Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC Property Services
John Dryden House
8-10 The Lakes
Bedford Road
Northampton
NN4 7DA

Name and address of agent (if any)
Architecture Initiative
3-5 Barrett Street
London
W1U1AY

Part I - Particulars of application

Date of Application
4 June 2014

Application No.
NCC Ref: 14/00039/CCDFUL

NBC Ref: N/2014/0757

Particulars and location of development

Proposed conversion and extension of existing former Royal Mail sorting office building to provide a 420 place primary school, 1500 place secondary school with 300 place 6th form, as well as a private nursery, cafe, gym and 7 residential units. Demolition of an existing metal transport shed at the west of the site, canopy and brick wall to loading bay, rear stair core and general site clearance surrounding the existing building. Other external works include alterations to external elevations, infilling of internal roof courtyard, provision of new hard and soft landscaping at the front, side and rear of the building, creation of new pedestrian and cycle access, construction of a new single storey external deck to provide additional car parking and play/teaching space, provision of replacement boundary treatment (in part within a Conservation Area) and of outdoor recreational space including new floodlit MUGAs at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire, NN1 1AA.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

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Time Limit

1. The development to which this permission relates must be begun not later
   than the expiration of **THREE YEARS** beginning with the date of this
   permission. Written notification of the date of commencement shall be sent to
   the Planning Authority within 7 days of such commencement.

   Reason: To conform with the requirements of Section 91 of the Town and
   Country Planning Act 1990 as amended by the Planning and Compulsory

Scope of Permission

2. Unless otherwise agreed in writing by the Planning Authority and except as
   otherwise required by conditions attached to this planning permission the
   development hereby permitted shall be carried out in accordance with the
   following approved documents:

   **Planning Documents**
   - Application Forms dated 12 June 2014
   - Planning Statement dated June 2014
   - Design & Access Statement dated June 2014

   **Drawings**
   - Drawing No. BK-001 Existing Location Plan
   - Drawing No. BK-005 Existing Site Plan
   - Drawing No. BK-010 Existing Level -2 Plan
   - Drawing No. BK-011 Existing Level -1 Plan
   - Drawing No. BK-012 Existing Level 0 Plan
   - Drawing No. BK-013 Existing Level 1 Plan
   - Drawing No. BK-014 Existing Level 2 Plan
   - Drawing No. BK-015 Existing Level 3 Plan
   - Drawing No. BK-016 Existing Roof Plan
   - Drawing No. BK-020 Existing Site Sections
   - Drawing No. BK-021 Existing Building Sections
   - Drawing No. BK-030 Existing Building Elevations (East and West)
   - Drawing No. BK-031 Existing Building Elevations (North and South)
   - Drawing No. BK-050 Site Photos
   - Drawing No. BK-101 Demolition & Site Clearance Plan
   - Drawing No. BK-105 Proposed Site Plan
   - Drawing No. BK-110 Proposed Level -2 Plan
   - Drawing No. BK-111 Proposed Level -1 Plan
   - Drawing No. BK-112 Proposed Level 0 Plan
   - Drawing No. BK-113 Proposed Level 1 Plan
   - Drawing No. BK-114 Proposed Level 2 Plan
   - Drawing No. BK-115 Proposed Level 3 Plan
   - Drawing No. BK-116 Proposed Roof Plan
   - Drawing No. BK-120 Proposed Building Sections
   - Drawing No. BK-130 Proposed East and West Elevations

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under the Building Regulations for which separate permission may be required. The
requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability
should also be adhered to wherever appropriate.
Drawing No. BK-131 Proposed North and South Elevations
Drawing No. BK-140 Proposed Landscape Plan
Drawing No. BK-150 3D Views - External
Drawing No. BK-151 3D Views - External

Technical Reports

- Statement of Community Engagement dated June 2014
- Air Quality Assessment, ref. 33927r3, dated 19 June 2014
- Archaeological Assessment dated June 2014
- Arboricultural Report, ref. 14-0152/3693/06 v5, dated June 2014
- Energy and Sustainability Strategy dated June 2014
- Environmental Noise Survey - Acoustics Report ref. A728/R01 dated 17 June 2014
- Extended Phase 1 Habitat Survey, ref. 14-0168/3693/06 R v4, dated May 2014
- External Lighting Statement dated June 2014
- Flood Risk Assessment, ref. 6238-1 Rev B, dated 12 June 2014
- Geo-Environmental Site Assessment REC Ref. 80461 P1 R1 dated June 2014
- Transport Assessment, ref. ST14269, dated 13 June 2014
- Framework Travel Plan, ref. ST14269, dated 13 June 2014
- Technical Note dated 19 September 2014 - Transport Statement Addendum

Reason: To define the scope of the permission and in the interest of clarity.

