



**Northamptonshire
County Council**

**my
county
council**

Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Bovis Lend Lease
c/o NCC Property Asset Management
PO Box 128
County Hall
Northampton
NN1 1AS

Name and address of agent (if any)

Gotch, Saunders and Surridge
2 Spencer Parade
Northampton
NN1 5AA

Part I - Particulars of application

Date of Application

3rd February 2011

Application No.

NCC Ref: 11/00013/CCD

WBC Ref: WP/2011/0078

Particulars and location of development

Extensions and refurbishment to existing single storey infant school to provide a single integrated primary school. Demolition of existing junior school to create playing field and ancillary works to provide additional car parking at Hardwick infant school, Olympic way, Wellingborough, NN8 3QA.

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 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.

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.

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.

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/reports listed in the attached schedule. (See Informative 2 at the end of this permission).

REASON: For the avoidance of doubt and in the interests of proper planning.

Materials

3. Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the County Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

REASON: In the interest of the appearance of the building and the visual amenities of the area with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008)

Archaeology

4. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded, in accordance with PPS5 Policy HE12 and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management

5. A Construction Method Statement shall be submitted to and approved in writing by the County Planning Authority prior to construction and demolition works commencing. This statement should include detailed information on:
 - Proposed demolition and construction works including information on operating hours and construction traffic routes;
 - Local environmental effects (including noise, dust and vibration) of those works;
 - Identified sensitive human receptors within the vicinity;
 - Suitable mitigation measures to control or mitigate all of the identified environmental impacts (noise, air quality etc);

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.

- An Environmental Risk Assessment;
- Details of the site management of environmental impacts, including control of subcontractors, contact details, public relations and information systems;
- Site waste management plan.

The development shall thereafter be implemented in accordance with the approved details.

REASON: In the interests of highway safety and the amenity of local residents during the construction process in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

6. Except as may otherwise be agreed in writing by the County Planning Authority all construction works including demolition shall be confined to the hours of 8.00am to 6.00pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 8.15am to 9.00am and 14.45pm and 15.45pm.

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).

Highway Safety

7. 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).

Flood Risk

8. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment prepared by MLM, ref. SJC/613666/JOH, dated April 2011 and the email Addendum from BCAL dated 25th July 2011 and the following mitigation measures detailed within the Flood Risk Assessment:

- Provision of temporary surface water storage required during the construction phase until the existing school is demolished. This storage feature should be a minimum of 165 m³ and discharge at maximum of 30 litres per second.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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.

Landscape

9. Within 3 months of the date of this permission, a detailed scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. 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 County Planning Authority.

REASON: To compensate for planting lost as a result of the development and in the interest of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Ecology

10. Within 3 months of the date of this permission, an Ecological Enhancement & Management Plan shall be submitted to and approved in writing by the County Planning Authority. The plan should set out a range of mitigation and enhancement measures for improving the ecological quality of the site including, but with greater details, those originally suggested in Sections 3 and 5 of the Summary Report produced by MLM Environmental Ltd as part of the supporting information for the application. In addition, the Ecological Enhancement & Management Plan should also include how the features will be managed in the longer term. The Plan as agreed shall be implemented.

REASON: In the interests of the protection of the ecology and associated habitat of the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Tree Protection

11. All trees, hedgerows and shrubs to be retained shall be protected in accordance with the tree protection measures set out in the Arboricultural Method Statement prepared by Wilbytree Surgeons Ltd. dated July 2011 and the Tree Protection Plan Ref. WTS/Ry-01B. Written notification of the date of the proposed works shall be provided to the County Planning Authority within 7 days of the works to trees or works within the root protection area taking place.

REASON: In the interest of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protection of breeding birds

12. Operations that involve the destruction and removal of trees, hedgerows and shrubs should not be undertaken during the months of March to August

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.

inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

REASON: To ensure that breeding birds are not adversely affected in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Fencing

13. Prior to the erection of any fence on the site, details shall be submitted to the County Planning Authority in respect of the type, height, colour and location of all perimeter and internal fences for approval in writing. The details as approved shall thereafter be implemented.

