



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

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

#### Name and address of agent (if any)

Mr Chris Sandford  
Peter Haddon and Partners  
The Old Rectory  
Milton Malsor  
Northampton  
NN7 3AQ

#### Part I - Particulars of application

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##### Date of Application

18 June 2015

##### Application No.

**NCC Ref:** 15/00048/CCDFUL

**DDC Ref:** DA/2015/0625

#### Particulars and location of development

Three storey extension to contain 9 classrooms with associated ancillary facilities including works to existing hard surfaced playgrounds, playing field and car park and construction of a temporary access road for construction vehicle site access at Moulton Primary School, Church Hill, Moulton, Northamptonshire, NN3 7SW.

#### 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 following approved plans:
  - Application Forms dated 18 June 2015
  - Planning Support Statement P2 dated 15 June 2015
  - Design and Access Statement P1 dated 15 June 2015
  - JPP Consulting Transport Statement ref: R-TS-S7266FF-01-A dated June 2015
  - JPP Consulting Footway Survey ref: R-TS-S7266FF-02-A dated August 2015
  - JPP Consulting Flood Risk Assessment ref: R-FRA-S7266PM-01-B dated June 2015
  - Lockhart Garratt Arboricultural Report ref: 14-2595 3372 036 v5 dated August 2015
  - Lockhart Garratt Extended Phase 1 Habitat Survey ref: 14-2349 3372 036 dated March 2015
  - Lockhart Garratt Great Crested Newt Survey Report ref: 14-3093 3372 01 v2 dated June 2015
  - Lockhart Garratt Bat Activity Survey ref: 15-0410 3372 36 v2 dated June 2015
  - Lockhart Garratt Badger Survey ref: 15-0401 3372 036 v3 dated June 2015
  - School Travel Plan ref: 928/5200 dated 23 September 2015

### *Drawings*

- Location Plan ref: 4106-006 Rev P2
- Proposed Site Plan ref: 4106-003 P11
- Site Constraints Plan ref: 4106-007 P3
- Proposed Building Plans ref: 4106-004 P11
- Building Elevations ref: 4106-005 P6
- Extension Block Floor Plans ref: 4106-010 P3
- Roof Plan – Roof Plan ref: 4106-011 P2
- Lockhart Garratt Landscape Design Schedule ref: 3372/036/D15-0399 v3
- JPP Consulting Vehicle Tracking ref: TA11
- JPP Consulting Proposed Haul Road & Vehicle Tracking ref: E01 Rev B
- JPP Consulting Cross Sections Through Haul Road ref: E03
- JPP Consulting Longitudinal Section Through Haul Road ref: E02
- JPP Consulting External Works Plan ref: E10 Rev P3

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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## Construction Environmental Management Plan

3. Prior to the commencement of any part of the development hereby permitted, a Construction Environmental Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Environmental Management Plan developed from the outline plan submitted with the application shall include and specify the provision to be made for the following construction and biodiversity elements:

### *Construction*

- i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
- ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- iii. Measures to control the emission of dust and dirt during construction;
- iv. Control of noise emanating from the site during the construction period;
- v. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;
- vi. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);
- vii. Construction Plant Directional signage (on and off site);
- viii. Details of construction traffic routing;
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. Storage of plant and materials used in constructing the development;
- xiv. Details of temporary drainage strategy during construction;
- xv. Details of soil management and protection of soil storage;
- xvi. Provision of temporary construction lighting including hours of operation;
- xvii. 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.

### *Biodiversity*

- i. Ecological Mitigation Measures delivery and timeframe details;
- ii. Risk assessment of potentially damaging construction activities;
- iii. Identification of "biodiversity protection zones";
- iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- v. The location and timing of sensitive works to avoid harm to biodiversity features;
- vi. Details of the creation of a pond and habitat area;

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- vii. The times during construction when specialist ecologists need to be present on site to oversee works;
- viii. Responsible persons and lines of communication;
- ix. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- x. Use of protective fences, exclusion barriers and warning signs

The approved Construction Environmental 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 Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

### **Hours of Construction**

- 4. 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 having regard to Saved Policy GN2 of the Daventry District Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

### **Hours of Working - Construction Delivery**

- 5. Construction vehicles shall not enter or leave the site between the hours of 8.15am to 9.15am and 4.30pm to 5.30pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Surface Water Management**

- 6. No drainage works shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by JPP Consulting, report reference R-FRA-S7266PM-01-B, revision B dated June 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.

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- b) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers hydraulic curves for all hydrobrakes and other flow control devices.

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.

7. No drainage works 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 the drainage systems associated with the development will be maintained appropriate and in perpetuity, to reduce the risk of flood due to failure of the drainage system.

### Materials

8. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the application.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Saved Policy GN2 of the Daventry District Local Plan (1997).

### Travel Plan

9. The approved travel plan ref: 928/5200 dated 23 September 2015 shall be implemented by the School Management Team and 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 Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

### Landscaping Scheme

10. The approved landscaping scheme titled Landscape Design Schedule ref: 3372/036/D15-0399 v3 shall be implemented within the first available planting season following completion of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with condition 11 of this permission.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard Policy S10 of the West

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Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Landscape Maintenance**

11. Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 10) shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

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

### **Arboricultural Report**

12. Except as otherwise required by conditions attached to this planning permission the development shall be undertaken in accordance with the submitted Arboricultural Report ref. 14-2595 3372 036 Version 5.

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

### **Protected Species**

13. The development shall be undertaken in accordance with the following approved reports prepared by Lockhart Garratt:

- Extended Phase 1 Habitat Survey ref: 14-2349 3372 036 dated March 2015
- Bat Activity Survey ref: 15-0410 3372 36 version 2 dated June 2015
- Great Crested Newt Survey Report ref: 14-3093 3372 01 version 2 dated June 2015
- Badger Survey ref: 15-0401 3372 036 version 3 dated June 2015

Reason: To ensure that the development is undertaken in compliance with the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended) in the interests of safeguarding protected species and to make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

### **Plant and Equipment**

14. Prior to its installation, full details of proposed external plant and equipment, including any renewable or low carbon technologies, shall be submitted to and approved in writing by the County Planning Authority. The submitted

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information shall include elevation drawings showing any plant and equipment that will affect the approved elevations. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the building and the amenity of the area having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

### **External Lighting**

15. 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 in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Complaints**

16. In the event that complaints regarding dust, noise, lighting or other land use planning matters related to the development hereby permitted are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014) and Saved Policy GN2 of the Daventry District Local Plan (1997).

### **Informatives**

1. Discharge of surface water drainage into, and any other works within 9m of the small watercourse running along the eastern boundary of the site, may require formal land drainage consent. The development will therefore need to

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consult the Bedford Group of Drainage Boards regarding the proposed works to obtain permission/consents from them. Further information can be found at: <http://www.idbs.org.uk/documents/>

## POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the Waste Planning Authority has worked with the applicant in a positive and proactive manner. Concerns and issues raised during consultation on the submitted application have been considered by the Minerals Planning Authority, discussed with consultees and the applicant/agent and are addressed by conditions where appropriate.

The approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Date 20<sup>th</sup> November 2015 Signed G. P. Watson

For Assistant Director of Environment and Planning

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