm.s⁻¹ as possible at residential/sensitive receptors. Vibration target levels must be fully justified and referenced against suitable standards such as those found in BS5228:2009+A1:2014 Part 2 (Vibration). It is common for trigger values to be used on site boundaries which provoke review of the levels and methods to ensure BPM is being achieved.

- 2) The applicant is advised to engage a sports turf specialist to carry out the assessment and prepare the scheme and pitch specification. The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011).
- 3) It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011). There should be no ruts or drops in level between the reinstated playing field and the existing playing field that could cause a trip or slip hazard to the pitch users.
- 4) The applicant is advised that the design and layout of the sports hall should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport.
- 5) Access for fire appliances should comply with the requirements of Approved Document B5 of

the Building Regulations.

Water supplies for fire-fighting purposes should be risk assessed in accordance with the undermentioned guidance in liaison with the water undertakers (United Utilities - 0161 907 7351) with suitable and sufficient fire hydrants supplied.

- Education, health and community facilities.
- Secondary schools, colleges, large health and community facilities - Should have a water supply capable of delivering a minimum flow of 35 litres per second through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

* The premises should comply with Section 55 of the County of Merseyside Act 1980

6) Any additional artificial lighting of the sports provisions would require a separate planning consent.

7) Biodiversity Net Gain (BNG) standard informative.