

## **Appendix 1 – Updated schedule of conditions – application 251073 – Aylestone High School**

**RECOMMENDATION :** That planning permission be granted subject to the conditions listed, together with any subsequent amendments or additional conditions considered necessary by officers under the scheme of delegation, and subject to referral to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2021, due to the statutory objection from Sport England.

### **STANDARD CONDITIONS**

#### **1. Time Limit for Commencement**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

#### **2. Approved Plans and Documents**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below, and the schedule of materials listed thereon.

- Existing Site Plan: BLMS0601-AHR-30-ZZZ-D-L-0511\_P01 (March 2025)
- General Arrangement Floor Plan Level 00: BLMS0601-AHR-31-N00-D-A0510-P01 (March 2025)
- General Arrangement Floor Plan Level 01: BLMS0601-AHR-31-N01-D-A0511-P01 (March 2025)
- General Arrangement Floor Plan Level R1: BLMS0601-AHR-31-NR1-D-A0512-P01 (March 2025)
- Site Plan: BLMS0601-AHR-30-ZZZ-D-L-0510-S2-P04 (September 2025)
- Proposed Soft Landscape Layout: BLMS0601-AHR-30-ZZZ-D-L-0517-S2-P04 (September 2025)
- Proposed Site Landscape Masterplan: BLMS0601-AHR-30-ZZZ-D-L-0520-S2-P05 (September 2025)
- Proposed Soft Landscape Layout: BLMS0601-AHR-30-ZZZ-D-L-0540-S4-P04 (September 2025)
- Site Hard Landscape Details: BLMS0601-AHR-30-ZZZ-D-L-0550-S2-P03 (September 2025)
- Proposed Detailed Vehicle Access Loop: BLMS0601-AHR-30-ZZZ-D-L-0525-S2-P02 (September 2025)
- Proposed Detailed Vehicle Access Rear Carpark: BLMS0601-AHR-30-ZZZ-D-L-0526-S2-P02 (September 2025)
- School Secure Line: BLMS0601-AHR-30-ZZZ-D-L-0530-S2-P02 (September 2025)
- General Arrangement Building Elevations: BLMS0601-AHR-32-NZZ-D-A-0520-S2-P04 (September 2025)
- General Arrangement Building Sections 01: BLMS0601-AHR-33-NZZ-D-A-0530-S2-P03 (September 2025)
- General Arrangement Building Sections 02: BLMS0601-AHR-33-NZZ-D-A-0531-S2-P04 (September 2025)
- General Arrangement Building Sections 03: BLMS0601-AHR-33-NZZ-D-A-0532-S2-P03 (September 2025)
- General Arrangement Building Sections 04: BLMS0601-AHR-33-NZZ-D-A-0533-S2-P04 (September 2025)
- Landscape Specification: BLMS0601-AHR-10-LZZ-T-L-0610-P01 (June 2025)
- Site Landscape Existing External Plan and Social Provision: BLMS0601-AHR-30-ZZZ-D-L-9003\_P02 (June 2025)
- Site Landscape Plan Detailed: BLMS0601-AHR-30-ZZZ-D-L-9010\_P02 (June 2025)

