Town and Country Planning Act 1990

PLANNING PERMISSION

<table>
<thead>
<tr>
<th>Name and address of applicant</th>
<th>Name and address of agent (if any)</th>
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<tbody>
<tr>
<td>NCC (Property Asset Management) One Angel Square 4 Angel Street Northampton NN1 1ED</td>
<td>CC Town Planning Northampton Science Park Kings Park Road Northampton NN3 6LG</td>
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</tbody>
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Part I - Particulars of application

Date of Application
18th September 2017

Application No.
NCC Ref: 17/00043/CCDVOC
NBC Ref: N/2017/1216

Particulars and location of development

Variation of Conditions 2 (Scope of Permission), 18 (Landscape) and 30 (Secured by Design), and removal of Condition 31 (BREEAM) of planning consent ref. 14/00039/CCDFUL at Northampton International Academy, 55 Barrack Road, Northampton, 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:-

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.

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.

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Scope of Permission

2. Unless otherwise agreed in writing by the Planning Authority and 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:

Planning Documents

- Application Forms dated 12 June 2014
- Planning Statement dated June 2014
- Design & Access Statement dated June 2014
- Planning Statement prepared by CC Town Planning dated August 2017

Drawings

- Drawing No. BK-001 Existing Location Plan
- Drawing No. BK-005 Existing Site Plan
- Drawing No. BK-010 Existing Level -2 Plan
- Drawing No. BK-011 Existing Level -1 Plan
- Drawing No. BK-012 Existing Level 0 Plan
- Drawing No. BK-013 Existing Level 1 Plan
- Drawing No. BK-014 Existing Level 2 Plan
- Drawing No. BK-015 Existing Level 3 Plan
- Drawing No. BK-016 Existing Roof Plan
- Drawing No. BK-020 Existing Site Sections
- Drawing No. BK-021 Existing Building Sections
- Drawing No. BK-030 Existing Building Elevations (East and West)
- Drawing No. BK-031 Existing Building Elevations (North and South)
- Drawing No. BK-050 Site Photos
- Drawing No. BK-101 Demolition & Site Clearance Plan
- Drawing No. BK-105 Proposed Site Plan
  - Drawing No. BK-110 Proposed Level -2 Plan
  - Drawing No. BK-111 Proposed Level -1 Plan
  - Drawing No. BK-112 Proposed Level 0 Plan
  - Drawing No. BK-113 Proposed Level 1 Plan
  - Drawing No. BK-114 Proposed Level 2 Plan
  - Drawing No. BK-115 Proposed Level 3 Plan
  - Drawing No. BK-116 Proposed Roof Plan
  - Drawing No. BK-120 Proposed Building Sections
  - Drawing No. BK-130 Proposed East and West Elevations
  - Drawing No. BK-131 Proposed North and South Elevations
  - Drawing No. BK-140 Proposed Landscape Plan
  - Drawing No. BK-150 3D Views - External
  - Drawing No. BK-151 3D Views – External

Revised Drawings

- Drawing No. BK110 Rev P02 Proposed Level B2 Plan
- Drawing No. BK111 Rev P02 Proposed Level B1 Plan

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Technical Reports

- Statement of Community Engagement dated June 2014
- Air Quality Assessment, ref. 33927r3, dated 19 June 2014
- Archaeological Assessment dated June 2014
- Arboricultural Report, ref. 14-0152/3693/06 v5, dated June 2014
- Energy and Sustainability Strategy dated June 2014
- Environmental Noise Survey - Acoustics Report ref. A728/R01 dated 17 June 2014
- Extended Phase 1 Habitat Survey, ref. 14-0168/3693/06 R v4, dated May 2014
- External Lighting Statement dated June 2014
- Flood Risk Assessment, ref. 6238-1 Rev B, dated 12 June 2014
- Geo-Environmental Site Assessment REC Ref. 80461 P1 R1 dated June 2014
- Transport Assessment, ref. ST14269, dated 13 June 2014
- Framework Travel Plan, ref. ST14269, dated 13 June 2014
- Technical Note dated 19 September 2014 - Transport Statement Addendum

Reason: To define the scope of the permission and in the interest of clarity.

