

Item 13 (Pages 243 - 262) – CB/17/01089/FULL – Oak Bank School, Sandy Lane, Leighton Buzzard, Beds

Additional Consultation/Publicity Responses

The Public Protection Officer has reviewed the application and has recommended the following condition:

1. Prior to the use hereby permitted first being brought into use the applicant shall submit for approval in writing details of the work done to mitigate risks from land contamination.

Reason: To ensure that any potential landfill gas and ground instability problems are investigated before the building is first brought in to use (Policy BE8, SBLPR & Section 11 NPPF)

Additionally, the applicant has sent further information in respect of drainage and as such, the SUDS team have agreed for conditions 4 & 5 to be removed and the following informatives added:

1. The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).
2. Construction and maintenance should be carried out in line with the drainage strategy (July 2016), revised drainage calculations and plans provided. Any changes to these plans should be resubmitted for approval by the LPA.
3. We will expect that any components that require replacement and/or maintenance will be designed to be accessible without undue impact on the drainage system and adjacent structures or infrastructure

Additional Comments

The following typo amendments to para 4.1:

There are no changes ~~are~~ proposed to the existing means of access to the highway and as the previously proposed community use is now not planned, the proposals would **not** impact upon the level of the available car parking on the site.