Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC(Property Asset Management)  
County Hall  
PO Box 128  
Northampton  
NN1 1AS

Name and address of agent (if any)
Northampton Schools Ltd  
Waterside House  
Waterside Way  
Northampton  
NN4 7XD

Part I - Particulars of application

Date of Application  
30th August 2011

Application No.  
NCC Ref: 11/00061/CCD  
NBC Ref: N/2011/0861

Particulars and location of development

Erection of a teaching block to provide an additional four classrooms and nursery with associated support accommodation and covered play area at Castle Primary School, St George’s Street, Northampton, NN1 2TR

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.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

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 following approved plans:

- Application Forms dated 11th August 2011
- Planning Statement dated August 2011
- Design & Access Statement dated August 2011
- Appendix A Construction Management
- Appendix B Arboricultural Survey
- Appendix C Noise Impact Assessment
- Appendix D Drainage/Foul Sewerage
- Appendix E External Lighting
- Appendix F Contamination SI Report
- Appendix G Supplementary SI Reports
- Appendix H School Travel Plan
- Appendix I Transport Statement
- Drawing No. CP-01 Location & Existing Site Plan
- Drawing No. CP-02 Existing Site/Ground Floor Plan
- Drawing No. CP-03 Existing Elevations/Sections
- Drawing No. CP-04 Rev A Proposed Site/Ground Floor Plan
- Drawing No. CP-05 Proposed Roof Plan
- Drawing No. CP-06 Proposed New Block Ground Floor Plan
- Drawing No. CP-08 Proposed Site Section
- Drawing No. CP-10 Site Access Plan Proposed
- Drawing No. CP-12 External Play Area Analysis

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

Materials

3. Details of the materials including colours 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 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997)

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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.

Landscape

5. The landscaping scheme shown on Drawing No. 3526/D01/D11-0883 Rev. 1 shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species, unless the County Planning Authority give written consent to any variation.

REASON: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Protection of Breeding Birds

6. Operations that involve the destruction and removal of trees, hedgerows and shrubs shall not be undertaken during the months of March to September 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 2 of the East Midlands Regional Plan (March 2009).

Hours of Construction

7. 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, Bank or Public Holidays.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Access & Highway Safety

8. Except as may otherwise be agreed in writing by the County Planning Authority, construction delivery vehicles shall not enter or leave the site between 8.15am to 9.00am and 2.45pm and 3.45pm Mondays to Fridays during term time.

REASON: In the interests of highway safety and the amenity of local residents during the construction process in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

9. All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

REASON: To avoid any adverse impacts on the highway network and highway safety in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997)

Construction Management

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

i. Overall strategy for managing environmental impacts which raise during construction;
ii. Measures to control the emission of dust and dirt during construction;
iii. Control of noise emanating from the site during the construction period;
iv. Construction Plant Directional signage (on and off site);
v. Provision for emergency vehicles;
vi. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
vii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
viii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
ix. Storage of plant and materials used in constructing the development; and
x. 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 County Planning Authority.

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REASON: In the interests of residential amenity, highway safety and visual amenity in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

Protection of Historic Boundary Wall

11. Prior to the commencement of the development, a scheme showing the retention and protection of the historic boundary wall during building works shall be submitted to and approved in writing by the County Planning Authority. The scheme as approved shall thereafter be implemented.

REASON: To ensure the special character, architectural interest and integrity of the listed boundary wall is preserved in accordance with Policies 26 and 27 of the East Midlands Regional Plan (2009).

Contaminated Land

12. 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 County Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 13, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 14, 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 Condition 15.

REASON: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

13. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the County Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the County Planning Authority. The report of the findings must include:

i. a survey of the extent, scale and nature of contamination;

ii. an assessment of the potential risks to:

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• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• ground waters and surface waters,
• ecological systems,
• archaeological sites and ancient monuments;

iii. an appraisal of remedial options, and proposal of the preferred option(s).

REASON: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

14. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the County Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

15. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the County Planning Authority. The County Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the County Planning Authority.

REASON: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

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Travel Plan

16. Prior to the occupation and use of the development, 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 and should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.

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 46 of the Regional Spatial Strategy for the East Midlands (2009).

Cycle Provision

17. Details of the location of the cycle parking spaces shall be as submitted on Drawing No. CP-04 Revision A unless otherwise agreed in writing with the County Planning Authority. This provision shall be monitored and reviewed on an annual basis alongside the school travel plan and additional spaces be provided if the results of the annual review demonstrate that there is an insufficient number of spaces to meet peak demand.

REASON: To ensure that an appropriate number of cycle spaces shall be provided in accordance with Policies 2 and 46 of the East Midlands Regional Plan (2009) and Saved Policy E20 of the Northampton Borough Local Plan (1997).

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, Floor 3, 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.

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REASONS FOR APPROVAL

It is considered that the proposed teaching block would not have a significant adverse impact upon residential amenity in terms of privacy, light or reduction in outlook, and traffic and highway safety 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. The location, size and design of the new teaching block are considered to be acceptable and the proposed development is considered to be acceptable having regard to Policies 2, 26, 27 and 46 of East Midlands Regional Plan (2009) and saved Policies E20 and E40 of the Northampton Borough Local Plan.

Date: 11th November 2011
Signed

For Assistant Director of Environment and Planning

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