



Leicester
City Council

PLANNING PERMISSION

Applicant:

Chris Trim
Wates Construction Limited on behalf of the
Depart
c/o Agent

Agent (if any):

Charlotte Palmer
Turley
9 Colmore Row
Birmingham
B3 2BJ

PART 1 - PARTICULARS OF APPLICATION - no: 20230328

DATE OF APPLICATION: 6 April 2023
LOCATION OF PROPOSAL: Groby Road (land to south), Stokeswood Park (land to north), Fosse Road North (land to west)
DETAILS OF PROPOSAL: Construction of a 3-storey secondary school, 1-storey sports block and associated access; parking; landscaping; sports facilities and associated works. (Use Class F1)(s106 agreement).

PART 2 - PARTICULARS OF DECISION

Town and Country Planning Act 1990

Leicester City Council grants Planning Permission for the carrying out of the development referred to in Part 1 above in accordance with the application and plans submitted subject to the following conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. The development shall only take place in accordance with the approved Wates Construction Method Statement Revision G received on the 12th September 2023. The approved Statement shall be adhered to throughout the construction period. (To ensure the satisfactory development of the site, and in accordance with saved policies AM01, AM02 and UD06 of the City of Leicester Local Plan and Core Strategy policy CS03).
3. Prior to the construction of any above ground works the approved sample panel as detailed on plan references: FS0939-LSI-TB-XX-DR-A-1501-S2-P03 and FS0939-LSI-TB-XX-SH-A-1500-S2-P03 received on the 21st August 2023 shall be constructed on site, showing all external materials, including but not limited to, bricks, bond, windows, doors, curtain walling and cladding, for inspection by Officers and approval in writing by the Local Planning Authority. The development

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shall only be constructed in accordance with the approved materials. (In the interests of visual amenity, and in accordance with Core Strategy policy CS03).

4. The development shall only take place (including demolition, ground works, vegetation clearance) in accordance with the approved Brindle & Green construction environmental management plan (CEMP: Biodiversity) Ref: BG22.336.4 and dated July 2023. The approved CEMP shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details. (In the interests of protecting wildlife habitats and in accordance with saved policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS17).
5. The development shall only be carried out in accordance with the approved Brindle & Green landscape and ecological management plan (LEMP) Ref: BG22.336.3 Rev 1 dated September 2023 and the Ares Landscape Architects Landscape Management and Maintenance Plan FS0939-ALA-ZZ-ZZ-RP-L-0010 P02 dated August 2023. The approved details of the after-care and maintenance of all soft landscaped areas shall be carried out within one year of completion of the development. For a period of not less than ten years from the date of planting, the applicant shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme (In the interests of amenity, and in accordance with saved policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS03 and CS17).
6. Archaeological Investigation:
 1. No new development shall take place other than in accordance with the approved PCA Heritage Written Scheme of Investigation for Trial Trench Evaluation Ref:10200/R02 received on the 26th May 2023.
 2. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (1) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. (In the interests of protecting the historic environment and in accordance with Core Strategy policy CS18)
7. The development shall be constructed in accordance with the approved details of the Sustainable Drainage System (SuDS) together with implementation, long term maintenance and management of the system. The use shall not commence until the system has been implemented. It shall thereafter be managed and maintained in accordance with the approved details throughout its lifetime. (To reduce surface water runoff and to secure other related benefits in accordance with policy CS02 of the Core Strategy).
8. The development shall be implemented in accordance with the approved details of the foul drainage. The use shall not commence until the drainage has been installed in accordance with the approved details. It shall be retained and



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maintained thereafter. (To ensure appropriate drainage is installed in accordance with policy CS02 of the Core Strategy).