- Site Landscape Access Strategy Vehicles: BLMS0601-AHR-30-ZZZ-D-L-9020\_P02 (June 2025)
- Site Landscape Tree Removal & Protection Plan: BLMS0601-AHR-30-ZZZ-D-L-9030\_P02 (June 2025)
- Site Landscape Bird Nesting & Bat Roosting Box Location: BLMS0601-AHR-30-ZZZ-D-L-9035\_P01 (June 2025)
- Site Landscape Levels: BLMS0601-AHR-30-ZZZ-D-L-9040\_P01 (June 2025)
- Site Landscape Setting Out – Kerbs & Edges: BLMS0601-AHR-30-ZZZ-D-L-9045\_P01 (June 2025)
- Site Landscape Setting Out – Street Furniture: BLMS0601-AHR-30-ZZZ-D-L-9047\_P01 (June 2025)
- Site Landscape Setting Out – Tree Planting: BLMS0601-AHR-30-ZZZ-D-L-9048\_P01 (June 2025)
- Site Soft Landscape Planting Plan: BLMS0601-AHR-30-ZZZ-D-L-9050\_P02 (June 2025)
- Site Soft Landscape Planting Plan Details: BLMS0601-AHR-30-ZZZ-D-L-9052\_P02 (June 2025)
- Site Landscape Top Soil Plan: BLMS0601-AHR-30-ZZZ-D-L-9054\_P01 (June 2025)
- Site Landscape Mulching Plan: BLMS0601-AHR-30-ZZZ-D-L-9055\_P01 (June 2025)
- Site Landscape Detail Planting Location Plan: BLMS0601-AHR-30-ZZZ-D-L-9056\_P01 (June 2025)
- Site Landscape Detail Planting Plans 1 of 3: BLMS0601-AHR-30-ZZZ-D-L-9057\_P01 (June 2025)
- Site Landscape Detail Planting Plans 2 of 3: BLMS0601-AHR-30-ZZZ-D-L-9058\_P01 (June 2025)
- Site Landscape Detail Planting Plans 3 of 3: BLMS0601-AHR-30-ZZZ-D-L-9059\_P01 (June 2025)
- Site Hard Landscape Layout: BLMS0601-AHR-30-ZZZ-D-L-9060\_P02 (June 2025)
- Site Hard Landscaping Details Kerb Edges Plan: BLMS0601-AHR-30-ZZZ-D-L-9061\_P02 (June 2025)
- Site Hard Landscaping Details Street Furniture: BLMS0601-AHR-30-ZZZ-D-L-9064\_P02 (June 2025)
- Site Hard Landscaping Details Cycle Store: BLMS0601-AHR-30-ZZZ-D-L-9065\_P01 (June 2025)

Reason: To define the terms of the permission and ensure the development is carried out as approved.

## **PRIOR TO COMMENCEMENT**

### **3. Surface Water Drainage**

No development shall commence until written evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the necessary permissions or rights have been obtained from the relevant third-party landowners to allow for the construction and maintenance of the proposed surface water drainage connection to the public sewer in Whittern Way. The drainage shall be implemented in full accordance with the submitted and approved details BLMS0601-HYD-52-NXX-D-C-7010 P05 & BLMS0601-HYD-52-NXX-D-C-7011 P05 and made available prior to first use of the development.

Reason: To ensure a satisfactory means of surface water drainage and to prevent flooding, in accordance with Policy SD3 of the Herefordshire Local Plan – Core Strategy.

### **4. Contamination**

Development shall not commence until full design details and a full written technical specification of the soil gas protection scheme has been submitted to and approved in writing by the local planning authority. This plan should include details of the means by which the gas protection measures will be independently validated together with a site specific validation plan for the implementation and validation of gas protection measures.

Upon completion of the agreed works, validation documentation shall be submitted to the local planning authority in accordance with the agreed details before the development is first occupied. The validation report must be produced by a suitably qualified person. Any variation to the scheme including the validation reporting shall be agreed in writing with the local planning authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

## **COMPLIANCE/ CONSTRUCTION PERIOD**

### **5. Arboricultural Compliance**

Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following documents and plans, for the duration of the construction period? :

- Arboricultural Method Statement – Origin Environmental – 240314\_24014\_AMS\_V1 – September 25
- Tree Retention and Removals Plan – Origin Environmental – 240314\_24014 TRRP V2a\_OE-003 – September 2025
- Tree Protection Plan – Origin Environmental – 240314\_24014 TPP V2a\_OE-004 – September 2025

Reason: To ensure that the development is carried out only as approved by the Local Planning Authority and to conform with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

### **6. CEMP Compliance**

The development hereby permitted shall be carried out in full accordance with the approved Construction Environmental Management Plan (CEMP) Revision 05, dated October 2025, including all appendices and referenced ecological method statements. The measures contained within the CEMP shall be implemented and adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of the area, protect biodiversity, and ensure the development is carried out in an environmentally responsible manner, in accordance with Policies SD1 and LD2 of the Herefordshire Local Plan – Core Strategy.

## **PRIOR TO FIRST USE/OCCUPATION**

### **7. Parking, Drop-off, and Cycle Storage**

Prior to first use of the development hereby approved, the parking, drop-off, and cycle storage facilities shown on the approved plans (BLMS0601-AHR-30-ZZZ-D-L-0525-S2-P02 and BLMS0601-AHR-30-ZZZ-D-L-0520-S2-P05) shall be provided and made available for use. These facilities shall be retained thereafter.

