Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
NCC (Property Asset Management)
One Angel Square
4 Angel Street
Northampton
NN1 1ED

Name and address of agent (if any)
CC Town Planning
Northampton Science Park
Kings Park Road
Northampton
NN3 6LG

Part I - Particulars of application

Date of Application
28th March 2017

Application No.
NCC Ref: 17/00019/CCDFUL

NBC Ref: N/2017/0413

Particulars and location of development

Installation of one 3 storey temporary modular building and five single storey temporary modular buildings to provide classrooms, support accommodation and catering facility for Northampton International Academy and Castle Academy, plus associated external works to parking and play areas and off site works to facilitate pupil pick up and drop off at Mill Road at the Former Royal Mail Sorting Office, 55 Barrack Road, Northampton, Northamptonshire, NN1 1AA

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:-

Duration and Cessation

1. This permission shall be limited to a period of time expiring 31 May 2019. The mobile classroom units shall be removed no later than this date, or at an earlier date if no longer required for the purposes for which they were installed, and the site shall be restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and in the

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

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 21 March 2017
- Planning Statement dated March 2017 prepared by CC Town Planning
- Design and Access Statement dated March 2017 prepared by Architecture Initiative

Drawings

- Drawing No. NIA-001 (F) Location Plan
- Drawing No. NIA-011 (D) Existing Block Plan
- Drawing No. NIA-012 (D) Proposed Site Plan
- Drawing No. NIA-151 (E) Proposed Site Plan
- Drawing No. NIA-261 (E) Proposed Plans - Ground Floor 01
- Drawing No. NIA-263 (E) Proposed Plan - First Floor & Second Floor
- Drawing No. NIA-606 (B) Proposed Elevations (Rendered)
- Drawing No. NIA-607 (A) Proposed CGI Schedule of Areas
- Drawing No. NIA-601E Proposed Elevations 01
- Drawing No. NIA-602E Proposed Elevations 01

Technical Information

- Transport Statement, ref. GB1T16G13 dated 17 March 2017 prepared by Systra
- Arboricultural Report, ref. 16-3323 Version 2, dated March 2017 prepared by Lockhart Garratt Ltd
- Extended Phase 1 Survey Report, ref. 16-3264 Version 2, dated March 2017 prepared by Lockhart Garratt Ltd
- Ground Investigation Report, ref. STP3926R-G01, dated April 2017 prepared by Soiletechnics
- Odour Control Details/Specification dated 25 April 2017 prepared by Purified Air Ltd
- Temporary Accommodation Planning Noise Assessment – Acoustics Report, ref. A893/R03, dated 2 May 2017 prepared by Ion Acoustics
- Temporary Accommodation Surface Water Drainage Strategy Report, ref. 32485-MAC-XX-XX-SP-PH-9011, dated 24 April 2017 prepared by Mace Ltd
- Construction Management Plan Revision A dated 14 April 2017 prepared by Vinci UK

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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Hours of Construction

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

Construction Management Plan

4. The proposed development shall be undertaken in full compliance with the submitted Construction Management Plan Revision A dated 14 April 2017 prepared by Vinci UK and 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Materials

5. Within fourteen days of the date of this permission, final details of the proposed dimensions, location and external materials, colour and finishes of the proposed modular building(s) shall have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

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

Noise

6. Within fourteen days of the date of this permission, a scheme shall be submitted and agreed with the County Planning Authority that specifies the external & internal sources of noise including plant on the site and the provisions to be made for its control. The scheme(s) agreed shall be implemented prior to the development coming into use and the applicant shall demonstrate that the scheme(s) agreed has achieved its design criteria and the agreed scheme(s) shall be retained thereafter.

Reason: In order to safeguard the amenities of adjoining/nearby residential occupiers safety having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

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Odour

7. Within fourteen days of the date of this permission, a detailed scheme for the management of cooking odours shall be submitted to and approved in writing by the County Planning Authority. The scheme shall specify the provisions to be made for:

i. the collection, treatment and dispersal of cooking odour
ii. the ongoing maintenance of the abatement plant

The agreed scheme shall be implemented prior to the development coming into use and shall be maintained thereafter.

Reason: In the interests of residential amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

External Lighting

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

Drainage

9. Within fourteen days of the date of this permission, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the County Planning Authority. The submitted details must demonstrate that the drainage design meets the discharge rates to the combined sewer in accordance with details approved by Anglian Water. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed

Reason: To prevent the increased risk of flooding and to prevent pollution of the water environment having regard to Policies BN7 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

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Ecology

10. The proposed development shall be undertaken in compliance with the recommendations as detailed in the submitted Extended Phase 1 Survey Report, ref. 16-3264 Version 2, dated March 2017 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).

Arboricultural Method Statement

11. The proposed development shall be undertaken in compliance with the recommendations as detailed in the submitted Arboricultural Report, ref. 16-3323 Version 2, dated March 2017 prepared by Lockhart Garratt Ltd 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 Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Highways

12. No part of the development hereby permitted shall be occupied until the proposed parking restriction changes on Mill Road as shown on Drawing No. 105702-01 have been implemented.

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

Travel Plan

13. Within 3 months of the occupation and use of the development, the submitted Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval in writing. The travel plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate.

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

14. Details of the location and number of covered cycle parking spaces shall be as shown on Drawing No. NIA-151 (E) unless otherwise agreed in writing with the County Planning Authority and implemented within one month of occupation and use of the development. This provision shall be monitored and reviewed on an annual basis alongside the school travel plan and additional spaces be

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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).

**Contamination**

15. If, during development, ground 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 BN9 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.

4. 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

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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 25th May 2017

Signed C. Watson

For Assistant Director of Environment, Planning and Transport

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