



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Highways)
Riverside House
Riverside Way
Northampton
NN1 5NX

Name and address of agent (if any)

MGWSP Northamptonshire Highways
Highways Depot
Harborough Road
Brixworth
Northamptonshire
NN6 9BX

Part I - Particulars of application

Date of Application

5 November 2012

Application No.

NCC Ref: 12/00071/CCDFUL

SNC Ref: S/2012/1419/PCC

Particulars and location of development

Infilling the three span bridge with imported granular fill and concrete, forming stone embankments to both sides within the existing cutting at Helmdon Station Bridge, Station Road, Helmdon.

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.

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.

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 documents:

- Application Forms dated 25th September 2012;
- Planning Application Statement dated December 2012;
- Design and Access Statement ref.
- 3016 Helmdon Station - Environmental Report dated September 2012;
- MGWSP Report - Helmdon Station dated December 2012;
- G.C.R Helmdon Station Bridge - Historic Record dated June 2012;
- Helmdon Bridge No.3016 Location Plan Scale 1:25,000;
- Helmdon Bridge No.3016 Site Plan Scale 1:2,500;
- Drawing No. 3016/005 Existing Layout – Infilling;
- Drawing No. 3016/006 Revision C Infilling Proposed Layout;

Reason: To specify the approved documents in the interests of amenity with regard to saved Policy G3 of the South Northamptonshire Local Plan (1997).

3. Construction Management

No development shall take place until a Construction and Traffic management Plan has been submitted to and approved in writing by the County Planning Authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Plan, subject to any variations approved in writing by the Local Planning Authority. The Construction Method Statement shall address at least the following matters:-

- a) details of the phasing of construction works;
- b) details of the construction of temporary and permanent access arrangements to the site;
- c) details of the construction and surface treatment of hard surfaces and tracks;
- d) details of the proposed storage of materials;
- e) dust management;
- f) details of the proposed temporary site compound for storage of materials, machinery (including areas designated for car parking), if applicable;
- g) proposals for preventing mud and debris being deposited onto the public highway including, cleaning of site entrances, site tracks and the adjacent public highway and the sheeting of all HGVs taking spoil or construction materials to/from the site to prevent spillage;
- h) pollution control, protection of water courses, bunding of fuel storage areas, surface water drainage, flood risk, sewage disposal and discharge of foul drainage;
- i) details and timetable for post construction restoration/reinstatement of the temporary working areas;
- j) details of emergency procedures and pollution response plans;

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- k) details of the protection of affected Publics Rights of Way during construction
- l) ecological monitoring during construction;
- m) monitoring of Private Water Supplies (PWS);
- n) details for the protection of trees and hedgerows during construction (to include specification and location of protective fencing if necessary);
- o) noise and vibration during construction; and
- p) storage and disposal of excavated material;
- q) details of works required to accommodate construction vehicles, including temporary removal and replacement of highway infrastructure/street furniture, reinstatement of any signs or other items displaced by such traffic;
- r) details of traffic management, road diversions/closures required and any Traffic Regulation Orders identified in the approved CTMP as being necessary have been made including any Public Rights of Way that may be affected, such as Public Footpath AP35. This will probably involve traffic surveys to determine the baseline conditions.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997).

4. Prior to the commencement of the development hereby permitted all highway works identified by the Construction and Traffic Management Plan shall be completed to the satisfaction of the local planning authority and shall, thereafter be maintained for the duration of the Bridge infill works. Any such works shall thereafter be removed and the highway reinstated in accordance with details that shall first be submitted to County Planning Authority for approval in writing.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997).

5. **Hours of Construction**

All construction works shall be confined to the hours of 8.00am 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 G3 of the South Northamptonshire Local Plan (1997).

6. **Ecology**

Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation 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 submitted to and approved in writing by the County Planning Authority.

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Reason: In the interests of biodiversity having regard to policies EV24 and EV25 of the South Northamptonshire Local Plan (1997).

7. Within 3 months of the date of this permission an ecological management plan has been submitted to and approved in writing by the County Planning Authority. The plan shall include:
- a) Aims and objectives of management;
 - b) Appropriate management options for achieving aims and objectives;
 - c) Prescriptions for management actions;
 - d) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - e) Personnel responsible for implementation of the plan;
 - f) Monitoring and remedial / contingencies measures triggered by monitoring.
 - g) Aftercare and long term management including details and frequency of inspection/monitoring visits.

The development shall be implemented in accordance with the approved plan including monitoring, aftercare and long term management.

Reason: Reason: In the interests of biodiversity having regard to policies EV24 and EV25 of the South Northamptonshire Local Plan (1997).

8. **Drainage**

No development shall take place until a drainage management and maintenance plan has been submitted to the County Planning Authority for approval in writing. The drainage shall be managed and maintained thereafter in accordance with this plan.

Reason: To ensure that drainage maintenance is incorporated into this proposal having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997).

REASONS FOR APPROVAL

Whilst it is accepted that the infilling and creation of the embankments would have some visual amenity, HGV traffic, ecology and landscape impact, these impacts are not considered to be significant and are outweighed by the benefits to the local community in terms of reopening the bridge to two way traffic and reducing amenity disturbance to nearby residential occupiers. Therefore, the proposed development is considered to be acceptable having regard to saved policies EV1, EV24, EV 25 and G3 of the South Northamptonshire Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy (Pre-Submission, July 2012).

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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 positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and County Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012.

INFORMATIVE

1. Prior to the commencement of any site works, all 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.

Date 27th March 2013Signed G.P. WatsonFor Assistant Director of Environment and
Planning

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