

<b>Committee:</b>	Development Control		
<b>Date of Meeting:</b>	30 September 2020		
<b>Subject:</b>	20/00709/OUT: Outline application including appearance, landscaping, layout and scale with access to be determined later as a reserved matter for an 'Indoor' Academy Training Facility for Luton Town Football Club.		
<b>Address:</b>	Playing Field to the rear of Barnfield Academy South (now known as Avenue Centre for Education Site), Cutenhoe Road, Luton		
<b>Applicant:</b>	Luton Town Football Club		
<b>Report Author:</b>	Head of Development Management		
<b>Contact Officer:</b>	Clive Inwards		
<b>Implications:</b>	Legal <input checked="" type="checkbox"/>	Community Safety <input checked="" type="checkbox"/>	
	Equalities <input checked="" type="checkbox"/>	Environment <input checked="" type="checkbox"/>	
	Financial <input type="checkbox"/>	Consultations <input checked="" type="checkbox"/>	
	Staffing <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	
<b>Wards Affected:</b>	South		

## **PURPOSE**

1. To advise Members of a current application for planning permission (Ref: 20/00709/OUT) and to seek their decision.

## **RECOMMENDATIONS**

### **It is recommended that:**

2. The reasons for approval set out in this report are agreed;
3. That planning permission is granted, subject to the conditions as set out within 'Appendix A';
4. That delegated authority is granted to the Head of Development Management to make minor alterations to the conditions, including adding and deleting conditions, following any Committee resolution to grant permission (should any be required);
5. That, following any grant of permission, delegated authority is granted to the Head of Development Management to determine any subsequent planning applications related to this development seeking minor material amendments to the development (Section 73 applications);

### **Conditions ('Appendix A')**

- 1) *Time Limit for Commencement;*
- 2) *Submission of Reserved Matters;*
- 3) *Approved Drawings;*

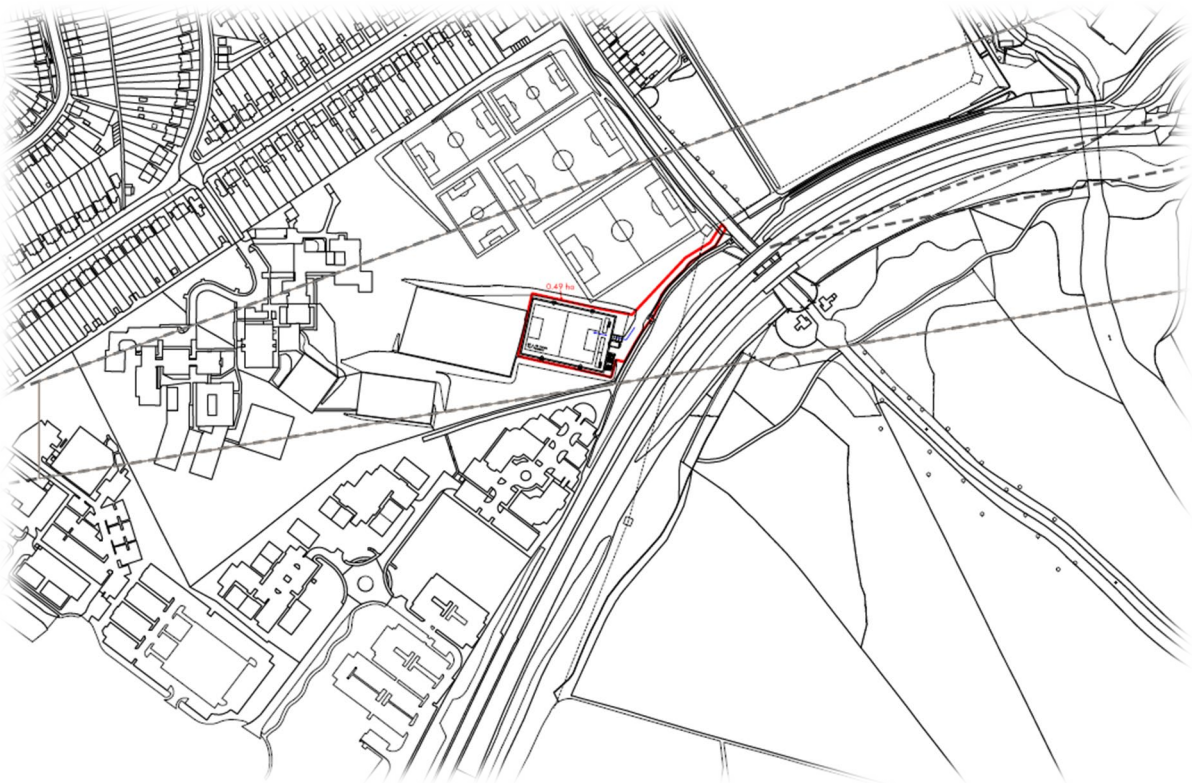
- 4) **Construction Method Statement;**
- 5) **External Materials;**
- 6) **External Lighting;**
- 7) **School's Use Management Plan;**
- 8) **Boundary Treatment;**
- 9) **Drainage System;**
- 10) **Noise Protection Scheme.**

