



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
LGSS Property Development Northamptonshire County Council John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DA	Mr Thomas Cox GP Planning The Stables Long Lane East Haddon Northampton NN6 8DU

Part I - Particulars of application

Date of Application

4 May 2016

Application No.

NCC Ref: 16/00019/CCDFUL

WBC Ref: WP/16/00261/CRA

Particulars and location of development

Construction of viewing platform at Irchester Country Park, Gypsy Lane, Irchester, Wellingborough, Northamptonshire NN29 7DL.

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 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 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 19 April 2016;
- Planning Statement Ref. N005-04 dated 20 April 2016;
- Ecological Assessment dated April 2016;
- Drawing No. GPP/NCC/ICP/16/01 Rev 1 Site Location Plan;
- Drawing No. GPP/NCC/ICP/16/02 Rev 1 Site Plan;
- Drawing No. GPP/NCC/ICP/16/03 Rev 1 Site Layout Plan;
- Drawing No. 301/sk030 Viewing Point Feature: Layout; and
- Drawing No. 301/sk031 Viewing Point Feature: Axonometric Views

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Protected Species

3. The development shall be undertaken in accordance with the Ecological Assessment dated April 2016.

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 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

4. All external facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure that the proposed development is in keeping with the locality in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

External Lighting

5. 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

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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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informatives

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 366130) 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.

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 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 24th June 2016.....

Signed G. P. Watson.....

For Assistant Director of Environment,
Planning and Transport

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