Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant  | Name and address of agent (if any)
-------------------------------|----------------------------------
NCC (Property Asset Management) | DarntonB3 Architecture          
One Angel Square               | Suite C                          
4 Angel Street                 | Loughborough Technology Centre  
Northampton                    | Epinal Way                        
NN1 1ED                         | Loughborough                     
                                 | LE11 3GR

Part I - Particulars of application

Date of Application  | Application No.
---------------------|----------------- 
17<sup>th</sup> January 2017 | NCC Ref: 16/00062/CCDFUL

KBC Ref: KET/2017/0053/NCC

Particulars and location of development

Construction of new Teaching Block comprising a Learning Resource Centre, 12 classrooms, ancillary rooms and spaces, covered linkway to existing building, MUGA, associated external improvement work, mechanical plant installation on flat roof plus refurbishment of two existing classrooms at Isebrook SEN College, Eastleigh Road, Kettering Northamptonshire, NN15 6PT

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.

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 documents and plans:

Planning Documents

- Application Forms dated 1 December 2016
- Planning Statement v.4 dated January 2017
- Design & Access Statement v.2 dated November 2016

Drawings

- Drawing No. 91428-DB3-S-XX-DR-A-010 Rev 1 Site Layout
- Drawing No. 91428-DB3-S-XX-DR-A-183 Site Location Plan
- Drawing No. 91428-DB3-B01-GF-DW-A-100 Rev H Ground Floor Plan
- Drawing No. 91428-DB3-B01-ZZ-DW-A-102 Rev H First Floor & Roof Plans
- Drawing No. 9700/E/1101 (2) Rev T1 GF Lighting Layout Sheet 2 of 2
- Drawing No. 91428-DB3-B01-XX-DW-A-200 Rev G Elevations
- Drawing No. 91428-DB3-B01-XX-DW-A-300 Rev G Sections
- Drawing No. 48592/2 Location of Underground Services & Drains
- Drawing No. 48592/1 Location of Underground Services & Drains
- Drawing No. 209458 D/100 Rev P1 Below Ground Drainage Layout
- Drawing No. TA26 Revision B Vehicle Tracking - Accessible Vehicle

Technical Information

- Transport Statement Revision C, ref. R-TA-U8234PM-01-C, dated July 2017 prepared by JPP Consulting
- Parking Note, ref. R-PN-U8234PM-01-B, dated June 2017 prepared by JPP Consulting
- Flood Risk Assessment Revision B, ref. R-FRA-U8234PM-01-B, dated March 2017 prepared by JPP Consulting
- Arboricultural Impact Assessment, ref. RT-MME-14559-01 Rev A, dated February 2017 prepared by Middlemarch Environmental
- Arboricultural Method Statement, ref. RT-MME-124559-02 Rev C, dated February 2017 prepared by Middlemarch Environmental
- Preliminary Ecological Appraisal, ref. RT-MME-123105-01, dated November 2016 prepared by Middlemarch Environmental
- Pre-Development Arboricultural Survey, ref. RT-MME-123105-02, dated October 2016 prepared by Middlemarch Environmental
- Preliminary Bat Roost Assessment, ref. RT-MME-124131, dated November 2016 prepared by Middlemarch Environmental

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Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the County 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.

Biodiversity

i. Ecological Mitigation Measures delivery and timeframe details;

ii. Risk assessment of potentially damaging construction activities;

iii. Identification of "biodiversity protection zones";

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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. The times during construction when specialist ecologists need to be present on site to oversee works;

vii. Responsible persons and lines of communication;

viii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;

ix. Use of protective fences, exclusion barriers and warning signs

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 Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

**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 Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

**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 Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

**Access & Highways**

6. Prior to the commencement of development, a scheme detailing improvements to the existing site access to allow for the two way movement of mini-buses shall be submitted to the County Planning Authority for approval in writing. The scheme as approved shall be fully implemented prior to the bringing into operational use of the development hereby permitted and maintained thereafter.