## **REPORT**

### **The Site and Surroundings**

6. The approximately rectangular shaped application site measures some 0.49 hectares and is located in the south-eastern corner of the Avenue Centre for Education's (ACE) playing fields. The site was formally known as the Cutenhoe Community Learning Park. The application site is surrounded by further areas of playing fields to the north and west with the school buildings further beyond the playing fields to the west of the site. To the east is a shared footpath and cycleway which links up to Capability Green, beyond which is the raised section of the A1081 New Airport Way which crosses over Park Street. To the south of the site beyond the shared footpath / cycleway are the office and commercial buildings within the Capability Green Business Park.

Fig. 1: Site Location Plan



7. As an existing playing field area, the site is generally flat. In the wider area around the site are residential properties in Cutenhoe Road and Park Street, school buildings associated with the ACE campus and Surrey Street Primary School, commercial premises in Capability Green, the Luton Hoo Estate on the opposite side of New Airport Way and existing leisure facilities associated with the Venue 360 site to the north-east of the site across Park Street.

## Relevant Planning History

8. As existing and historic playing fields there is no existing development on the site. Additionally, there is no planning history relative to the current planning application before Members.

## The Proposal

9. Outline planning permission is sought for a training facility for the applicant which in essence would comprise an air dome housing an artificial three quarter size pitch (60 x 40 yards). Scale, appearance, layout and landscaping are for consideration at this stage and access is the only reserved matter. Ancillary facilities would also be provided in the form of changing rooms, a maintenance vehicle airlock and associated plant, generator and air ducts.
10. In the current application no vehicular access is provided to the site and access is a reserved matter for future consideration. However, it is indicated that access to the facility would be on foot, utilising the shared footpath / cycleway that runs to the south-east of the site with a gate to be installed along the existing fence line. As the application is being framed as for the academy players of the Football Club, it is anticipated that academy players would walk from the Club's main training facility at The Brache with the journey managed by the Club's coaches and staff. As such any car parking for the academy players and their families would be at the Venue 360 site.
11. The artificial 3G pitch would be covered by an air supported membrane dome which would have dimensions of approximately 74m in length by 50m in width. It would also have a maximum height of 16m. The dome itself is likely to be constructed from a double, inner and outer membrane in a white colour. These domes are described as being anti-static, fungal resistant and with a high light translucency and Ultra Violet light resistant. Whilst the dome can be erected and dismantled in a matter of days, the application is made for the permanent retention of this facility, rather than for any temporary period or temporary structure. The application has been considered on this basis.

Fig. 2: Air Supported Membrane Dome



## Planning Policy

### *National Planning Policy Framework (NPPF, or the Framework)*

12. The revised National Planning Policy Framework (NPPF, or the Framework) was published in June 2019 and replaces the previous NPPF (2012). It provides guidance as to how the government's planning policies are expected to be applied. The core principle of the revised Framework is a "presumption in favour of sustainable development". However, this does not change the statutory status of the development plan as the starting point for decision making. Planning law requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
13. Paragraph 38 of the Framework advises that Local Planning Authorities should approach decision making in a positive and creative way and should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Discussions have taken place with the applicant following the decision for the application to be determined by the Development Management Committee.

