**23/3028 St Catherine’s school Music and Art block**

**Summary of issues to be addressed in planning conditions/legal agreement if any approval granted**

Policy LP10 is particularly relevant to ensuring protection of neighbours’ amenity and property. To accord with that policy any permission and/or legal agreement should require

* a charge to be made to the school/contractor to cover the cost of monitoring a final CMS (and Council officers should regularly carry out monitoring visits to ensure constraints and conditions in any permission or agreement are being adhered to);
* a Construction Logistics Plan as the site is in an area subject to high traffic congestion; particularly the junction of Cross Deep and Grotto Road, and vehicles accessing or exiting the site need to be carefully controlled so there is no adverse impact on local traffic or safety especially of pedestrians;
* a management plan setting out how dust, noise and vibration would be monitored, including off site properties, and remedies to address any breach of the relevant standards; and.
* hours of operation for noisy site works including piling to be specifically restricted.

We noted a number of other points at the meeting regarding the draft CMP which cause concerns due to inconsistencies and contradictions as well as incomplete information. The following issues should also be addressed in conditions on any permission given or related legal agreement to protect this sensitive site’s surroundings and neighbours’ properties and amenity.

* At the site access point a temporary surface should be provided to level the entrance to the road and protect the road from further deterioration, and measures should be included to secure repair and restoration of Grotto Road post construction where it has previously been damaged by the school’s earlier construction activities (Mr Hughes offered an undertaking at the meeting that the road camber would be levelled up post construction);
* the existing fence and gates to be fully restored in their original positions post construction;
* Qualified traffic marshalls should be required at the Cross Deep/Grotto Road junction and the site access for all construction vehicle movements except light vans to protect safety of people using Grotto road and avoidance of damage to neighbouring properties;
* No construction vehicles should be allowed to stack or park outside the site on Grotto Road or Cross Deep, or wait there to access the site, and construction vehicles should not be allowed to block the road;
* Any damage to the public highway to be reported immediately to the Council (highways??? whichever is the appropriate department) and any damage to any neighbouring properties to be reported immediately to the relevant property owner and repair/restoration to be agreed with the owner and paid for by the school;
* Any damage to any trees on or in the vicinity of the site to be reported immediately to the Council’s Tree Protection officer and the owner of the property where the tree is located (No 42 Cross Deep a particular concern);
* the school/contractors to regularly update nearby neighbours directly on progress of the work and movement of large construction vehicles; and
* 24 hour direct emergency contact details for a nominated contractor and school representative to be provided to neighbours.

We raised some other issues which need to be resolved before any permission is progressed

* The protection area for the silver birch tree at the site entrance should be expanded as that currently shown does not include the extent of the crown or root area and vehicles, particularly high ones, would impact the lower branches as could be seen on site;
* where are other vehicles to be parked when a large construction vehicle (such as shown on the draft CMP plans) accesses and parks on the site? There would inevitably be smaller construction workers vehicles present which would be in the way of any such manoeuvring vehicles;
* what about material storage, particular bulky items such as steel beams and piles to be stored on site? That further reduces available site access and manoeuvring space; and
* there is no assessment of the impact of vibration on Pope’s Grotto, a Grade II\* listed heritage asset of considerable fragility which is very close to the piling location for the proposed building. Simply monitoring vibration whilst construction is happening is too late if any damage occurs and an assessment of the risk of such damage should be undertaken before any permission so that alternative construction methods can be investigated to avoid any identified risk.