Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
Northamptonshire County Council GSS Architecture
County Hall 35 Headlands
Northampton Kettering
Northamptonshire Northamptonshire
NN1 1ED NN15 7ES

Part I - Particulars of application

Date of Application  Application No.
1 May 2015  NCC Ref: 15/00013/CCDFUL

NBC Ref: N/2015/0524

Particulars and location of development
Erection of a new two form entry primary school with community use, including a meeting room and community hall at Pineham Barns, Upton Valley, Swan Valley, Northampton, Northamptonshire.

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:-

1. Time Limit

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 County 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 Purchase Act 2004

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2. **Scope of Permission**

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 plans:

Application Forms dated 15 June 2015  
Design and Access Statement dated 7 May 2015  
JPP Consulting Transport Statement ref: R-TS-S7169FA-01 dated October 2014  
Lockhart Garratt Ecological Appraisal ref: 14-3155 Version2 dated April 2015  
JPP Consulting Flood Risk Assessment ref: R-FRA-S7169FA-01 dated October 2014  
Soiltechnics Ground Investigation Report ref: STL2864D-601 Revision O dated September 2014  
Middlemarch Environmental Ltd Bat and Nesting Bird Mitigation Strategy ref: RT-MME-115966-02 dated January 2014  

**Drawings**

Site Context Plan ref: SK09  
Existing Site Plan ref: S01  
Proposed Site Plan SK10  
Site Sketch Plan ref: SK03 Rev P  
Ground Floor Sketch Plan ref: SK01 Rev O  
First Floor Sketch Plan ref: SK02 Rev M  
Proposed West and South Elevations ref: SK04 Rev G  
Proposed East and North Elevations ref: SK05 Rev I  
Sketch Roof Plan ref: SK06 Rev J  
3D Views ref: SK07 Rev F  
Proposed Sections ref: SK08  
Proposed Fence Boundaries ref: SK20 Rev A  
JPP Consulting Swept Path Analysis Refuse Vehicle ref: SK01 Rev D  
JPP Consulting Swept Path Analysis Minibus Parking & Following Route Around Car Park ref: SK20  
Landscaping Update ref: 15-0528 V5

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

3. **Construction Environmental Management Plan**

Prior to the commencement of any part of the development hereby permitted, a Construction Environmental Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Environmental Management Plan developed from the outline plan submitted with the

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application shall include and specify the provision to be made for the following construction and biodiversity elements:

**Construction**

i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
iii. Measures to control the emission of dust and dirt during construction;
iv. Control of noise emanating from the site during the construction period;
v. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;
vi. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);

vii. Construction Plant Directional signage (on and off site);

viii. Details of construction traffic routing;

ix. Provision for emergency vehicles;

x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

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

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

xiv. Details of temporary drainage strategy during construction;

xv. Details of soil management and protection of soil storage;

xvi. Provision of temporary construction lighting including hours of operation;

xvii. 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.

**Biodiversity**

i. Ecological Mitigation Measures delivery and timeframe details;

ii. Risk assessment of potentially damaging construction activities;

iii. Identification of "biodiversity protection zones";

iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

v. The location and timing of sensitive works to avoid harm to biodiversity features;

vi. Details of the creation of a pond and habitat area;

vii. The times during construction when specialist ecologists need to be present on site to oversee works;

viii. Responsible persons and lines of communication;

ix. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;

x. Use of protective fences, exclusion barriers and warning signs

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The approved Construction Environmental 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 having regard to Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

4. Hours of Construction

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 having regard to saved Policy E20 of the Northampton Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

5. Hours of Working - Construction Delivery

Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.15am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

6. Surface Water Management

The surface waste management system shall be carried out and maintained in accordance with the details in the submitted Flood Risk Assessment Ref: R-FRA-S7169FA-01 dated October 2014.

Reason: To prevent the increased risk of flooding, both on and off site.

7. Contaminated Land

No development shall take place until gas monitoring as detailed in the Soiltechnics report (Reference: STL2864D-G01), has been completed. The results of the gas monitoring shall be used where required to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the County Planning Authority for approval in writing.

8. All remedial works found to be required under condition 7 shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the County Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

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9. 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 Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 8 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7, which is subject to the approval in writing of the County Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the County Planning Authority in accordance with Conditions 7 and 8.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment.

10. **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to saved Policy E20 of the Northampton Borough Council Local Plan (1997).

11. **Cycle Spaces**

Prior to the occupation and use of the development, twenty covered cycle racks shall be provided in the location shown on the Site Sketch Plan ref: SK03 Rev O.

Reason: To ensure that an appropriate number of cycle spaces are provided and to encourage the use of means of transport other than the private car having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

12. The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 11) and additional covered 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: To encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided.

13. **Travel Plan**

Prior to the occupation and use of the development, a framework travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority.

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14. Within 12 months of the occupation and use of the building, a final travel plan following an initial travel survey shall be submitted to the County Planning Authority for approval in writing. The approved travel plan shall be implemented by the School Management Team and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

Reason for condition 13 and 14: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

15. **Landscaping Scheme**

The approved landscaping scheme titled Landscaping Update ref 15-0528-V5 and the recommendations outlined in Sections 4.0 and 5.0 of the Landscape & Conservation Management Scheme shall be implemented within the first available planting season following completion of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with condition 16 of this permission.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

16. **Landscape Maintenance**

Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 15) shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

17. **Plant and Equipment**

Prior to the commencement of any part of the development hereby permitted, full details of proposed external plant and equipment, including any renewable or low carbon technologies, shall be submitted to and approved in writing by the County Planning Authority. The submitted information shall include elevation drawings showing any plant and equipment that will affect the approved elevations. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the building and the amenity of

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the area having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

18. External Lighting

No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. 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 in accordance with saved Policies E20 and E40 of the Northampton Borough Council Local Plan (1997).

19. Complaints

In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and saved Policy E20 of the Northampton Borough Council Local Plan (1997).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the Waste 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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Date: 7th August 2015
Signed: [Signature]

For Assistant Director of Environment and Planning

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