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

Kitchen Ventilation/Extraction

14. Prior to the occupation and use of the development, a suitable scheme to mitigate odour and noise from the kitchen ventilation/extraction and odour control system shall be submitted to and approved by the County Planning Authority. The scheme shall be implemented in full and be operational at all times when the kitchen is in use.

REASON: In the interest of residential amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

15. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use. The lights shall be designed, installed, and thereafter maintained in accordance with Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution'.

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

Travel Plan

16. Within three months of the occupation and use of the development hereby permitted, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval. The plan as approved shall thereafter be implemented (see Informative 4 at the end of this permission).

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.

REASON: 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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Playing Field

17. Prior to commencement of the development/use hereby permitted:

- i. A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- ii. Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the County Planning Authority after consultation with Sport England.

The approved scheme shall be complied with in full prior to commencement of the remainder of the permitted development.

REASON: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

18. The replacement playing field area should be available for use within 1 year of the demolition of the existing junior school buildings.

REASON: The replacement playing field is provided within a reasonable time period following the demolition of the existing Junior School buildings in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

BREEAM

19. Within 12 months of the occupation of the development hereby permitted, a certificate to confirm that a BREEAM rating has been achieved shall be submitted to and approved in writing by the County Planning Authority.

REASON: In the interests of sustainability in accordance with Policy 14 of the North Northamptonshire Core Spatial Strategy (2008)

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.

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially sensitive properties surrounding the site 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, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700) 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 is advised that the Travel Plan should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.

REASONS FOR APPROVAL

There has been no objection from the Highway Authority in relation to the highway safety and traffic concerns and it is not considered that the proposed development would have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application. The issues which have been raised by the Borough Council's Environmental Health Officer and the Highways Authority can be dealt with by the imposition of planning conditions. Overall, the location, size and design of the new school are considered to be acceptable having regard to Policies 13 (General Sustainable Development Principles) and 14 (Energy Efficiency and Sustainable Construction) of North Northamptonshire Core Spatial Strategy (2008).

Date: 9-8-2011

Signed: *M.B. Chant*

For Assistant Director of Environment and Planning

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.

Schedule of Approved Plans/Reports

Application Forms dated 21st December 2010
Planning Statement dated 17th December 2010
Design & Access Statement dated 17th December 2010
Transport Statement dated May 2011
Sustainability Report, Renewable Energy Calculations & BREEAM Pre-Assessment dated December 2010
Mechanical & Electrical Environmental Impact Statement dated December 2010
Utilities Statement dated 2nd December 2010
Acoustic Strategy Report dated 21st October 2010
Ground Investigation Report dated June 2010
Flood Risk Assessment prepared by MLM, ref. SJC/613666/JOH, dated April 2011
Email Addendum from BCAL dated 25th July 2011
Ecological Desk Study dated 8th August 2011
Ecological Assessment dated 8th August 2011
Scoping Survey for Bat Roost Potential dated 8th August 2011
Summary Report produced by MLM Environmental dated 8th August 2011
Arboricultural Method Statement prepared by Wilbytree Surgeons Ltd. dated July 2011
Tree Protection Plan Ref. WTS/RV-01B

Drawing No. S01A	Existing Site Plan
Drawing No. S04A	Aerial View
Drawing No. S06C	Topographical Survey – Sheet 1
Drawing No. S07A	Topographical Survey – Sheet 2
Drawing No. S08	Existing Floor Plan - Survey
Drawing No. S09	Existing Elevations - Survey
Drawing No. S10	Existing Sections - Survey
Drawing No. SK12G	Proposed Site Plan
Drawing No. SK13G	Proposed Site Layout
Drawing No. SK14D	Proposed Elevations
Drawing No. SK15C	Proposed Elevation Detail
Drawing No. SK16A	Proposed Roof Plan
Drawing No. SK23A	Site Location Plan
Drawing No. SK27A	Existing/Proposed Surface Area Plans
Drawing No. SK29B	Site Access & Compound Plan
Drawing No. SK30	Approach Access Road for Site Access Option 2

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.