PLANNING PERMISSION

Name and address of applicant  Name and address of agent (if any)
Northamptonshire County Council  Lambert Smith Hampton
PO Box 128  Pyramus House
County Hall  Roman Way
Northampton  Grange Park
NN1 1AS  Northampton
          NN4 5EA

Part I - Particulars of application

Date of Application  Application No.
18th December 2007 (Received)  NCC – 07/00077/CDD
21st December 2007 (Valid)  NBC – N/2008/0055

Particulars and location of development


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 relates must be begun not later than the expiration of three years beginning with the date of this permission.

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.

Hours of Construction Works

2. 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 or Public Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with saved Policy E20 (New Development) of the Northampton Local Plan (1997).

Materials

3. All materials on the proposed extensions shall match those on the existing adjoining building as closely as possible with regard to type, colour and texture unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with saved Policy GS5 (Design) of Northamptonshire County Structure Plan (2001) and saved Policy E20 (New Development) of the Northampton Local Plan (1997).

Travel Plan

4. Within four months of the date of this permission a Travel Plan shall be submitted to the County Planning Authority for approval in writing. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the occupation of the development. An annual monitoring report on the plans effectiveness shall be submitted to the County Planning Authority on the anniversary of such approval the conclusions and recommendations of which shall, within 3 months, be implemented in full.

Reason: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport. To reduce the schools impact on traffic flow and parking in the surrounding area by promoting sustainable means of travel.

Drainage

5. Floor levels within the teaching block shall be set no lower than the floor levels of the existing school buildings.

Reason: To prevent an increased risk of flooding in accordance with saved Policy GS5 (Design) of the Northamptonshire County Structure Plan (2001).

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Security Measures

6. Unless otherwise agreed in writing by the County Planning Authority, the building shall be fitted with an intruder alarm and the following new windows shall be fitted with laminated glazing:

(i) all ground floor windows to the new 16-19 ASD unit (except windows to the dining/social area shown on the north elevation on Drawing 2003.14A); and
(ii) the two new classroom windows in the extensions to the 14-16 unit (shown on the east elevation on Drawing 2003.15A).

Reason: To reduce the likelihood of crime, disorder and antisocial behaviour from occurring in accordance with saved Policy GS5 (Design) of Northamptonshire County Structure Plan (2001).

Noise

7. Before the development hereby permitted is occupied, a scheme shall be agreed with the County Planning Authority which specifies the sources of noise on the site, whether from fixed plant or equipment or noise generated within the buildings, and the provisions to be made for its control. The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

Reason: To minimise noise disturbance to local residents.

Contamination

8. No development shall take place until a desktop study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the County Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved by the County Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the County Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of environments.

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Additional Car Parking Spaces

9. The additional car parking spaces (as shown on Drawing No 2003.13A) shall be constructed prior to the occupation or use of the facility hereby permitted.

Reason: In the interests of highway safety and local amenity.

REASONS FOR APPROVAL

The siting, size and design of the proposed extension is considered to be acceptable and it is considered that the proposed extension will not have an adverse impact on residential amenity of the nearby properties.

The application is therefore considered to be acceptable in accordance with Saved Policies GS5 (Design), T3 (Transport Requirements) and T9 (Parking Standards) of Northamptonshire County Structure Plan (2001) and Saved Policy E20 (New Development) of Northampton Borough Council Local Plan (1997).

Date: 15th February 2008
Signed: [Signature]

On behalf of the Chief Planning Officer

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