9. The development shall only be implemented in accordance with the approved detailed design plan of lighting Ref: FS0939-CSD-XX-XX-DP-E-6323 P04 received on the 18th August 2023. No external lights shall be installed at any time, except in accordance with the approved details and they shall be retained and maintained thereafter. (In the interests of protecting wildlife habitats and in accordance with policy CS17 in the Core Strategy)
10. All works shall be carried out in accordance with British Standard for Tree Work BS 3998:2010. (In the interests of the health and amenity value of the trees and in accordance with saved Policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS03)
11. The development shall be delivered in accordance with the approved details within the Turley Sustainable Design and Construction Statement dated March 2023. Before the development is occupied evidence demonstrating the installation and satisfactory operation of the approved measures shall be submitted to and approved in writing by the local planning authority and the installed measures shall be retained and maintained thereafter. (In the interests of energy efficiency and carbon reduction and in accordance with Core Strategy policy CS02)
12. The development shall be carried out in full accordance with the air quality mitigation measures as set out in Section 6.1 of the Air Quality Assessment (NoiseAir Limited, ref: P5620-R1-V1, dated February 2023). (In the interests of the amenities of nearby occupiers, and in accordance with Core Strategy policy CS02).
13. The development shall be carried out in accordance with the recommendations within Section 6 of Stroma Built Environment Ltd Environment Noise Assessment Ref: Opp-085590-AC-6v3 including a building services plant noise impact assessment, full details of the acoustic fence and a management/monitoring plan for out of hours use of the outdoor sports facilities to be submitted to and approved in writing by the local planning authority prior to completion of development. The development shall only be carried out in accordance with the approved details. (In the interest of residential amenity and in accordance with saved policy PS11 of the City of Leicester Local Plan)
14. The remediation scheme approved within the IDOM Remediation Method Statement (Ref:RMS-22531-23-3 REV B) shall be implemented and a verification report shall be submitted to and approved in writing by the local planning authority before any part of the development is occupied. The verification report shall be completed in accordance with the approved verification plan as part of RMS22531-23-3 REV B, showing the implemented remediation scheme and gas protection measures, along with, if required, details of long-term maintenance and monitoring. Any parts of the site where contamination was previously unidentified and found during the development process shall be subject to remediation works



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carried out and approved in writing by the City Council as local planning authority prior to the occupation of the development. The report of the findings shall include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". (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, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PS11 of the City of Leicester Local Plan).

15. No part of the development shall be occupied until secure and covered cycle parking has been provided, in accordance with details submitted to and approved in writing by the local planning authority. The cycle parking shall be retained as such thereafter. (In the interests of the satisfactory development of the site and in accordance with saved policy AM02 of the City of Leicester Local Plan).
16. No part of the development shall be occupied until a Travel Plan for the development has been submitted to and approved in writing by the local planning authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan. The Plan shall: (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options; (c) identify marketing, promotion and reward schemes to promote sustainable travel and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with saved policies AM01, AM02, and AM11 of the City of Leicester Local Plan and policies CS14 and CS15 of the Core Strategy).
17. Before the occupation of any part of the development, all parking areas shall be surfaced and marked out in accordance with details which shall first have been submitted to and approved in writing by the local planning authority and shall be retained for parking and not used for any other purpose. (To ensure that parking can take place in a satisfactory manner, and in accordance with saved policy AM11 of the City of Leicester Local Plan and Core Strategy policy CS03.)