Construction Management Plan

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

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. Provision for emergency vehicles;

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ix. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

x. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

xi. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

xii. Storage of plant and materials used in constructing the development;

xiii. 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.

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 Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity.

**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.

**Materials**

5. Prior to construction, details of the materials to be used for the external appearance of the building and external hard surfaces, structures, planters and other hard landscaping features including for the Central Plaza, Decking Areas and other external areas shall be submitted to and approved in writing by the Planning Authority. The details shall include the materials, colours and finishes to be used on the building and other external hard surfaces. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

6. Prior to construction, details of balustrading and curtain walling shall be submitted to the Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

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Signage

7. Prior to construction, a Signage Strategy shall be submitted to the Planning Authority for approval in writing. The Signage Strategy shall include principles to establish acceptable locations, proposed illumination, materials, colours and finishes to be used; and also a programme to confirm individual signage locations, specifications and installation. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

Boundary Treatment

8. Prior to construction, detail of the proposed boundary treatment to be erected including design, materials and type of boundary treatment shall be submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interest of the amenity of the local area having regard to Saved Policy E20 of the Northampton Borough Local Plan (1997).

Access & Highways

9. Prior to the occupation and use of the development, the Highway Junction Improvement Works at the Junction of the site access with Barrack Road and Leicester Road, as indicatively shown on Drawing No. BK-105 shall be constructed and operational. Prior to the construction works, final engineering, construction and traffic management details including measures to coordinate traffic and pedestrian crossing controls to maintain flows along Barrack Road shall be submitted to and agreed in writing by Planning Authority in consultation with the Highway Authority.

Reason: In the interests of the safe and efficient operation of the highway network.

10. Prior to the commencement of the development, construction details of measures on the proposed Plaza to prevent vehicle parking and delineate the back edge of the public highway shall be submitted to, and approved in writing by, the Planning Authority. The development shall be implemented in accordance with the approved details and maintained thereafter.

Reason: In the interests of highway safety.

Drainage

11. Prior to the commencement of the development, a detailed scheme to accommodate all surface and foul water drainage incorporating measures to ensure no infiltration of surface water into the ground arising from the

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development hereby permitted has been submitted to and approved in writing by the Planning Authority. The development shall be implemented in accordance with the approved scheme and maintained throughout the life of the development.

Reason: To prevent the increased risk of flooding and to prevent pollution of the water environment.

Contamination

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Planning Authority:

1) A preliminary risk assessment which has identified:
   - all previous uses
   - potential contaminants associated with those uses
   - a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the potential risk posed to controlled waters is assessed and suitable remediation is provided.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved contamination remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant

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linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure if any remedial work is required at the site, that it is dealt with in accordance with an approved Remediation Strategy and a Verification Report is produced in accordance with CLR 11 ‘Model Procedures for the Management of Land Contamination’.

Noise

14. Before the development hereby permitted commences a scheme shall be submitted and agreed with the 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.

15. Prior to development hereby permitted commencing, the applicant shall submit to the Planning Authority an assessment of the noise exposure of each habitable room and/or outdoor amenity spaces due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years. Where noise levels in any habitable room or amenity space may exceed:

- Indoor habitable areas – LAeq,16H 35 dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – LAeq,8H 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – LAeq,16H 50 dB

A scheme to protect any affected habitable rooms/bedrooms or outdoor amenity spaces shall be submitted to the Planning Authority for written approval. For habitable rooms/bedrooms this will require the provision of a ventilation, or heat control system that enables the windows to be kept closed in warm weather. The approved scheme shall be implemented prior to the properties being occupied and retained thereafter.

Reason: In the interests of sustainability and in order to safeguard the amenities and health and well-being of future occupiers.

Odour

16. Prior to the occupation and use of the development, a detailed scheme for the management of cooking odours shall be submitted to and approved in writing by the Planning Authority. The scheme shall specify the provisions to be made for:

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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.

