



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

LGSS Property Services
Northamptonshire County Council
John Dryden House
8-10 The Lakes
Northampton
NN4 7YD

Name and address of agent (if any)

PHP Architects
The Old Rectory
31 Rectory Lane
Milton Malsor
Northampton
NN7 3AQ

Part I - Particulars of application

Date of Application

15th July 2015

Application No.

NCC Ref: 15/00047/CCDFUL

SNC Ref: S/2015/1626/PCC

Particulars and location of development

Erection of a two storey, 8 classroom extension with associated ancillary facilities, single storey staff room extension, multi-use games area and refurbishment of existing school buildings at Roade Primary School, Hartwell Road, Roade, Northamptonshire, NN7 2NT

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 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.

Scope of the 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 documents and plans:

Planning Documents

- Application Forms dated 12 June 2015
- Planning Statement dated May 2015
- Design and Access Statement dated May 2015

Drawings

- Drawing No. 4097/104 T3 Proposed Site Plan
- Drawing No. 4097/003 P7 8 Class Block Proposed Elevations
- Drawing No. 4097/004 P6 8 Class Block Ground Floor Plan
- Drawing No. 4097/005 P6 8 Class Block First Floor Plan
- Drawing No. 4097/006 P11 Proposed Plans
- Drawing No. 4097/007 P6 Site Constraints Plan
- Drawing No. 4097/008 P2 Proposed Staffroom Plan & Elevation
- Drawing No. 4097/010 P3 Arboricultural Impact & Ecological Plan
- Drawing No. 4097/011 P1 Proposed Victorian Reception Alterations
- Drawing No. 4097/012 P1 Site Plan
- Drawing No. 4097/013 P1 Location Plan
- Drawing No. 4097/014 P1 Existing Elevations
- Drawing No. 4097/015 P1 Flat Roof Access Drawing
- Drawing No. 4097/016 P1 8 Class Block Key Sections
- Drawing No. 5247-15 Vehicle Track Path
- Drawing No. 5247-51 Rev B Proposed Drainage
- Drawing No. 14380-TOPO-1 Topographical Survey
- Drawing No. 14380-MBS-1 MBS - Ground Floor Plan
- Drawing No. 14380-MBS-2 MBS - Floor Plans
- Drawing No. 14380-MBS-3 MBS – Elevations

Technical Information

- Transport Statement, ref. 5247R0001C TS, dated 22 December prepared by BCAL Consulting
- Extended Phase 1 Survey Report, ref.14-2663 3372 3429 V3, dated March 2015 prepared by Lockhart Garratt Ltd
- Great Crested Newt Survey Report 14-3094 3372 01 V2 dated May 2015
- Arboricultural Report, ref. 14-2594 3372 37 V3, dated April 2015 prepared by Lockhart Garratt Ltd
- POLO 150 Wall or Ceiling Mounted Fans Technical Data Sheet
- Procter Fencing Systems Data Sheet for Acoustic Fencing
- Aerotop T20-T35 Technical Data Sheet

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy

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(2014).

Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:
 - i. Detailed work programme/timetable;
 - ii. Detailed routeing for demolition, excavation, construction and abnormal loads;
 - iii. Supply of pre-journey information on routeing and site restriction to contractors, deliveries and visitors;
 - iv. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
 - v. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
 - vi. If required, details of public impact and protection to roads, footways, cycleways and Public Right of Ways including details of Traffic Regulation Orders and road/footway/ cycleway/PRoW closures and re-routings as well as signage, barriers and remediation;
 - vii. Provision for emergency vehicles;
 - viii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - ix. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction in particular noise;
 - x. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);
 - xi. Storage of plant and materials used in constructing the development;
 - xii. 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.

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) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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Hours of Construction

4. 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) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Hours of Working - Construction Traffic/Deliveries

5. Construction traffic or deliveries shall only be permitted to enter or leave the site between 07:30 to 08:30 then 09:15 to 15:00 and then 16:15 to 17:30 Mondays to Fridays during school term time.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance and in the interests of highway safety having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Materials

6. Prior to the commencement of the development hereby permitted, details of the materials to be used for the external appearance of the building and external hard surfaces shall be submitted to and approved in writing by the Planning Authority. The details shall include the materials, colours and finishes to be used on the building and other external hard surfaces. The development shall be implemented in accordance with the approved details.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

External Lighting

7. 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 having regard to saved Policy G3 of the South Northamptonshire Local Plan

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(1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Surface Water Drainage

8. No drainage works shall take place until full details of the surface water drainage scheme for the site, based on the approved drainage layout (BCAL drawing 'Proposed Drainage' number 5247-51 rev B dated 17/08/2015), have been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The details of the scheme shall include:
- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, linear drains, storage tanks, and outfalls/inlets. This should include a plan which notes manhole and pipe numbers as referenced in the associated Micro-Drainage calculations.
 - b) Cross sections of the hydrobrake flow control chamber (including site specific levels mAOD) and the manufacturer's hydraulic curves for the specified device.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site having regard to Policy BN7 of the West Northamptonshire Joint Core Strategy (2014).

9. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the County Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: To ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system having regard to Policy BN7 of the West Northamptonshire Joint Core Strategy (2014).

Landscaping

10. Within 3 months of the date of this permission, a detailed scheme of landscaping in accordance with the recommendations made in 5.0 of the Extended Phase 1 Survey Report Ref 14-2663 3372 3479 dated March 2015 and Section 7 of Great Crested Newt Survey Report 14-3094 3372 01 dated May 2015 including native planting, replacement trees, bird boxes and bat boxes shall be submitted to the County Planning Authority in writing. Once approved, the scheme shall be implemented within in accordance with the approved details and maintained thereafter in accordance with condition # of this permission.

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Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity and biodiversity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policies BN2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

11. 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 ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policies BN2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Ecology

12. The proposed development shall be undertaken in compliance with the recommendations as detailed in Section 5 of the Extended Phase 1 Survey Report, ref.14-2663 3372 3429 V3, dated March 2015 prepared by Lockhart Garratt Ltd and shall be implemented in accordance with these details.

Reason: To avoid any detrimental impact upon ecology having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

13. The proposed development shall be undertaken in compliance with the recommendations as detailed in Section 7 of the Great Crested Newt Survey Report, ref. 14-3094 3372 01, dated May 2015 prepared by Lockhart Garratt Ltd and shall be implemented in accordance with these details.

Reason: To avoid any detrimental impact upon reptiles having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

Arboricultural Method Statement

14. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until a revised final Arboricultural Method Statement for the protection of trees, scrub and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be based on Section 4.0 Draft Arboricultural Method Statement and the Draft Tree Protection Plan included in Arboricultural Report, ref. 14-2594 3372 37, dated April 2015 prepared by Lockhart Garratt Ltd. The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- a) A final Tree Protection Plan that clearly shows the location of protection measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

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- b) A schedule of tree works for all the retained trees shown on the tree protection plan specifying pruning and other remedial or preventative work;
- c) Timing and methods of site visiting and record keeping and provision of monitoring by the Arboricultural Clerk of Works, reporting to the Client Project Manager and the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Travel Plan

15. Prior to the occupation and use of the development hereby permitted, a revised travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The submitted Travel Plan shall include the following:

- Opening a before and after school club which would open at 08.00 hrs and finish at 18.00 hrs.
- Staggering finish times at the end of the school day to allow the younger children to be collected earlier than the Key Stage Two pupils;
- Continuing with an extensive choice of extra curriculum clubs which run before and after school and include dance, hockey, football and choir;
- Bikeability training for years 5 and 6, scheduled to start from 2016. Cycle racks to be provided as part of the expansion project.
- Visits from the local PCSO to explain road safety to the pupils and encouraging parents to park appropriately.

The approved travel plan shall be implemented by the School Management Team and the first review shall take place within 3 months of occupation of the permanent extension hereby permitted and thereafter 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: 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 Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Cycle Provision

16. Details of the location and number of covered cycle parking spaces shall be as shown on Drawing No. 4097/006 Rev P11 unless otherwise agreed in writing with the County Planning Authority and implemented prior to occupation and use of the development. This provision shall be monitored and

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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 having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Secure by Design

17. The development hereby permitted shall be carried out in accordance with the details submitted on 14 August 2015, including fencing and the intruder alarm system.

Reason: In the interest of the security and quality life of future occupants of the development having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Highways

18. Prior to the occupation and use of the development, a scheme shall be submitted to the County Planning Authority for approval in writing detailing the provision and location of white H-Bar road markings across residential accesses in Hartwell Road, and repainting of zig zag lines in the vicinity of the school to prevent any inappropriate car parking. The scheme shall specify which residential properties accesses are to be included and show this on a plan. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

REASON: In the interests of highway safety having regard to Policies C2 and S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

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 366700) 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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4. The applicant's attention is drawn to the requirement to obtain the express written agreement from the local highway authority for any structure that would retain the highway or would retain land abutting or adjacent to a highway. The local Highway Authority requires full engineering and structural details, Approval in Principle (AiP) documentation etc. All costs associated with any agreement, licence and structural design checks and approvals by the local Highway Authority shall be met by the developer.
5. The applicant's attention is drawn to the Traffic Management Act 2004 where three month notice periods to allocate road space (for works within the highway) is required prior to the commencement of works. Such notice can not be submitted or commence until the completion of an appropriate license or Agreement with the local Highway Authority.
6. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.

Positive and Proactive 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 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.

Date 3rd March 2016 Signed G.P. Watson

For Assistant Director of Environment and Planning

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