### *National Planning Practice Guidance (NPPG)*

14. The guidance was published in March 2014 and has been maintained in support of NPPF policy.

### *Luton Local Plan 2011-2031*

15. The Local Plan was adopted on 7 November 2017.
16. The application site is allocated within the Public Safety Zone 100K on the Proposals Map of the Luton Local Plan 2011-2031 but is not subject to any other specific designation. Accordingly, Policy LLP34 of the Local Plan applies in this instance. Policy LLP34 sets out a list of development proposals that are not acceptable within these areas and this issue will be addressed in detail in the following sections of this report.
17. Other applicable policies relevant to the proposal are LLP1, LLP2, LLP24, LLP25, LLP27, LLP28, LLP30, LLP31, LLP32, LLP36, LLP37 and LLP38.
18. Policy LLP1 sets out the broad policy of the plan which is the presumption in favour of sustainable development.
19. Policy LLP2 sets out the Spatial Development Strategy for the Borough, setting out objectives for housing delivery, job creation, retail provision and improvements to infrastructure associated with development.
20. Policy LLP24 relates to education and other community facilities and requires their protection, provides criteria for new and extended facilities and looks to integrate facilities where possible.
21. Policy LLP25 requires buildings and spaces to be of high quality design, with distinctive character. In particular, development should make provision to enhance the character of the area by responding positively to the townscape, street scene, site and building

context, form, scale, height, pattern and materials, distinctiveness and natural features including biodiversity. In addition, the policy seeks to optimise higher densities and optimise and improve accessibility to walking and cycling and connections to public transport and community services and facilities.

22. Policy LLP27 relates to open space and natural green space. It states that development proposals that result in the loss of open space, parks, allotments, important green space and green infrastructure will only be permitted where the most up-to-date evidence demonstrates that the open space is not in an area of identified deficit in the locality and is surplus to requirements. It continues that losses of open space will be permitted, exceptionally, where replacement open space provision can be made or the proposal is for alternative or ancillary sports and recreational provision, the need for which clearly outweighs the loss.
23. Policy LLP28 relates to Biodiversity and Nature Conservation and seeks to protect the designated County Wildlife Sites.
24. Policy LLP30 concerns the historic environment and seeks to protect, conserve and enhance historic assets.
25. Policy LLP31 requires, amongst other things that new development minimises the need for travel, reduces road congestion, reduce safety risk to motor and non-motor users and ensures the quality of the local environment is not compromised.
26. Policy LLP32 aims to secure sufficient parking for a development.
27. Policy LLP34 relates to Public Safety Zones and states that within the Public Safety Zones, planning permission will not be granted for any development which is likely to result in more people inter alia working or congregating at the property or site.
28. Policy LLP36 sets out objectives for minimising the risk and impact of flooding within new developments.
29. Policy LLP37 is concerned with climate change, carbon and waste reduction and sustainable energy proposals, and is generally supportive of proposals which will contribute towards mitigation and adaption to climate change through energy use reduction and efficiency and renewable and decentralised energy.
30. Policy LLP38 seeks to ensure that development does not have an adverse impact by reason of pollution or contamination on neighbouring development, adjoining land or the wider environment.

#### Equality Implications

31. No disproportionate effect on people with protected characteristics has been identified.

#### Consultation Responses

32. Local Highway Authority: No major highway implications are anticipated. Any new vehicular crossovers / access will be subject to the approval of the Highway Authority. Surface water from hard standings must not be discharged to the highway or any highway drain. No works should be carried out within the confines of the public highway without the necessary licence and a dilapidation survey of all footpaths and roads abutting the site must be carried out in conjunction with the Highway Development Compliance Manager prior to works commencing on site.