Lighting

17. No external lighting including floodlighting shall be erected or installed until a detailed scheme has been submitted in writing and approved by the Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting including floodlighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles, luminaire profiles and the vertical illuminance levels at all sensitive properties. 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.

Landscape

18. Prior to occupation, a detailed scheme of landscaping incorporating native species and any ecological/biodiversity enhancements including green roofs/green walls, bird/bat boxes etc shall be submitted to the Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development unless otherwise agreed in writing by the Planning Authority. Any 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 Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Saved Policy E1 of the Northampton Borough Local Plan (1997).

 Arboricultural Method Statement

19. No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction).

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protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

i. A Tree Protection Plan that clearly shows any trees that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

ii. A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work;

iii. Details of development supervision by a suitably qualified, competent and experienced person; and

iv. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to Saved Policy E11 and E12 of the Northampton Borough Local Plan (1997).

Travel Plan

20. Prior to the first occupation of the site, details of a Travel Plan Coordinator with overall responsibility for the promotion, delivery and coordination of sustainable travel initiatives at the site will be provided to the County Planning Authority. The Travel Plan Coordinator shall fulfil the responsibilities referred to in this condition throughout the life of the development.

Reason: In the interests of promoting sustainable transport.

21. Within 3 months of first occupation of each use of the development on the site, a Travel Plan survey for each of the uses of development should be carried out and the results submitted to the Planning Authority for review and agreement in writing.

Reason: In the interests of promoting sustainable transport.

22. Following the agreement of the each Travel Plan survey, the submitted Travel Plan shall be updated and submitted for approval to the Planning Authority, no later than 6 months from first occupation of that use, and the updated plan should, as a minimum, include the following additional information:

   a. Details of the known catchment areas and related travel patterns for each of the educational elements of the development;
   b. An updated series of travel plan measures taking into account the known origins and destinations of trips to the site;
   c. Proposals for any safer routes to school initiatives identified through the survey process;

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d. An updated series of modal shift targets taking into account the findings of the survey; and

e. A summary of the current parking operation of the site, including identification of any problem areas (if relevant) and proposed actions to address these, including the expected impacts of identified travel plan measures.

Reason: In the interests of promoting sustainable transport.

23. For the first 5 years from first occupation, commencing with the Baseline Travel Survey, annual travel and car parking surveys will be carried out and reported to the Planning Authority in the form of an Annual Monitoring Report.

Reason: In the interests of promoting sustainable transport.

**Cycle Provision**

24. Details of the location of the cycle parking spaces shall be as submitted on Drawing Nos. BK-105 and BK-111 unless otherwise agreed in writing with the Planning Authority and implemented prior to occupation and use of the development. All cycle spaces shall be secure and covered, as indicated on the submitted drawings. The cycle spaces shall be maintained throughout the life of the development.

Reason: In the interests of sustainable transport and to ensure that an appropriate number of cycle spaces shall be provided.

25. The number of cycle spaces provided shall be reviewed annually alongside the travel plan and additional covered, secure spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason: In the interests of sustainable transport and to encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided.

**Car Park Management Plan**

26. Prior to the occupation and use of the development, a Car Parking Management Plan shall be submitted to, and approved in writing by, the Planning Authority. The plan should be cross-referenced to the relevant sections of the development Travel Plan and include, but not be limited to:

a. On site car parking management proposals including:

   i. Allocation of staff car parking permits to manage on site staff demands and prevent unnecessary circulation of vehicles looking for spaces.

   ii. Manned car parking management during peak periods.

   iii. Monitoring and enforcement of the use of designated drop off areas in the main car park (including appropriate spot surveys to

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determine the split of use between the nursery, primary and secondary school elements of the development).

b. Off-site car parking management proposals including:
   
i. Investigating subsidised off-site parking.
   
ii. Monitoring parking on the residential roads surrounding the proposed development site.
   
iii. Monitoring how school bus access to and from the site will be managed, including how any off-site parking of buses and the movement of pupils between the off-site stops and the school will be dealt with.
   
iv. Measures to minimise off-site drop off including monitoring and enforcement.

c. The Car Parking Management Plan should include allowance for (including appropriate finance) annual parking surveys for the first 5 years from occupation of the site. The results of these surveys shall be incorporated into the Annual Travel Plan monitoring reports, with the first survey to be undertaken within 3 months of first occupation.

