

30/08/2019

Granville Academy is a very challenging project with significant constraints requiring careful sequencing to release work areas.

Focusing specifically on the works surrounding Condition 8 and 12, I have included below the condition wording (with wording to be varied highlighted) and the main contractor response as to why each condition requires variation.

Condition	Kier Comment
8	Prior to the new teaching block being taken into use, the car parking and manoeuvring space shall be laid out in accordance with the approved application drawing and maintained throughout the life of the development free of any impediment to its designated use. Unfortunately the car parking and manoeuvring space cannot be laid out in accordance with the approved application drawing prior handover of the new teaching block. To construct the new car park the new teaching block has to be completed enabling the School to decant out of the existing sports hall. Once decanted the existing sports can be demolished and the new car park and manoeuvring space constructed. The temporary staff car parking provided early in the project is being maintained until the new car park is available for use. We trust this addresses the intent of Condition 8.
12	All hard landscaping shall be carried out in accordance with the approved details prior to occupation of the development, whilst all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any plants which within a period of five years (ten years in the case of trees) from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation. Unfortunately all hard landscaping cannot be completed prior to occupation of the development, (teaching block). Similarly all soft landscaping cannot be carried within the first planting season following occupation of the teaching block. The works on site is being completed in three phases; 1. Enabling works, (service diversions, asbestos surveys, etc). 2. Completion and handover of the new teaching block. 3. Completion and handover of the replacement car park, new MUGA, lobby to the main hall and façade reinstatement to areas. The hard landscaping associated with phase 2 will be completed prior occupation of phase 2. The hard landscaping associated with phase 3 will be completed prior occupation of phase 3.

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12 cont	The soft landscaping associated with phase 2 will be carried out within the first planting season following occupation of phase 2. The soft landscaping associated with phase 3 will be carried out within the first planting season following occupation of phase 3. We trust this addresses the intent of Condition 12.
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Proposed condition variation

Our proposal for rewording of conditions 8 & 12 would be to install the elements within each condition, 'fully in accordance with the Site Logistics Plan and its detailed phasing information', which is highlighted in the original planning permission notice, condition 4.

Alternatively, the time constraints for each condition could be fully removed.