Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
NCC (Education)  GHM Consultancy Group
John Dryden House  Wheathampstead Place
8-10 The Lakes  Wheathampstead
Bedford Road  Hertfordshire
Northampton  AL4 8SB
NN4 7DD

Part I - Particulars of application

Date of Application  Application No.
Received – 28 September 2009  NCC – 09/00066/CCD

Particulars and location of development

New single storey building to provide additional teaching space, to replace existing temporary classrooms at Isebrook School, Eastleigh Road, Kettering, NN15 6PT

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:-

Time Limit

1. The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

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.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the approved plans and documents listed in schedule 1.

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

Materials

3. All facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: To retain control of the external appearance of the development in the interest of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction Works

4. Except as may otherwise be agreed in writing by the County Planning Authority 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 or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management

5. Prior to the commencement of development, a scheme detailing the on-site staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, together with the loading/unloading and manoeuvring of goods vehicles, shall be submitted to and approved in writing by the Country Planning Authority. The agreed works shall then be implemented before any other building or engineering operations are commenced.

Reason: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Highway Safety

6. Operations shall be controlled to ensure that no mud or other debris is deposited on the public highway.

Reason: In the interests of highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Lighting

7. Unless otherwise agreed in writing by the County Planning Authority, the installation of lighting shall be carried out in accordance with the details submitted with the application.

**Reason:** In the interests of residential amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Contaminated Land

8. 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 County 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 County 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; and
   - 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, and 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 County Planning Authority. The scheme shall be implemented as approved.

**Reason:** To reduce the risk of pollution to controlled waters in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Crime Prevention

9. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall be submitted to and approved in writing by the County Planning Authority in consultation with the Police CPDA and in line with the recommendations of Secured by Design.

Reason: In the interest of security and quality of life of future occupants/users of the development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Temporary Classrooms

10. The temporary mobile classrooms hereby approved for relocation shall be limited to a period of time expiring 31 January 2015. The mobile classroom units shall be removed either:

i. On or before the above date; or

ii. Immediately upon completion of any phase 2 construction.

Reason: In the interests of visual amenity and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

INFORMATIVE

1. The applicant's attention is drawn to the attached Crime Prevention Design Advisor's recommendations dated 22 October 2009.

REASONS FOR APPROVAL

The permanent proposed building and its contemporary design is considered to be acceptable and indeed an improvement on the existing temporary classroom accommodation.

The concerns raised by the Environment Agency, Sport England, Highways Authority and Crime Prevention Design Advisor have all been considered and can be dealt with by way of planning conditions.

There is, therefore, no justifiable reason to refuse the application having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy and the former Supplementary Planning Document: Parking and it is considered that the application be approved subject to the conditions above.

Date: 18th January 2010
Signed: [Signature]
For Chief Planning Officer

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