The on-site car parking management arrangements approved under the Car Parking Management Plan shall be maintained throughout the life of the development.

Reason: In the interests of protecting local residential amenity.

Sports Provision

27. Prior to occupation and use of the educational development hereby permitted, a sports and recreation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall inter alia include:
   
i. Details of any recreational facilities including pitches to be utilised off the application site
   
ii. Details of how the health and safety of children will be safeguarded at off site recreational facilities.

The strategy as approved shall be implemented.

Reason: To ensure recreational facilities are fit for purpose incorporating safety and security.

All Weather Pitches/Multi-use Games Areas

28. The All Weather Courts/MUGAs hereby permitted shall be constructed in accordance with the layout shown on Drawing No. BK-105 and shall be in accordance with Sport England Technical Design Guidance.

Reason: In the interests of healthy communities and to ensure the facilities are fit for purpose.

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All Weather Pitches/Multi-use Games Areas - Hours of Use

29. The use of the all-weather pitches/MUGAs shall be between 9.00am and 9.30pm Monday to Saturday and 9.00am to 6.00pm Sunday. The floodlights shall be switched off no later than 9.45pm Monday to Saturday and 6.45pm Sunday.

Reason: In the interest of residential amenity.

Secure by Design

30. Within 6 MONTHS of the date of this permission, a scheme detailing the safety and security standards of the development hereby permitted including those to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of 'Secured by Design' where this is technically feasible, or economically viable. The scheme as approved shall be implemented prior to the occupation and use of the development unless otherwise agreed in writing by the Planning Authority.

Reason: In the interest of the security and quality life of future occupants of the development having regard to Saved Policy E40 of the Northampton Borough Council Local Plan (1997).

BREEAM/Sustainability

31. The development shall be carried out in accordance with and include the sustainability measures that have been incorporated into the design and construction of the building as set out within the application submission (list of measures set out at pages 36 and 37 within Appendix C to the Planning Statement prepared by CC Town Planning - Revision 1.1 August 2017) which seek to reduce carbon and minimise the impact of the development on the environment. Prior to the occupation and use of the development, a verification report confirming that the sustainability measures set out in Appendix C have been implemented shall be submitted to the Planning Authority for approval in writing.

Reason: In the interests of sustainability and reducing the impacts of climate change having regard to Policies S10 and S11 of the West Northamptonshire Joint Core Strategy Local Plan (Part1) (2014).

Renewable Energy

32. Prior to construction, details of the proposed renewable energy generating equipment, designed to maximise the provision of renewable energy, including measures for its operation, management and monitoring of output, shall be submitted to and approved in writing by the Planning Authority before the commencement of any work above ground level. The equipment shall be installed before the development is occupied and shall be permanently.

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maintained so as to provide energy for the development on a day-to-day basis for as long as the development remains. Energy output monitoring devices and data, in a form to be agreed with the Planning Authority before installation, shall be made available to the Planning Authority.

Reason: In the interests of sustainability and safeguarding the environment and to ensure that the development provides renewable energy having regard to Policy S11 of the West Northamptonshire Joint Core Strategy Local Plan (Part1) (2014).

Access and Servicing Management Plan

33. Prior to occupation and use of the development, an access and servicing management plan (including emergency procedures) shall be submitted to and approved in writing by the Planning Authority. The plan as approved shall be implemented.

Reason: In the interests of highway safety, and health and safety.

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 and agreeing the draft planning conditions with the applicant 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.

Signed: [Signature]

Date: 7th December 2017

For Assistant Director of Environment,
Planning and Transport

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