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Reason: In the interests of highway safety and safeguarding local amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

7. Prior to the commencement of development, details of the internal circulatory system of the site including swept paths showing the use of the mini-bus pick up and drop off areas shall be submitted to the County Planning Authority for approval in writing. The approved details shall be implemented and maintained thereafter.

Reason: In the interests of highway safety and safeguarding local amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

Travel Plan

8. Prior to the occupation and use of the development hereby permitted, a revised travel plan including a car park management plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented 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 8 of the North Northamptonshire Joint Core Strategy (2016).

Contaminated Land

9. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy 6 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Noise

10. Before development commences, a noise assessment shall be submitted to and approved in writing by the County Planning Authority that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved, the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state.

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Reason: In the interest of residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy (2016).

Surface Water Drainage

11. The development hereby permitted shall be undertaken in full accordance with the submitted Flood Risk Assessment Report Reference number R–FRA–U8234PM-01-B Revision B dated March 2017 prepared by JPP Consulting Engineers and maintained thereafter.

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 5 of the North Northamptonshire Joint Core Strategy (2016).

Secured by Design

12. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the County Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of ‘Secured by Design’.

Reason: In the interest of the security and quality life of future occupants of the development having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

Landscaping

13. Within 3 months of the date of this permission, a detailed scheme of landscaping in accordance with the recommendations made in 7.2 of the Preliminary Ecological Appraisal ref RT-MME-123105-01 dated November 2016 and 5.3 of the Preliminary Bat Roost Assessment ref RT-MME-124131 dated November 2016 prepared by Middlemarch Environmental Ltd including bird and bat boxes, native planting and the replacement hedge planting along Barton Road 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 10 of this permission.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity and biodiversity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

14. Grassland, 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.

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Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Ecology

15. The proposed development shall be undertaken in compliance with the recommendations as detailed in Section 7 of the Preliminary Ecological Appraisal ref RT-MME-123105-01 dated November 2016 and Section 6 of Preliminary Bat Roost Assessment ref RT-MME-124131 dated November 2016 prepared by Middlemarch Environmental Ltd.

Reason: To avoid any detrimental impact upon ecology having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

16. 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 August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds and other protected species will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of biodiversity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

External Lighting

17. No external lighting, temporary or permanent, 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 and existing external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, shields/cowls, mounting height, aiming angles, luminaire profiles, luminance and colour temperature and in accordance with Section 6 of Preliminary Bat Roost Assessment ref RT-MME-124131 dated November 2016 prepared by Middlemarch Environmental Ltd. 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 Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Arboricultural Method Statement

18. The proposed development shall be undertaken in compliance with the recommendations as detailed in the submitted Arboricultural Method Statement ref. RT-MME-124559-02 Revision C prepared by Middlemarch Environmental

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Ltd dated February 2017 including the pre-commencement site meeting and shall be implemented in accordance with these details.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

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. The applicant's attention is drawn to the response from Kettering Borough Council's Environmental Protection Officer dated 7 February 2017.

3. 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.

4. 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.

5. The applicant is advised that Northamptonshire has varying levels of radon due to its underlying geology. Radon can enter buildings and affect the health of the occupants living in affected areas. Advice should be sought from local authority building control officers or from approved inspectors to establish if radon protection is necessary and if this is the case radon protection measures will need to be installed in accordance with BRE Report (BR 211 Radon: Guidance on Protective Measures for New Dwellings).

6. The applicant is advised that "commencement of development" is the date on which any material operation (as defined in Section 56 (4) of the Act) forming part of the development begins to be carried out other than operations consisting of:

- Site clearance
- Demolition work
- Archaeological investigations
- Investigations for the purposes of assessing ground conditions
- Remedial works in respect of any contamination or adverse ground conditions
- Diversion and laying services
- Erection of any temporary means of enclosure
- The temporary display of site notices or advertisement.

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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) Order 2015.

Date: 24th July 2017

Signed: [Signature]

For Assistant Director of Environment, Planning and Transport

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