Construction Management Plan

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

- Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- Measures to control the emission of dust and dirt during construction;
- Control of noise emanating from the site during the construction period;
- Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;
- Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g., pollution or unexpected occurrence of protected species);
- Construction Plant Directional signage (on and off site);
- Provision for emergency vehicles;
- Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

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xi. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

xii. Storage of plant and materials used in constructing the development;

xiii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity.

Hours of Construction

4. All construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance.

Materials

5. Prior to construction, details of the materials to be used for the external appearance of the building and external hard surfaces, structures, planters and other hard landscaping features including for the Central Plaza, Decking Areas and other external areas shall be submitted to and approved in writing by the Planning Authority. The details shall include the materials, colours and finishes to be used on the building and other external hard surfaces. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

6. Prior to construction, details of balustrading and curtain walling shall be submitted to the Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

Signage

7. Prior to construction, a Signage Strategy shall be submitted to the Planning Authority for approval in writing. The Signage Strategy shall include principles to establish acceptable locations, proposed illumination, materials, colours

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and finishes to be used; and also a programme to confirm individual signage locations, specifications and installation. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Boundary Treatment**

8. Prior to construction, detail of the proposed boundary treatment to be erected including design, materials and type of boundary treatment shall be submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

**Access & Highways**

9. Prior to the occupation and use of the development, the Highway Junction Improvement Works at the Junction of the site access with Barrack Road and Leicester Road, as indicatively shown on Drawing No. BK-105 shall be constructed and operational. Prior to the construction works, final engineering, construction and traffic management details including measures to coordinate traffic and pedestrian crossing controls to maintain flows along Barrack Road shall be submitted to and agreed in writing by Planning Authority in consultation with the Highway Authority.

Reason: In the interests of the safe and efficient operation of the highway network.

10. Prior to the commencement of the development, construction details of measures on the proposed Plaza to prevent vehicle parking and delineate the back edge of the public highway shall be submitted to, and approved in writing by, the Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interests of highway safety.

**Drainage**

11. Prior to the commencement of the development, a detailed scheme to accommodate all surface and foul water drainage incorporating measures to ensure no infiltration of surface water into the ground arising from the development hereby permitted has been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved scheme and maintained throughout the life of the development.

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Contamination

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Planning Authority:

1) A preliminary risk assessment which has identified:
   - all previous uses
   - potential contaminants associated with those uses
   - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the potential risk posed to controlled waters is assessed and suitable remediation is provided.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved contamination remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure if any remedial work is required at the site, that it is dealt

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with in accordance with an approved Remediation Strategy and a Verification Report is produced in accordance with CLR 11 'Model Procedures for the Management of Land Contamination'.

Noise

14. Before the development hereby permitted commences a scheme shall be submitted and agreed with the Planning Authority that specifies the external & internal sources of noise including plant on the site and the provisions to be made for its control. The scheme(s) agreed shall be implemented prior to the development coming into use and the applicant shall demonstrate that the scheme(s) agreed has achieved its design criteria and the agreed scheme(s) shall be retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby residential occupiers.

15. Prior to development hereby permitted commencing, the applicant shall submit to the Planning Authority an assessment of the noise exposure of each habitable room and/or outdoor amenity spaces due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years. Where noise levels in any habitable room or amenity space may exceed:

- Indoor habitable areas – LAeq,16H 35 dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – LAc,8H 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – LAeq,16H 50 dB

A scheme to protect any affected habitable rooms/bedrooms or outdoor amenity spaces shall be submitted to the Planning Authority for written approval. For habitable rooms/bedrooms this will require the provision of a ventilation, or heat control system that enables the windows to be kept closed in warm weather. The approved scheme shall be implemented prior to the properties being occupied and retained thereafter.

Reason: In the interests of sustainability and in order to safeguard the amenities and health and well being of future occupiers.

Odour

16. Prior to the occupation and use of the development, a detailed scheme for the management of cooking odours shall be submitted to and approved in writing by the Planning Authority. The scheme shall specify the provisions to be made for:

i. the collection, treatment and dispersal of cooking odours
ii. the ongoing maintenance of the abatement plant

The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

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Reason: In the interests of residential amenity.

**Lighting**

17. No external lighting including floodlighting shall be erected or installed until a detailed scheme has been submitted in writing and approved by the Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting including floodlighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles, luminaire profiles and the vertical illuminance levels at all sensitive properties. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability.

