

DC/25/71275 PERRYFIELDS ACADEMY, OLDACRE ROAD, OLDBURY, B68 0RG

List of conditions

- i) The development must conform with the terms of and the plans accompanying the application for permission and must remain in conformity with such terms and plans, save as may be otherwise required by (any of) the following condition(s), or approved amendment(s).
- ii) The development must be begun not later than the expiration of 3 years from the date of this permission.
- iii) No construction above slab level shall commence before details of the ~~building~~ materials to be used for the external surfaces on the building of the development shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved schedule of materials.
- iv) Before the development is brought into use the space shown on the approved plan for the parking, and manoeuvring of vehicles has been provided.

When provided the space for the parking and manoeuvring of vehicles shall be retained as such.
- v) Before the new school building is occupied the on-site renewable energy sources detailed in the Photovoltaic Annual Yield Calculations Stage 4: DEIR 097 report (Wintech, 04 March 2026) and shown on the Roof General Arrangement Plan (drawing number SRP1295 -ADP-00-00-D-A-01006 P01) shall be implemented.
- vi) Prior to the commencement of works to construct the replacement grass playing field the following documents have been submitted to and approved in writing by the Local Planning Authority.
 - i) A scheme of proposed works for the construction and establishment of the proposed replacement grass playing field, which shall adopt the findings and recommendations of the submitted Feasibility Study and Equivalent Quality Assessment (EQA) both prepared by PSD Agronomy/TGMS dated 4th February 2026. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation including details of a specialist sports turf pitch construction contractor to carry out the proposed works.
 - ii) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.
- vii) Prior to the commencement of works to construct the replacement grass playing field a schedule of playing field maintenance including a programme

for implementation for a minimum period of [five] years starting from the commencement of use of the playing field has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The proposed maintenance regime shall adopt the findings and recommendations of the submitted Feasibility Study & Equivalent Quality Assessment (EQA) prepared by PSD Agronomy/TGMS dated 4th February 2026, and the details secured to meet condition 1 (proposed playing pitch construction details). Following the commencement of use of the playing field the approved schedule shall be complied with in full.

- viii) Prior to the commencement of construction of the Multi Use Games Area (MUGA) further details of the design and specification of the MUGA including cross section details of the materials of proposed playing surface & sub-construction and proposed court markings shall have been submitted to and approved in writing by the Local Planning Authority. The MUGA shall not be constructed other than in accordance with the approved details.
- ix) Prior to the commencement of construction of the sports hall further details of the design and specification of the sports hall including details of the proposed sports hall flooring, lighting, heating/cooling and ventilation systems, proposed netting and proposed court markings shall have been submitted to and approved in writing by the Local Planning Authority. The sports hall shall not be constructed other than in accordance with the approved details.
- x) The approved Construction Method Statement (P05 dated 19/05/2026) shall be implemented at all times during all construction work associated with the permission granted.

The approved construction method statement shall be adhered to throughout the construction period for the development.

- xi) Before the development is brought into use in accordance with the Noise Impact Assessment and the Acoustic Fence Specification submitted on 20-feb-2026
- xii) The development will be carried out in accordance with the social value delivery plan
- xiii) Before the development is brought into use a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the grass playing field, Multi Use Games Area, Sports Hall, associated changing rooms, toilets and car parking, and shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

- xiv) a) A detailed site investigation will be completed to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. Where necessary, details of remediation measures shall be provided. Details of the site investigation and remediation measures shall be submitted in writing and approved in writing by the Local Planning Authority prior to the commencement of development. All works must conform to Land Contamination Risk Management (LCRM) 2020 (EA, 2020) methods and protocols and be carried out by a competent person (<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>).
- b) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- c) Where remediation works have been carried out in pursuance with the preceding conditions, a post remediation report shall be submitted in writing to and approved by the Local Planning Authority before the development is first occupied. The post remediation verification report should detail the remedial works undertaken and demonstrate their compliance. The report should be produced in accordance with Land Contamination Risk Management (LCRM) 2020 (EA, 2020).
- xv) Before the development is commenced a biodiversity gain plan shall be submitted to and approved in writing by the local planning authority. The biodiversity gain plan shall be prepared in accordance with the Biodiversity Statement and Metric Assessment dated November 2025 and prepared by Middlemarch.
- xvi) Before the development is commenced a habitat management and monitoring plan (HMMP) shall be prepared in accordance with the approved biodiversity gain plan and shall include:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved biodiversity gain plan;
 - (d) the management measures to maintain habitat in accordance with the approved biodiversity gain plan for a period of 30 years from the completion of development; and

- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- xvii) Notice in writing shall be given to the local planning authority when the:
- (1) [HMMP] has been implemented; and
 - (2) habitat creation and enhancement works as set out in the [HMMP] have been completed.
- xviii) The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].
- xix) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].
- xx) The surface water drainage system shall be constructed in accordance with the following documents and drawings:
- Surface Water Drainage & SuDS Assessment for Perryfields Academy, Brandhall (Version 1.2, LBHGEO-4740-suds November 2025).
 - Below Ground Drainage Strategy - SRP1295-BMD-ZZ-XX-D-C-5000 Revision P11;
 - Below Ground Drainage Details Sheet 1 - SRP1295-BMD-ZZ-XX-D-C-5801 Revision P01
 - Below Ground Drainage Details Sheet 2 - SRP1295-BMD-ZZ-XX-D-C-5802 Revision P01
 - Below Ground Drainage Details Sheet 3 - SRP1295-BMD-ZZ-XX-D-C-5803 Revision P01
 - Below Ground Drainage Sections A-A and B-B - SRP1295-BMD-ZZ-XX-D-C-5004 Revision P01.
 - Below Ground Drainage Sections C-C and D-D - SRP1295-BMD-ZZ-XX-D-C-5005 Revision P04.
 - Roof GA Plan (ref: SRP1295-ADP-00-00-D-A-01006).
 - Overland Flow Routes SRP1295-BMD-ZZ-XX-D-C-5003 Revision P02.
- xxi) Before the development is brought into use, electric vehicle charging provision to be provided in accordance with the Access Parking & Security Strategy Plan (ref: SRP1295-DHL-ZZ-ZZ-D-L-9205 P04)
- xxii) Before the development is brought into use secure cycle parking shall be provided in accordance with Landscape Site Plans (ref: SRP1295-DHL-ZZ-ZZ-D-L-9203 P13 and SRP1295-DHL-ZZ-ZZ-D-L-9204 P05)

The approved secure cycle parking shall be implemented before the development is first occupied and thereafter retained as such.

- xxiii) Before the development is brought into use a detailed School Travel Plan, including a programme for the implementation of its recommendations, in respect of the development shall be submitted in writing and approved by the local planning authority.

The recommendations contained in the Travel Plan agreed by the local planning authority shall be implemented in accordance with the approved programme when the development is brought into use and retained as such.

- xxiv) Before the development is brought into use, a scheme for off-site parking/drop off provision along Tame Road based upon General Arrangement Option 4 (ref: J32-9020-PS-017-A), shall be submitted to and approved by the Local Highway Authority

- xxv) Before the development is brought into use the external lighting scheme (ref: SRP1295-WIN-ZZ-EX-D-E-0100) shall be implemented and thereafter retained as such.

- xxvi) Before the development is brought into use a detailed planting scheme shall be submitted to and approved in writing by the local planning authority. The landscape scheme shall be implemented in accordance with Landscape Site Plans (refs: SRP1295-DHL-ZZ-ZZ-D-L-9203 P13 Landscape Site Plan-North Area and SRP1295-DHL-ZZ-ZZ-D-L-9204 P05 Landscape Site Plan-South Area).

The approved hard and soft landscaping and planting scheme shall be implemented within eight months of the development being occupied.

Any tree, hedge or shrub planted as part of a soft landscaping scheme (or replacement tree/hedge) on the site, and which dies or is lost through any cause during a period of 3 years from the date of first planting shall be replaced in the next planting season.

- xxvii) Before the development is brought into use fences to shall be erected on the site accordance with Access Parking And Security Strategy (ref: SRP1295-DHL-ZZ-ZZ-D-L-9205 P04