



Matt Preece
Planning Department
Development and Regulatory Management
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

PAUL JOHNSON
DIRECTOR FOR RESOURCES &
DEPUTY CHIEF EXECUTIVE

P.O.Box 9 Council House
Solihull West Midlands B91 3QR

Please ask for: Sandeep Magar

Direct line: 0121 704 6654

Email: sandeep.magar@solihull.gov.uk

Date: 08th July 2022

Our Ref. 17011/16.0/04

Dear Matt,

Re: Cheswick Green Primary School – Additional 1FE Expansion to form a 2FE entry Primary School with extended site boundary, increase in onsite staff and visitor parking and a MUGA facility

Planning Application: PL/2021/01418/PPFL

Please find enclosed our response, documents and drawings in connection with the planning conditions as following list:

1. Monitoring condition - Scheme to be in accordance with the approved drawings.
 - **No information required at present.**
2. Monitoring condition - Start on site date to commence before the expiration of three years from the date of this permission.
 - **No information required at present.**
3. Pre-above ground works condition - Materials Schedule and product literature issued electronically. Document reference:
 - **17013-BDS-XX-XX-SH-A-6011-P01**
4. Pre-commencement condition- The development authorised by this permission shall not begin until the Highway Traffic Regulation Order(s) as detailed in drawing numbers:
 - 05214 A 0101 P1 (Highway Improvement General Arrangement)
 - 05214 A 0102 P1 (Highway Improvement Geometry Plan)
 - 05214 A 0103 P0 (Proposed Zebra Crossing General Arrangement)

within Appendix A of the Technical Note (12th January 2022): Transport Measures - Deliverability Statement, have been completed in accordance with those drawings and constructed to the standard specification of the Local Highway Authority, and have been certified in writing as complete by the Highway Authority.

- **No information required at present.**



5. Pre-commencement condition - Submission of the Walking Bus scheme and agreed in writing by the LPA

- **Walking bus information attached**

6. Pre-Occupation condition – scheme for the provision of a dedicated school bus service between Cheswick Green Primary School and Blythe Valley Park has been submitted to and approved in writing. The scheme shall include details showing:

- (a) The location of bus stops and route(s);
- (b) Bus capacity.
- (c) Timings of bus service(s); and
- (d) Number of staff travelling on bus service(s)

- **No information required at present.**

7. Pre-Occupation condition. Implementation of School Travel Plan

- **No information required at present.**

8. Pre-Occupation condition

The building extensions hereby approved shall not be occupied until the existing before and after school clubs have been expanded and wrap-around care provided in accordance with details to be agreed in writing by the Local Planning Authority

- **No information required at present.**

9. Pre-Occupation condition. Submission of a car parking management strategy

- **No information required at present.**

10. Pre-commencement condition - Construction management plan. Further information is to be issued on appointment of the Contractor

- **No information required at present.**

11. Pre-above ground works condition - Submission of a scheme to manage the surface water runoff from the development

- **17011-BDS-XX-XX-DR-C-6011-A5-P01 Storm Drainage & External Works Plan**
- **17011-BDS-XX-XX-RP-S-8013-A5-P01 Drainage Operation and Maintenance**
- **CGR-WSP-XX-XX-RP-0500 Rv2**
- **Report (Final) on Site Investigation Extract**

12. Pre-commencement condition - Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment (CGR-WSP-XX-XX-RP-0500 RV2) has been submitted in writing by a suitably qualified independent drainage engineer:

- **17011-BDS-XX-XX-RP-S-8013-A5-P01 Drainage Operation and Maintenance**
- **CGR-WSP-XX-XX-RP-0500 Rv2**
- **reimagining_rainwater_in_schools_v1_**



13. Pre-occupation condition: Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment (CGR-WSP-XX-XX-RP-0500 RV2) has been submitted in writing by a suitably qualified independent drainage engineer

- **No information required at present.**

14. Monitoring condition - The MUGA hereby permitted as shown green on drawing number 17011-BDS-ZZ-XX-DR-A-1002-S4-P02 (Proposed Block Plan) shall only be used in connection with Cheswick Green Primary School and shall at no time be available for use by the wider community unless otherwise agreeing in writing with the Local Planning Authority.