**Landscape**

18. Prior to construction, a detailed scheme of landscaping incorporating native species and any ecological/biodiversity enhancements including green roofs/green walls, bird/bat boxes etc shall be submitted to the Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Saved Policy E1 of the Northampton Borough Local Plan (1997).

**Arboricultural Method Statement**

19. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

i. A Tree Protection Plan that clearly shows any trees that are to be removed as well as those trees in the vicinity of the development that

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are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

ii. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work;

iii. Details of development supervision by a suitably qualified, competent and experienced person; and

iv. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Saved Policy E11 and E12 of the Northampton Borough Local Plan (1997).

Travel Plan

20. Prior to the first occupation of the site, details of a Travel Plan Coordinator with overall responsibility for the promotion, delivery and coordination of sustainable travel initiatives at the site will be provided to the County Planning Authority. The Travel Plan Coordinator shall fulfil the responsibilities referred to in this condition throughout the life of the development.

Reason: In the interests of promoting sustainable transport.

21. Within 3 months of first occupation of each use of the development on the site, a Travel Plan survey for each of the uses of development should be carried out and the results submitted to the Planning Authority for review and agreement in writing.

Reason: In the interests of promoting sustainable transport.

22. Following the agreement of the each Travel Plan survey, the submitted Travel Plan shall be updated and submitted for approval to the Planning Authority, no later than 6 months from first occupation of that use, and the updated plan should, as a minimum, include the following additional information:

   a. Details of the known catchment areas and related travel patterns for each of the educational elements of the development;
   b. An updated series of travel plan measures taking into account the known origins and destinations of trips to the site;
   c. Proposals for any safer routes to school initiatives identified through the survey process;
   d. An updated series of modal shift targets taking into account the findings of the survey; and
   e. A summary of the current parking operation of the site, including identification of any problem areas (if relevant) and proposed actions to

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address these, including the expected impacts of identified travel plan measures.

Reason: In the interests of promoting sustainable transport.

23. For the first 5 years from first occupation, commencing with the Baseline Travel Survey, annual travel and car parking surveys will be carried out and reported to the Planning Authority in the form of an Annual Monitoring Report.

Reason: In the interests of promoting sustainable transport.

Cycle Provision

24. Details of the location of the cycle parking spaces shall be as submitted on Drawing Nos. BK-105 and BK-111 unless otherwise agreed in writing with the Planning Authority and implemented prior to occupation and use of the development. All cycle spaces shall be secure and covered, as indicated on the submitted drawings. The cycle spaces shall be maintained throughout the life of the development.

Reason: In the interests of sustainable transport and to ensure that an appropriate number of cycle spaces shall be provided.

25. The number of cycle spaces provided shall be reviewed annually alongside the travel plan and additional covered, secure spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason: In the interests of sustainable transport and to encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided.

Car Park Management Plan

26. Prior to the occupation and use of the development, a Car Parking Management Plan shall be submitted to, and approved in writing by, the Planning Authority. The plan should be cross-referenced to the relevant sections of the development Travel Plan and include, but not be limited to:

a. On site car parking management proposals including:
   i. Allocation of staff car parking permits to manage on site staff demands and prevent unnecessary circulation of vehicles looking for spaces.
   ii. Manned car parking management during peak periods.
   iii. Monitoring and enforcement of the use of designated drop off areas in the main car park (including appropriate spot surveys to determine the split of use between the nursery, primary and secondary school elements of the development).

b. Off-site car parking management proposals including:

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i. Investigating subsidised off-site parking.
ii. Monitoring parking on the residential roads surrounding the proposed development site.
iii. Monitoring how school bus access to and from the site will be managed, including how any off-site parking of buses and the movement of pupils between the off-site stops and the school will be dealt with.
iv. Measures to minimise off-site drop off including monitoring and enforcement.

c. The Car Parking Management Plan should include allowance for (including appropriate finance) annual parking surveys for the first 5 years from occupation of the site. The results of these surveys shall be incorporated into the Annual Travel Plan monitoring reports, with the fist survey to be undertaken within 3 months of first occupation.

The on-site car parking management arrangements approved under the Car Parking Management Plan shall be maintained throughout the life of the development.

Reason: In the interests of protecting local residential amenity.

Sports Provision

27. Prior to occupation and use of the educational development hereby permitted, a sports and recreation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall inter alia include:

i. Details of any recreational facilities including pitches to be utilised off the application site
ii. Details of how the health and safety of children will be safeguarded at off site recreational facilities.

The strategy as approved shall be implemented.

Reason: To ensure recreational facilities are fit for purpose incorporating safety and security.

All Weather Pitches/Multi-use Games Areas

28. The All Weather Courts/MUGAs hereby permitted shall be constructed in accordance with the layout shown on Drawing No. BK-105 and shall be in accordance with Sport England Technical Design Guidance.