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18. Before the development is brought into use a site management plan shall be submitted to and approved in writing by the local planning authority. The management plan shall address the issues of but not be limited to a) drop off and pick up of pupils, supervision arrangements and engagement with parents/carers, b) arrival and departure times, c) servicing arrangements including timing of large vehicle trips such as refuse vehicles. The site shall thereafter be managed in accordance with the approved plan. (In the interests of residential amenity and pedestrian safety and in accordance with saved policy AM01 of the City of Leicester Local Plan and Core Strategy policies CS14 and CS15)
19. Development shall be carried out in accordance with the following approved plans:
WHOLE SITE PLAN, FS0939-ALA-00-XX-DR-L-0026 P02, RECEIVED 28TH FEBRUARY 2023
SITE SECTIONS 1 OF 3, FS0939-ALA-00-XX-DR-L-0023 P02, RECEIVED 28TH FEBRUARY 2023
SITE SECTIONS 2 OF 3, FS0939-ALA-00-XX-DR-L-0024 P02, RECEIVED 28TH FEBRUARY 2023
SITE SECTIONS 3 OF 3, FS0939-ALA-00-XX-DR-L-0025 P02, RECEIVED 28TH FEBRUARY 2023
PROPOSED SUB STATION, FS0939-ALA-00-XX-DR-L-0075 P01, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED ELEVATIONS, FS0939-LSI-SB-ZZ-DE-A-1350 P01, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED ELEVATIONS, FS0939-LSI-SB-ZZ-DE-A-1360 P01, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED SECTIONS, FS0939-LSI-SB-ZZ-DE-A-1380 P02, RECEIVED 28TH FEBRUARY 2023
TEACHING BLOCK PROPOSED ELEVATIONS, FS0939-LSI-TB-ZZ-DE-A-1350-S2 P03, RECEIVED 1ST JUNE 2023
TEACHING BLOCK PROPOSED SECTIONS, FS0939-LSI-TB-ZZ-DS-A-1370 P02, RECEIVED 28TH FEBRUARY 2023
TEACHING BLOCK PROPOSED GROUND FLOOR PLAN, FS0939-LSI-TB-00-DP-A-1300 P03, RECEIVED 28TH FEBRUARY 2023
TEACHING BLOCK PROPOSED FIRST FLOOR PLAN, FS0939-LSI-TB-01-DP-A-1301 P03, RECEIVED 28TH FEBRUARY 2023
TEACHING BLOCK PROPOSED SECOND FLOOR PLAN, FS0939-LSI-TB-02-DP-A-1302 P03, RECEIVED 28TH FEBRUARY 2023
TEACHING BLOCK PROPOSED ROOF PLAN, FS0939-LSI-TB-R02-DP-A-1303 P03, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED GROUND FLOOR PLAN, FS0939-LSI-SB-00-DP-A-1310 P03, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED LOWER ROOF PLAN, FS0939-LSI-SB-R00-DP-A-1311 P04, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED UPPER ROOF PLAN, FS0939-LSI-SB-R01-DP-A-1312 P04, RECEIVED 28TH FEBRUARY 2023



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TEACHING BLOCK PROPOSED MECHANICAL & ELECTRICAL SERVICES PLANT, FS0939-CSD-TB-R2-SY-ME-5000-PL1, RECEIVED 28TH FEBRUARY 2023
SPORTS BLOCK PROPOSED MECHANICAL & ELECTRICAL SERVICES PLANT, FS0939-CSD-SB-R0-SY-ME-5001-PL1, RECEIVED 28TH FEBRUARY 2023
LANDSCAPING PLAN OVERVIEW, FS0939-ALA-00-XX-DR-L-0001 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 1 OF 7, FS0939-ALA-00-XX-DR-L-0002 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 2 OF 7, FS0939-ALA-00-XX-DR-L-0003 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 3 OF 7, FS0939-ALA-00-XX-DR-L-0004 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 4 OF 7, FS0939-ALA-00-XX-DR-L-0005 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 5 OF 7, FS0939-ALA-00-XX-DR-L-0006 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 6 OF 7, FS0939-ALA-00-XX-DR-L-0007 P05, RECEIVED 1ST JUNE 2023
LANDSCAPING PLAN 7 OF 7, FS0939-ALA-00-XX-DR-L-0008 P05, RECEIVED 1ST JUNE 2023
PLANTING STRATEGY, FS0939-ALA-00-XX-DR-L-0059 P05, RECEIVED 1ST JUNE 2023
PLANTING PLAN 1 OF 2, FS0939-ALA-00-XX-DR-L-0060 P03, RECEIVED 1ST JUNE 2023
PLANTING PLAN 2 OF 2, FS0939-ALA-00-XX-DR-L-0061 P03, RECEIVED 1ST JUNE 2023
PROPOSED GROBY ROAD CROSSING, C4049-HSP-00-00-DR-C-613 P01, RECEIVED 12TH JULY 2023
PROPOSED GENERAL ARRANGEMENT GARLAND CRESCENT, FS0939-HSP-XX-XX-DR-H-0120 P02, RECEIVED 12TH JULY 2023
SAMPLE PANEL DRAWINGS, FS0939-LSI-TB-XX-DR-A-1501-S2-P03 and FS0939-LSI-TB-XX-SH-A-1500-S2 P03, RECEIVED 21st AUGUST 2023
DETAILED PLAN OF LIGHTING, FS0939-CSD-XX-XX-DP-E-6323 P04, RECEIVED 18th AUGUST 2023
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process and pre-application. The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in



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favour of sustainable development as set out in the NPPF 2021 is considered to be a positive outcome of these discussions.