33. Lead Local Flood Authority: Satisfied with the drainage details subject to a drainage system condition.
34. Bedfordshire Fire and Rescue Service: The proposal should adhere to the requirements of the Building Regulations in relation to access and facilities for the Fire Service and should provide a sprinkler system in this instance.
35. London Luton Airport Safeguarding: The proposed development has been examined from an aerodrome safeguarding aspect and does not conflict with safeguarding criteria. Accordingly, London Luton Airport Operations Ltd has no safeguarding objection to the proposal. Details of any craneage associated with the development must be submitted to London Luton Airport Operations Ltd for approval a minimum of 28 days before the commencement of works.
36. LBC Environmental Protection: Have requested a condition in relation to potential noise from the generator.
37. Bedfordshire Police: No objection subject to conditions relating to boundary treatment and external lighting.
38. LBC Education: Discussions have been held with the applicant and local schools about the use of this area of the existing school playing fields for the air dome and local schools are supportive.
39. Sport England: Sport England raises no objection to this application which is considered to meet the exception test of the adopted Playing Fields Policy, in that it relates to new indoor / outdoor sports facilities where the benefit of the development of sport outweighs any detriment caused by the loss of playing fields.
40. Statutory Neighbour Consultation: The application was notified to 74 properties in close proximity to the site and site notices were posted on the 7<sup>th</sup> July and then again on the 28<sup>th</sup> July in positions around the site. To date 57 representations have been received, with two objecting to the proposal and 55 in support. The objections have come from the Chair of Governors of Surrey Street Primary School and Mr Alan Daglish of Ivel Close, Barton and which are set out below:

‘As Chair of Governors for Surrey Street Primary School, I need to raise a number of points about this development; the Covid-19 situation is not a valid reason to bypass due planning process.

- 1) The playing field is not at the rear of Barnfield Academy South, it is at Surrey Street Primary School;
- 2) This is the playing field for the Surrey Street Primary School, not mentioned in the document, which is a significant reduction of the school’s playing field.
- 3) My fellow governors and I have not been informed directly of this development;
- 4) There are safeguarding issues relating to the site on the school grounds;
- 5) What is the proposed access list for local groups?
- 6) Please provide the evidence as to how there will not be any loss of green space on this site when the playing pitch itself will be re-laid to form a 3G pitch;
- 7) Please can the intended dimensions of the finalised structure be clarified?
- 8) Access to the site appears to only be on foot. This site could then suffer from planning creep, as in the future a car park and upgrade of access path to road would appear, but would take up more playing field. This is a proposed international training venue but anyone using it would have to walk;

- 9) There is no mention of how the structure would be built, access points, disruption to the site and timing of the building work. This could have a significant detrimental effect on students and local residents;
- 10) It is now summer holidays and the timing of this application prevents the school from being able to fully consider these plans and their effects.  
On behalf of the Governors for Surrey Street Primary School, I must object to the planning process until the Board of Governors have had reasonable time to consider and discuss the proposal as there are a number of issues which the School needs to consider.'

Mr Daglish has objected to the application on the grounds that 'South Luton ward's population is expanding at 35% every 10 years. It already has the most congested housing with 50% living in flats, no playing fields and less than 50% of the Council's own greenspace amenity standard. Topping the league as the worst air polluted Town in the UK because of its lack of open spaces and the vital mental and physical benefits of open space should be paramount in the mind of our planners. The fields are the LAST open space in this ward and there is clear evidence of the desire of the Council to secure and develop the site for the community and six local schools and 4,000 pupils within walking distance of these fields. They should not be sold to a development company.'

A number of representations (54) have also been received in support of the application which are generally from staff of the Football Club or parents / relatives of Academy players. The letters of support generally highlight the importance of the existing Academy system and how the indoor dome that would facilitate Category 2 Academy status would be hugely beneficial not only to players but also the local community with the opportunity to attract players and visitors from outside the area and which would make a contribution to the local economy.