Reason: To ensure adequate parking and promote sustainable travel, in accordance with Policy MT1 of the Herefordshire Local Plan Core Strategy 2011-31.

#### **8. School Travel Plan**

Prior to first use of the development hereby approved, an updated School Travel Plan, including the establishment and ongoing operation of a School Travel Plan Steering Group, shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved and monitored for a minimum of five years.

Reason: To promote sustainable travel and reduce congestion, in accordance with Policy MT1 of the Herefordshire Local Plan Core Strategy 2011-31.

#### **9. Acoustic Design Compliance**

All recommendations outlined in Acoustic Design Report ref.BLMS0601-HYD-10-ZZ-T-AC-0001, dated 6th March 2025, shall be implemented and shall be completed before the use, hereby approved, is first commenced and shall be thereafter maintained.

Reason: In order to protect the amenity of the area and future users so as to comply with policy SD1 of the Herefordshire Local Plan Core Strategy 2011-31.

#### **10. Community Use Agreement (CUA)**

Prior to first use of the development hereby approved, a Community Use Agreement (CUA) prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority. The CUA shall include, but may not be limited to details of hours of use, management, pricing, and access arrangements. The approved CUA shall be implemented upon first use and adhered to thereafter.

Reason: To secure community access to the facility, in accordance with Policy SC1 and the National Planning Policy Framework.

### **COMPLIANCE/OPERATIONAL**

#### **11. Reinstatement post construction works**

Within one month of the completion of construction works (or prior to first use/occupation of the development, whichever is sooner), the site compound and all associated temporary works, structures, materials shall be removed from the site and the land shall be reinstated in accordance with a restoration scheme submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall include:

- A condition survey of the affected playing field and/or MUGA prior to commencement of reinstatement works;
- Details of reinstatement to at least equivalent quality;
- A timetable for completion of restoration works (including a growing-in period for grassed areas).

Reason: To ensure the satisfactory restoration of the site and to protect the amenity and function of the school grounds, in accordance with Policies SD1 and OS3 of the Herefordshire Local Plan – Core Strategy and Paragraph 104 of the National Planning Policy Framework.

#### **12. Landscape Implementation**

The development hereby permitted shall be carried out in full accordance with the approved Landscape Masterplan (drawing ref: BLMS0601-AHR-30-ZZZ-D-L-0520, Rev P05), Soft Landscape Layout (drawing ref: BLMS0601-AHR-30-ZZZ-D-L-0540, Rev P04), and Landscape

Specification (ref: BLMS0601-AHR-10-LZZ-T-L-0610, P01) and related landscape details approved at Condition 2, or any subsequent details approved in writing by the Local Planning Authority. All planting, seeding, and turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion or first occupation of the development, whichever is sooner.

Reason: To ensure the satisfactory appearance of the development and to enhance biodiversity, in accordance with Policies LD1 and LD2 of the Herefordshire Local Plan – Core Strategy.

### **13. External Lighting Compliance**

The development hereby permitted shall be carried out in full accordance with the approved external lighting plan (drawing ref: BLMS0601-HYD-55-Z00-D-ME-7001, Revision P05, by Stantec). No external lighting shall be installed except in accordance with the approved details. Any future external lighting must be designed to avoid adverse impacts on habitats and protected species, and details shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To protect habitats and species, in accordance with Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

### **14. Surface Water Discharge Rate**

Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 1.4 l/s.

Reason: To prevent hydraulic overloading of the public sewerage system and protect the environment.

### **15. Site Compound Removal**

Within one month of the completion of construction works (or prior to first use/occupation of the development, whichever is sooner), the site compound and all associated temporary works, structures, and materials shall be removed from the site. The land shall be reinstated to its former condition or in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory restoration of the site and to protect the amenity and function of the school grounds, in accordance with Policies SD1 and OS3 of the Herefordshire Local Plan – Core Strategy.

### **16. Landscape Maintenance**

All planting, seeding, or turfing carried out as part of the approved landscaping scheme shall be maintained for a period of five years from the date of planting. Any trees, plants, or areas of seeding/turfing which, within this period, are removed, die, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the successful establishment and long-term retention of the approved landscaping, in accordance with Policies LD1 and LD2 of the Herefordshire Local Plan – Core Strategy.