2. The protected species mitigation licence (A24) approved by Natural England along with the associated Site-Specific Protected Species Mitigation Strategy shall be submitted to the Local Planning Authority. The mitigation strategy should clearly detail mitigation requirements, works schedule and Reasonable Avoidance Measures (RAMs) to be followed during construction to safeguard protected species and breeding birds from harm, injury, or disturbance during the construction works.
3. Leicester Street Design Guide (First Edition) has now replaced the 6Cs Design Guide (v2017) for street design and new development in Leicester. It provides design guidance on a wide range of highway related matters including access, parking, cycle storage. It also applies to Highways Act S38/278 applications and technical approval for the Leicester City highway authority area. The guide can be found at: <https://www.leicester.gov.uk/your-council/city-mayor-peter-soulsby/key-strategy-documents/>
The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway. For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk.
The costs for the alterations of the TROs should be funded by the Applicant. The average cost of a TRO scheme is currently in the region of £5,000, but this cost may rise depending on the complexity.
The Applicant is advised to contact traffic.management@leicester.gov.uk to discuss the requirements to enable the TRO to be processed.
4. Any alterations to an Ordinary watercourse must be consented by Leicester City Council in accordance with Section 23 of the Land Drainage Act 1994. An Ordinary Watercourse Application Form must be completed, which is available online at Alterations to watercourses (leicester.gov.uk)
5. With regard to any works to City Council owned trees outside of the application site the applicant should contact the Trees and Woodlands Section for advice and any permissions required: telephone (0116) 454 1000.

You have been granted PLANNING PERMISSION. The decision has been reached taking into account paragraph 38 of the National Planning Policy Framework. Please read these notes carefully.

Appeals to the Secretary of State. If the applicant is aggrieved by the decision of the City Council to grant approval subject to conditions, he/she may appeal to the Secretary of State for Communities and Local Government under Sections 78 and 79 of the Town and Country Planning Act 1990, using a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. Time limits apply. The Secretary of State may allow a longer period to appeal, but will normally only do so if there are special circumstances which excuse the delay in appealing. The Secretary of State need not consider an appeal if he/she believes that the Council could not have granted approval without the conditions it imposed, having regard to the statutory requirements, the



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provisions of a development order, or any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Council based its decision on a direction given by him/her.

Purchase notices. If either the Council or the Secretary of State grant approval subject to conditions, and the owner of the land claims that it cannot be put to a reasonably beneficial use in its existing state, nor can it be made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve a purchase notice on the City Council requiring it to purchase his/her interest in the land under the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation. In certain circumstances, compensation may be claimed from the City Council if the Secretary of State grants approval subject to conditions; these circumstances are set out in Section 114 of the Town and Country Planning Act 1990.

Other Acts and Regulations. This permission covers only consent under the acts and regulations stated on Page 1. It does not give permission to alter or demolish a listed building or demolish an unlisted building in a conservation area unless specifically authorised. Permission under other regulations may also be required: amongst other things the consent of the city council may be required under the Building Regulations; and if the proposals affect land within the limits of a highway, the separate consent of the highway authority will also be required. It is the applicant's responsibility to obtain all necessary consents before proceeding with the development.

Property Numbering. Your development may involve the formation of new properties which are required to be numbered. To enquire about or arrange for the numbering of properties, the developer should contact the council's Property Numbering service (telephone (0116) 454 4264; email: property.numbering@leicester.gov.uk) at the time of development. Please note that the Royal Mail will not issue a postcode for new properties until the property has been formally numbered.

Inclusive Access & Design. Providers of goods and/or services (including public authorities): your attention is drawn to the Equalities Act 2010, which makes it unlawful to discriminate against disabled people and others with defined "protected characteristics". The requirements of the Act should be reflected in the detailed design, fit out and management of your building or development, in addition to any specific requirements of this planning approval. More information is available on the City Council's web site: www.leicester.gov.uk/inclusivedesign or from the council's Disabled Persons Access Officer, tel. 0116 454 3027.

Fire Brigade Access to Buildings. The Building Regulations 2000 (as amended) and Section 50 of the Leicestershire Act 1985 makes provision for the Fire Brigade to gain access to buildings. Requirements may be made when the scheme is submitted for approval under the Building Regulations. Please contact the Council's Building Control Office (telephone (0116) 454 3160) for more information.



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