A specific letter of support has also been received from the Assistant Headteacher of Surrey Street Primary School which states that:

'There is support for the air dome and the overall development of the site. The proposal will benefit the children from our area and will help the development of the Luton Town Academy.'

Finally, one anonymous comment has been received which states that the only concern would be that some method is used to prevent footballs landing in adjacent gardens to the pitches, although appreciate that the 'Indoor' training facility is planned to be well away from the rear of properties in Cutenhoe Road.

## **MAIN PLANNING CONSIDERATIONS**

41. The main material planning considerations in this instance relate to the principle of development including development within a Public Safety Zone, the impact on the character and appearance of the area, the impact upon neighbouring amenity, transport and parking implications and other material considerations.

### **Principle of Development**

42. The application site is designated within the Public Safety Zone 100K in the Luton Local Plan 2011-2031. Accordingly, Policy LLP34 applies which sets out types of development that would be resisted in these areas and which includes, under Criterion D children's playgrounds, playing fields or sports grounds. The aim of the policy is seeking to restrict proposals that would result in significant numbers of people being present at a site on a regular basis.



43. Whilst this would appear as an impediment to the development proposed, it is noted that the Football Club's academy players currently utilise the Club's existing training facility at the Venue 360 fields, which is also partly within the Public Safety Zone and as such, the number of people present within the Safety Zone would not increase. Further, the existing land use is a playing field and the proposal is not seeking to introduce a new playing field within the Safety Zone but rather make use of the existing facility in a different manner. As such the number of people that could be present within this area would not markedly increase and it is noted that London Luton Airport has no safeguarding objection to the proposal.
44. As the application site constitutes an existing playing field it also needs to be considered against Policy LLP24 of the Local Plan that relates to Education and Other Community Facilities which has a broad thrust to protect existing facilities. Whilst the application was submitted on the basis of being for the Football Club's academy players only, the Local Planning Authority is aware that the applicant has since undertaken discussions with the local schools in the area with a view to allowing local schools to utilise this facility in a managed way and which has attracted broad support from the local schools.
45. With a managed system for allowing school use of the air dome outside of the times when the Football Club would need it, the proposal would then comply with Part C of Policy LLP24 which supports the co-location of sports centres and playing pitches with schools. With a condition to secure the use of this facility by local schools through a use and management agreement, it is considered that the proposal would now comply with Part C of Policy LLP24 which seeks to increase local and integrated service delivery. On a final point on this issue it is also noted that this area of the existing playing fields was less well utilised than other areas of the playing fields being located



at a distance from the school buildings. The Football Club has also expressed an interest in facilitating wider community use of the facility should planning permission be granted but this could only happen in conjunction with discussion with the Airport and does not form part of the current application at this time.

46. The application site is also considered to be an existing area of open space where Policy LLP27 of the Local Plan applies and which has a broad thrust to prevent the loss of existing open space. Part C of Policy LLP27 sets out that development will only be permitted on parks, playing fields, other outdoor sport facilities, allotments or other important green spaces shown on the Policies Map, where development is ancillary, complementary and limited in scale securing the efficient and effective use of the existing green space. It is considered that the proposal would meet these tests being ancillary and complementary to the existing fields, providing that the proposal facilitates school use of the air dome; and would also make more effective use of this area of the playing fields which are currently less well used than other areas. The issue around the scale of the facility will be considered in the following section of this report. Subject to the proposal being considered to be of an acceptable scale, the proposal is considered to comply with Parts C of both Policies LLP24 and LLP27 and would not offend Policy LLP34 in this instance. Accordingly, the principle of development is considered to be acceptable.