- **No information required at present.**

15. Pre-occupation condition: The development hereby approved shall not be occupied until full details of both hard and soft landscape works have been submitted. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, lighting etc.); retained historic landscape features and proposals for restoration. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

- **No information required at present.**

16. During the Development period condition: All hard and soft landscape works shall be carried out in accordance with the approved details

- **No information required at present.**

17. During the Development period condition: Any tree, hedge or shrub scheduled for retention which is lost for any reason during development works, shall be replaced with a tree, hedge or shrub of a size and species to be agreed in writing with the Local Planning Authority and planted during the first planting season after its loss

- **No information required at present.**

18. Pre-occupation condition: A Landscape and Ecology Management Plan (LEMP) including short (1-5 years), medium (5-15 years) and long term (15-30 years) design objectives, management actions, responsibilities, future monitoring and maintenance schedules for all landscape, habitat mitigation and compensation works to be submitted.

- **No information required at present.**

19. Pre-occupation condition: The demolition and remove of resulting material from the land of the temporary construction vehicular access and route identified Drawing Number 05214-A-0001-P1 (General Agreement) within Appendix A (Construction Access Drawings) of the Technical Note (26th January 2022): Cheswick Green Primary School - SMBC Highway Response (Construction Access) and the reinstatement of the area as detailed in Drawing Number A478 02 01 C (Landscape Concept Plan)

- **No information required at present.**



20.Pre-commencement condition: The temporary construction vehicular access shall not be used until it has been laid out and constructed in general accordance with Drawing Number 05214-A-0001-P1 (General Agreement) within Appendix A (Construction Access Drawings) of the Technical Note (26th January 2022): Cheswick Green Primary School - SMBC Highway Response (Construction Access), and constructed to the standard specification of the Local Highway Authority

- **No information required at present.**

21.Pre-commencement condition: Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority

- **No information required at present.**

22.Pre-commencement condition: Details of all external light fittings and external light columns have been submitted to and approved by the Local Planning. This could be achieved in the following ways:

- Lighting should be directed away from vegetated areas;
- Lighting should be shielded to avoid spillage onto vegetated areas;
- The brightness of lights should be as low as legally possible;
- Lighting should be timed to provide some dark periods;
- Connections to areas important for foraging should contain unlit stretches.
- **17011-FAA-XX-XX-SP-E-4001-A5-P03 CGPS Schedule of Luminaires**
- **17011-FAA-ZZ-GF-DR-E-1003-A5-P06 lighting & emergency lighting sheet 1**
- **17011-FAA-ZZ-GF-DR-E-1004-A5-P06 lighting & emergency lighting sheet 2**

23.Pre-commencement condition: Details of:

(a) the works/contractors compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials);
(b) a scheme for the removal of the works/contractors' compound and the restoration of the existing playing field land and the creation of new playing field land on which it is situated;
are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

a) The Contractor's Compound – Please refer to the SFTMP herewith.

b) Scheme for Removal of the Compound – upon completion of the main construction works, the new playing field land will be constructed and laid out in accordance with the drawing number A478 02 01 C

24.Pre-commencement condition: No development shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority.

b) the programme of archaeological evaluative fieldwork and associated post excavation analysis and report production detailed within the approved WSI has been undertaken. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.

c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

- **No information required at present.**



The planning condition discharge application fee to the value of **£116** which we would be grateful if you can charge to the following cost code:

- **02-097214**

We trust the enclosed details are in order and look forward to issuing a receipt and formal acknowledgment in due course.

Yours faithfully

Sandeep Magar
RIBA