Reason: In the interests of healthy communities and to ensure the facilities are fit for purpose.

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All Weather Pitches/Multi-use Games Areas - Hours of Use

29. The use of the all weather pitches/MUGAs shall be between 9.00am and 9.30pm Monday to Saturday and 9.00am to 6.00pm Sunday. The floodlights shall be switched off no later than 9.45pm Monday to Saturday and 6.45pm Sunday.

Reason: In the interest of residential amenity.

Secure by Design

30. Within 6 MONTHS of the date of this permission, a scheme detailing the safety and security standards of the development hereby permitted including those to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of 'Secured by Design'. The scheme as approved shall be implemented prior to the occupation and use of the development.

Reason: In the interest of the security and quality life of future occupants of the development having regard to Saved Policy E40 of the Northampton Borough Council Local Plan (1997).

BREEAM

31. Within 12 MONTHS of the occupation of the development hereby permitted, a certificate to confirm that a BREEAM rating of 'Very Good' or better has been achieved shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of sustainability.

Renewable Energy

32. Prior to construction, details of the proposed renewable energy generating equipment, designed to maximise the provision of renewable energy, including measures for its operation, management and monitoring of output, shall be submitted to and approved in writing by the Planning Authority before the commencement of any work above ground level. The equipment shall be installed before the development is occupied and shall be permanently maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains. Energy output monitoring devices and data, in a form to be agreed with the Planning Authority before installation, shall be made available to the Planning Authority.

Reason: In the interests of sustainability and safeguarding the environment and to ensure that the development provides renewable energy.

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Access and Servicing Management Plan

33. Prior to occupation and use of the development, an access and servicing management plan (including emergency evacuation procedures) shall be submitted to and approved in writing by the Planning Authority. The plan as approved shall be implemented.

Reason: In the interests of highway safety, and health and safety.

REASONS FOR APPROVAL

The NPPF gives great weight to the need to create, expand or alter schools and the Government Policy Statement (DCLG August 2011) provides strong support for the approval of development of state funded schools. The principle of the re-use of the Former Royal Mail Sorting Office as primary and secondary schools is therefore considered to be acceptable in principle. The private nursery, residential units, and cafe, and gym are small elements of the proposal which do not give rise to any significant policy compliance issues and therefore also considered to be acceptable in principle.

The main potential impacts of the proposed development in particular relating to: design and appearance; traffic and highway safety; amenity impacts (including noise and lighting); sustainability and energy efficiency; landscape and ecology; flood risk; contaminated land; impact on Conservation Area and Listed Buildings; crime prevention; and sports and recreation; have been addressed to varying degrees by the applicant and considered by the statutory consultees who have no objections in principle subject to planning conditions to require further additional information and controls. Four objections were received from local residents but none of these matters raised are considered to be of such significance to justify refusal of the application and the need for the development far outweighs these objections. It is therefore considered that the proposed development is acceptable having regard to the National Planning Policy Framework (in particular paragraph 72) and to saved Policies E20 and E40 of the Northampton Borough Local Plan. Furthermore it is also in line with Policies BN9, C2 and S10 of the emerging West Northamptonshire Joint Core Strategy and Policies 1, 3, 16 and 34 of the Northampton Central Area Action Plan.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

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Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site as agreed with the Planning Authority, should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 366700) for advice on the appropriate procedure.

3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

4. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

5. The Highway Authority, will only give consent to commence works subject to the completion of an appropriate Agreement, within the Highways Act 1980. Full engineering, drainage, street lighting and constructional details will be required to process such an agreement. Any details submitted will be subject to a technical and safety audit that may result in changes to the details of the street and junction etc. required to discharge condition 9 of this consent.

6. The applicant is advised that "commencement of development" is the date on which any material operation (as defined in Section 56 (4) of the Act) forming part of the development begins to be carried out other than operations consisting of:

   - Site clearance
   - Demolition work
   - Archaeological investigations
   - Investigations for the purposes of assessing ground conditions
   - Remedial works in respect of any contamination or adverse ground conditions
   - Diversion and laying services
   - Erection of any temporary means of enclosure
   - The temporary display of site notices or advertisement.

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7. The applicant is advised that “prior to construction” is the earlier date on which it is deemed that works commence at Barrack Road on the either superstructure of the main building, the public plaza or the outdoor recreational/social space to be used for educational proposes to the side and rear of the site.

8. The applicant’s attention is drawn to the informative comments set out in the response from the Environment Agency dated 11 July 2014.

Date: 29th October 2014

Signed ____________________________

For Assistant Director of Environment and Planning

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