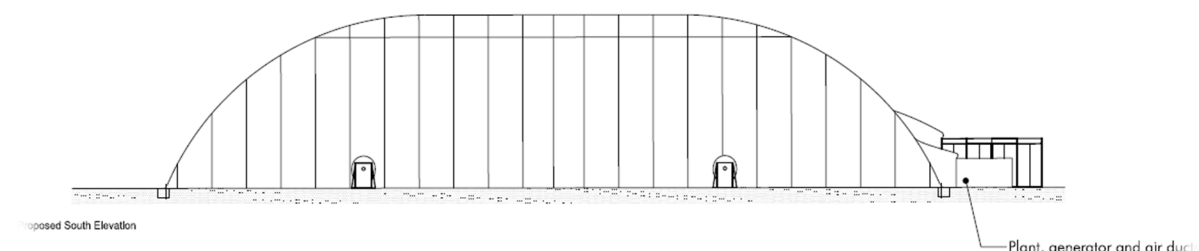
### Impact on the Character and Appearance of the Area

47. Policy LLP25 seeks to have development enhance the character of an area, respond positively to the local context, minimise adverse amenity implications, optimise a site and create safe and attractive places.

#### *Scale*

48. The proposed air dome would have a maximum height of 16m and would be set against a strong landscape corridor that lies on the boundary of the existing playing fields and the shared footpath and cycleway. Beyond this there is also a strong landscape belt alongside New Airport Way, which is set at a higher level in this location as it crosses over Park Street. Finally, the proposed air dome would be set at a lower level than existing buildings in Capability Green. As such, in this location of the corner of the existing playing fields, the scale of the development is considered to be appropriate.

Fig. 4: Scale of the Proposed Air Dome



49. The proposed air dome would have no discernible impacts on either the Cutenhoe Road or Park Street street scenes given the significant distances to these streets. Further, whilst its design is functional to reflect the use that it would support, the specific materiality of the dome can be conditioned to ensure that it would have an acceptable visual impact. Whilst the proposal would bring built form into a currently

open area, its specific location set against a strong belt of vegetation, the raised section of New Airport Way and being set at a lower level than existing built form in Capability Green, would all ensure that its impact on the character and appearance of the area would be acceptable subject to a condition requiring details of materiality.

50. Finally, it is not considered that the proposal would have any material impact in relation to Luton Hoo (grade I listed) or its registered park and garden (grade II\* listed) due to the landscaping screening and the intervening New Airport Way set at its raised level in this location.

#### Impact on Neighbouring Amenity

51. In relation to the impact on neighbouring amenity, the proposal is not considered to result in any adverse impacts. The proposed facility would be approximately 175m to the nearest residential properties in Park Street and approximately the same distance to the rear of the nearest residential properties on Cutenhoe Road. These distances would ensure that any noise impacts would be negligible and, of course, the activity inside would be enclosed thereby further reducing any noise impacts. A condition is also recommended to ensure no adverse noise impacts from the generator which forms part of the application. Finally, it is noted that no external lighting is proposed.

#### Access, Parking and Highway Implications

52. Policy LLP31 sets out the sustainable transport strategy and is supportive of development that minimises the need to travel, provides sustainable modal choice and reduces congestion. Policy LLP32 seeks to ensure that an adequate provision of parking is available as it relates to the development.
53. Whilst the application is in outline form with access as a reserved matter, it is important to set out that no vehicular access is proposed to the facility. The primary use of the facility would be for the Football Club's academy players who would walk from the main training facility at Venue 360, across Park Street and up the shared footpath / cycleway with an access gate to be inserted into the existing fence line. Details of the proposed access gate were not available to the applicant at the time of submission of the application, hence the application being made in outline form with access as a reserved matter. It is noted that this journey would be managed by the Club's coaches and staff.
54. Given that there would be no specific vehicular access to the facility, the Highway Authority has set out that no major highway implications are anticipated. Access for emergency vehicles to the site would be taken through the school campus as accessed from Cutenhoe Road.
55. In relation to parking, academy players and their families would need to park at the main Venue 360 facility and walk across to the site.

#### Other Material Considerations

56. The application site is located within Flood Zone 1, which has the lowest risk of flooding and as it is less than 1 hectare in size a Flood Risk Assessment is not required. A drainage system condition has also now been recommended by the Lead Local Flood Authority.
57. In relation to biodiversity, the existing site is a managed playing pitch and is therefore considered to be of low ecological value. The proposal would have a negligible impact on this value.

