



## Additional / To Follow Agenda Items

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

### Nottingham City Council Planning Committee

**Date:** Wednesday, 23 November 2022

**Time:** 2.30 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

**Governance Officer:** Catherine Ziane-Pryor **Direct Dial:** 0115 876 4298

#### Agenda

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## **PLANNING COMMITTEE**

### **UPDATE SHEET**

(List of additional information, amendments and changes to items since publication of the agenda)

23 November 2022

#### **4(b) Former Nottingham College Clarendon Pelham Avenue**

Additional information has been received from the Applicant in relation to outdoor space and to clarify the term net zero carbon referred to within their revised Design and Access Statement.

##### **Open Space**

The Applicants advise that:

Due to the site area constraints and the requirements to accommodate the scale of the new building it is not possible to meet the standard space requirements for outdoor space. The DfE uses Building Bulletin 103 (BB103) to define space requirements for schools, and this site falls considerably short of the requirements for a school of this size – this factor was a careful consideration prior to the acquisition of the selected site, with full acknowledgement of the limitations and support provided by the LA's Education Services team, Archway Learning Trust, and the DfE. We would however note that the revised proposal has included an additional MUGA and both MUGAs will be available for sports use for curriculum activities and community use. In addition, the MUGA areas will be available for informal, and socialisation use by pupils during the school day, at lunch and other breaks.

As confirmed in the initial application, the Department for Education have confirmed that the Academy Trust intend to enter into an agreement to use the offsite playing fields in the local area for soft PE, as required to support delivery of their curriculum. We therefore consider that the level of available space on the site is acceptable.

The applicant has verbally advised that they would accept a pre-occupation condition to secure details of such provision.

##### **Net Zero Carbon**

The Applicants advise:

We should highlight that the building has been designed to the DfE standards to achieve net zero carbon. The passive and active design measures and renewable energy solutions referred to in the application and summarised in the committee report are accurate and these will secure significant energy efficiency. However, the actual delivery of net zero carbon in operation depends on the extent to which the energy requirements of the building can be met through low carbon technologies.

The Design and Access statement refers to on-site electricity generation from the proposed roof mounted solar array, stating “*It is currently anticipated that this will need to be circa 615.2kWp (generating 488,046 kWh/yr) to achieve NZCiO compliance, where only 313.1kWp can be accommodated on the roof*”.

Therefore, as technology advances and alternative renewable electricity options arise, the building is suitably designed to take advantage of the high levels of energy efficiency and move towards net zero, however we should clarify that it will not be able to achieve net zero carbon in operation at the outset of occupation of the building.

## Comments

### ***Open Space***

***The comments made are noted, and it is considered that it is for the Archway Learning Trust, Department for Education and the NCC Education team to determine whether the site is suitable and meets their needs for a secondary school. The comments would not change the material planning considerations set out within the committee report.***

### ***Net Zero Carbon***

***The applicant’s comments clarify details provided in the revised Design and Access Statement (received October 2022), and confirm that the development will not achieve net zero carbon, because of the inability to provide on-site renewable energy to meet the full electricity requirements of the proposed school buildings (there will be a shortfall of approximately 302.1kWp). However, given the design of the buildings and the features they incorporate as technology advances and alternative renewable electricity options arise, they will be better placed to move towards net zero carbon.***

***Local Planning Policies do not set a requirement that all developments should be Net Zero Carbon, but encourage the provision of such measures. The comments provided by the applicant highlight that the new school buildings would incorporate design features that would ensure that proposal complies with Policy CC1 of the LAPP.***

## **4(c) 1 Walleth Street, Nottingham**

1. Highways have requested the following:

As the applicant has already mentioned in 4.1.6 of their Transport Assessment that a detailed Traffic Impact Assessment (TIA) is required for this development, and that the results of the capacity assessment for the nearby junctions will be outlined in a later document. It would be in our interest to view these details.

2. Highways have also requested conditions related to pedestrian visibility splays and parking/turning facilities.

3. Since publication of the report it has been identified that further details of how the area between the building and Meadows Way will be treated, including details of levels, enclosure and soft/hard landscaping, is required to ensure an appropriate frontage to Meadows Way and quality of finish for the area.

4. It is also felt that further consideration is required for the treatment of the ground floor of the southern wing of the development, to strengthen the appearance of this prominent frontage.

## **Comments**

**1. An additional condition is necessary to cover the requirements of point 1, as follows:**

***Prior to the commencement of above ground development and notwithstanding the submitted Transport Assessment, a detailed Traffic Impact Assessment (TIA), including the results of the capacity assessment for the nearby junctions, shall be submitted to and approved in writing by the Local Planning Authority.***

***Reason: To ensure that the development has no adverse impact on the local highway network or neighbouring properties, to accord with policies DE2 and TR1 of the LAPP.***

**2. Additional conditions are necessary to cover the requirements of point 2, as follows:**

***Prior to the commencement of above ground development and notwithstanding the approved plans, details of pedestrian visibility splays to the proposed modified vehicle access on Wallett Street, shall be submitted to and approved in writing by the Local Planning Authority. The approved splays shall be implemented prior to first occupation of the development.***

***Reason: In the interest of pedestrian and highway safety to accord with policy TR1 of the LAPP.***

***No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided and surfaced in a bound material with parking bays clearly delineated in accordance with approved plans. The parking, turning and servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking, turning, loading and unloading of vehicles.***

***Reasons: In the interests of highway safety and to ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed***

**development leading to on-street parking in the area, to comply with Policies TRI of the LAPP.**

**3. An additional condition is necessary to cover the requirements of point 3, as follows:**

**Prior to the commencement of above ground development and notwithstanding the approved drawings, details of how the area between the building and Meadows Way is to be treated, including details of levels, enclosure and soft/hard landscaping, shall be submitted to and approved in writing by the Local Planning Authority.**

**The approved works shall be implemented prior to first occupation of the development.**

**Reason: In the interests of the appearance of the development, in accordance with policy 10 of the ACS and policies DE1 and DE2 of the LAPP.**

**4. An amendment to condition 6 is necessary to cover the requirements of point 4, as follows:**

**Prior to the commencement of above ground development and notwithstanding the approved drawings, the following shall be submitted to and approved in writing by the Local Planning Authority:**

- a) Details of the window frames and doors, ventilation louvres (if any), window reveal depths, and brick detailing**
- c) Roof edge, parapet and balcony details**
- d) Details of all external materials. A sample panel of the proposed brickwork shall be constructed on site for review by the Local Planning Authority before seeking written approval**
- e) Details of the treatment of the ground floor of the southern wing of the development**

**The development shall thereafter be implemented in accordance with the approved details.**

**Reason: To ensure an appropriate quality of finish to the approved development in accordance with policies 10 and 11 of the ACS and policies DE1, DE2 and HE1 of the LAPP.**