58. The stated reasoning for the application is to facilitate the Football Club acquiring Academy Category 2 status, which requires an indoor pitch. Currently, the Club's junior and under 23 sides only have Category 3 status. Having Academy Category 2 status would assist the Club's younger players through the provision of better facilities but also helps to retain players who would be less tempted to move to clubs with better academy facilities. A burgeoning academy facility is likely to require more Football Club staff to manage the facility and thus providing more local employment opportunities which would be welcomed. There would also be additional regeneration benefits including the ability to utilise existing facilities more intensively and throughout the year; a much better arrangement than the existing circumstances. This would have positive community cohesion and public health benefits which would result in economic and regeneration enhancements for the area. Finally, the grant of planning permission would also allow the applicant to source external funding which would then be spent in the area, upgrading existing facilities.

## **CONCLUSIONS**

59. The foregoing report demonstrates that the air dome proposal at this site would be acceptable in principle as it would not conflict with Policy LLP34 in relation to Public Safety Zones, it would meet the relevant criteria of Policy LLP24 by co-locating a facility at a school site and would also meet the relevant tests of Part C of Policy LLP27 in relation to open space.

Fig. 5: Proposed Computer Generated Image



60. Additionally, the report has demonstrated that the impact of the proposal on the character and appearance of the area would be acceptable, as would the impact on Luton Hoo and its associated registered park and garden. The report has also found that the impact on neighbouring residential amenity would be acceptable, the highways and parking would be acceptable, noting that the specific access would be a reserved matter, and that the impacts on both flooding and biodiversity would be acceptable. Finally, the proposal would support the Football Club being able to achieve Academy 2 status which would have wider benefits for young football players in the town and would provide a valuable facility for school children through a school's use agreement to be a condition on any grant of planning permission.
61. As such, it is recommended that planning permission is granted subject to the conditions as set out in Appendix A.

## **Appendix**

### **Appendix A - Conditions and Reasons**

#### **List of Background Papers - Local Government Act 1972, Section 100D**

- 62. Luton Local Plan 2011-2031
- 63. National Planning Policy Framework (NPPF, or the Framework)
- 64. National Planning Practice Guidance (NPPG)
- 65. The submitted documents associated with planning application reference 20/00709/OUT.

#### **Determination of Planning Applications**

- 66. The Council is required in all cases where the Development Plan is relevant, to determine planning applications in accordance with policies in the Development Plan unless material considerations indicate otherwise.

#### **Human Rights Act 1998**

- 67. The determination of the application which is the subject of this report is considered to involve the following human rights:-
  - 1. Article 8: Right to respect for private and family life; and
  - 2. Article 1 of the First Protocol: Protection of Property
- 68. The report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the Convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and balances the needs of the Applicant with the protection of the rights and freedoms of others in the public interest.

#### **Section 17 Crime and Disorder Act 1998**

- 69. In reaching the recommendations set out in this report, due regard has been given to the duty imposed upon the Council under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder in its area.

#### **Equality Act 2010**

- 70. In reaching the recommendation set out in this report, proper consideration has to be given to the duty imposed on the Council under the Equality Act 2010 to have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by that Act; to advance equality of opportunity and to foster good relations between persons who share relevant protected characteristics and persons who do not share it. The protected characteristics under the Act are a person's age, sex, gender assignment, sexual orientation, disability, marriage or civil partnership, pregnancy or maternity, race, religion or belief. In this case, no disproportionate effect on people with protected characteristics has been identified.

Conditions and Reasons**TIME LIMIT FOR COMMENCEMENT**

- (01) In the case of any matter hereinafter reserved for the subsequent approval of the Local Planning Authority, applications for this approval shall be made not later than the expiration of two years beginning with the date of this permission and the development hereby permitted shall be begun not later than whichever is the later of the following dates:
- a) The expiration of three years from the date of this permission; or
  - b) The expiration of one year from final approval of the matters hereinafter for the subsequent approval of the Local Planning Authority.

*Reason: To limit the duration of the permission in accordance with the provisions of Sections 91-96 of the Town and Country Planning Act, 1990.*

- (02) Full details and particulars of all works hereby permitted in respect of access to the site shall be submitted to the Local Planning Authority in writing for their subsequent approval before any above ground work is commenced.

*Reason: To enable the Local Planning Authority to exercise proper control over the details of the development in the case of an outline planning permission granted under Part 2, paragraph 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).*

- (03) The development hereby permitted shall not be carried out other than in complete accordance with the approved plans and document Nos.: **Location Plan (drawing no. 400\_AL(0)101 Rev F); Site Layout Plan (drawing no. 400\_AL(4)102 Rev G); Proposed Ground Floor Plan (drawing no. 400\_AL(0)103 Rev C); Proposed Elevations (drawing no. 400\_AL(0)110 Rev D); and Proposed Sections (drawing no. 400\_AL(0)120 Rev B).**

*Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area.*

- (04) Prior to the commencement of any construction works a Construction Method Statement shall be submitted in writing to the Local Planning Authority for approval. Demolition and construction shall only then commence in accordance with those approved details. The Statement shall provide for:

- (i) operating hours: No demolition, construction or contaminated land remediation activities, movement of traffic, or deliveries to and from the premises, shall occur other than within the hours agreed with the Local Planning Authority. Any proposed extension to these agreed hours, other than for emergency works, shall be agreed with the Local Planning Authority before work commences;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) a dilapidation survey demonstrating the condition of the highway, inclusive of crossovers, kerbs and pedestrian footways, prior to the commencement of demolition and construction to be used for comparison following the completion of works and first operation of the development;
- (iv) loading and unloading of plant and materials;
- (v) storage of plant and materials used in constructing the development;



- (vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vii) wheel washing facilities;
- (viii) measures to control the emission of dust and dirt during construction; and
- (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works.

***Reason: To protect human health, the environment, the highway and the amenities of adjoining occupiers and surrounding uses.***

- (05) Prior to the commencement of above-ground works, excluding enabling works which are to be defined, full details of the materials to be used in the construction of the external materials of the air dome facility hereby approved shall be submitted in writing to the Local Planning Authority for approval. The development shall be carried out only in full accordance with those approved materials.

***Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area.***

- (06) Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted in writing to the Local Planning Authority for approval prior to the installation of any lighting at the development. Only the details thereby approved shall be implemented.

***Reason: To protect the amenity of existing neighbouring occupiers from adverse artificial light impacts.***

- (07) Use of the development shall not commence until a School's Use Agreement prepared in consultation with the local schools has been submitted in writing to the Local Planning Authority for approval, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the air dome and shall include details of hours of use, access by school children, management responsibilities and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement.

***Reason: To secure well managed and safe school access to the sports facility to ensure sufficient benefit to the development of sport.***

- (08) Full details of the proposed boundary treatment of the site shall be submitted in writing to the Local Planning Authority for approval before above ground works are commenced. The approved boundary treatment shall be installed prior to occupation of the building and be retained for so long as the development hereby permitted remains in existence.

***Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area.***

- (09) No building shall be first occupied until the drainage system has been implemented in accordance with the approved detailed design and a set of 'as built' drawings has been checked by a suitably qualified person, with written confirmation submitted to the Local Planning for their approval. The drainage

**scheme should demonstrate that the surface water run-off generate by critical storms up to an including the 100 year + 40% climate change uplift storm will not exceed the drainage capacity of the site.**

***Reason: To prevent an increased risk of flooding.***

- (10) Prior to the occupation of the building hereby permitted, a scheme to demonstrate that the rating level of sound emitted from any internal or external fixed plant and/or machinery associated with the development does not exceed the typical background sound level at any existing sound sensitive premises neighbouring the development site. Such a scheme shall be submitted in writing to the Local Planning Authority for approval. All measurements shall be made in accordance with BS4142:2014 (as amended) and the development shall then only be brought into use in full accordance with those approved details, which shall prevail for the lifetime of the development.**

***Reason: To protect the amenities of occupiers of existing premises in the vicinity of the application site***