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>Northampton Partnership Homes &amp; Northamptonshire Council The Guildhall Northampton NN1 1DE</td>
<td>Quattro Design Architects Ltd Matthews Warehouse High Orchard Street Gloucester Quays Gloucester GL2 5QY</td>
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Part I - Particulars of application

Date of Application | Application No.
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30th May 2019 | NCC Ref: 19/00043/CCDFUL

NBC Ref: N/2019/0735

Particulars and location of development

Redevelopment of Former Care Home site to construct a new two storey building to provide 20 one bed supported living units with ancillary communal/support facilities and associated parking, refuse storage and external landscaping areas at Moray Lodge, Peveril Road, Northampton

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:-

Commencement and Compliance

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. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To comply with 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. Unless otherwise agreed in writing by the County 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 29th May 2019
- Planning Statement and Design & Access Statement, ref. 6087-P-4000, prepared by Quattro Design Architects dated May 2019

Drawings

- Drawing No. 6087-P-0001 Site Location Plan
- Drawing No. 6087-P-0002 Proposed Block Plan
- Drawing No. 6087-P-0100 Rev B Proposed Site Plan
- Drawing No. 6087-P-0101 Rev A Proposed Landscape Plan
- Drawing No. 6087-P-0200 Rev A Proposed Ground Floor Plan
- Drawing No. 6087-P-0201 Rev A Proposed First Floor Plan
- Drawing No. 6087-P-0202 Rev A Proposed Roof Plan
- Drawing No. 6087-P-0700 Rev A Proposed Elevations
- Drawing No. 6087-P-0702 Rev B Proposed Street Elevation and Site Section
- Drawing No. 6087-P-0800 3D Views Sheet 1
- Drawing No. 6087-P-0801 Rev B 3D Views Sheet 2
- Drawing No. 6087-W-5200 Rev A External Materials Schedule
- Ref: 6087-W-3700 Planting Schedule
- Drawing No. P3018-CJR-ZZ-00-DR-E-7001 Rev S4.01 External Lighting

Technical Reports

- Appendix A Statement of Community Involvement
- Appendix B Tree Survey & Arboricultural Impact Assessment Report
- Appendix C Ecological Walkover Survey Briefing Note
- Appendix D Topographical Survey Plan
- Appendix E Energy Statement
- Appendix F Utilities Statement
- Appendix G External Lighting Plan
- Appendix H Geo-Environment Assessment
- Appendix I Air Quality Assessment
- Appendix J Transport Statement
- Appendix K Flood Risk and Drainage Statement

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

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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**

4. 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;
   
   ix. Details of the proposed construction access to the site. The gate must be set back sufficiently to allow the largest delivery vehicle to stop clear of the highway.
   
   x. Tracking is required to demonstrate access into / out of the site and sufficient set back of the gates. This is to be conducted with the largest construction vehicle that will be accessing the site.
   
   xi. Details of routing to/from the site.
   
   xii. Details of hours of operation and delivery times. Deliveries must not be carried out during peak hours on the local network;
   
   xiii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
   
   xiv. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
   
   xv. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles. This is likely to include a wheel washing facility. Furthermore, road sweeping will be necessary if there is any debris deposited onto the highway (not just periods of wet weather) or notification is given from the Local Authority;
   
   xvi. Storage of plant and materials used in constructing the development;

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

External Materials/Finishes

5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the submitted details, ref. 6087-W-5200 Rev A External Materials Schedule.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

Unexpected Contamination

6. 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 Waste Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that if unsuspected contamination is encountered during the work, which it is dealt with in an appropriate manner having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

Landscape

7. Except as otherwise required by conditions attached to this planning permission, the landscaping shall be undertaken in accordance with the submitted details, Proposed Landscape Plan Drawing No. 6087-P-0101 Rev A and Planting Schedule ref. 6087-W-3700

Reason: In the interests of landscape, visual amenity and biodiversity having regard to Policy S10 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

8. 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

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the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of landscape, visual amenity and biodiversity having regard to Policy S10 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Ecology

9. No development shall take place (including any demolition, ground works, site clearance) until a reptile mitigation strategy has been submitted to and approved in writing by the County Planning Authority. The content of the method statement shall include:

a) A method statement for clearing and removal of rubble and vegetation on site;
b) A protocol to be followed if reptiles are found on site;
c) Persons responsible for implementing the works.

The development shall be undertaken in accordance with the approved strategy.

Reason: In the interests of biodiversity having regard to Policies S10 and BN2 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

External Lighting

10. Except as otherwise required by conditions attached to this planning permission, the external lighting shall be undertaken in accordance with the submitted details, Drawing No. P3018-CJR-ZZ-00-DR-E-7001 Rev S4.01.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy S10 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Surface Water Drainage

11. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Moray Lodge Site, Peveril Road, Northampton. Foul and Surface Water Drainage and Flood Risk Addendum Note WIE15796-FRA-1-1-1 issue A02 prepared by Waterman Infrastructure and Environmental Design dated 29th July 2019, will be submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

i. Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be

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accompanied by full and appropriately cross-referenced supporting calculations.

ii. Cross sections of the control chambers (including site specific levels mAOD) and manufacturers’ hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To reduce the risk of flooding both on and off site having regard to the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

12. No occupation shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the County Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required

Reason: To ensure the future maintenance of drainage systems associated with the development having regard to the NPPF and Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan (2014) by ensuring the satisfactory means of surface water attenuation and discharge from the site.

13. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Moray Lodge Site, Peveril Road, Northampton. Foul and Surface Water Drainage and Flood Risk Addendum Note WIE15796-FRA-1-1-1 issue A02 prepared by Waterman Infrastructure and Environmental Design dated 29th July 2019 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the County Planning Authority The details shall include:

a) Any departure from the agreed design is keeping with the approved principles
b) Any As-Built Drawings and accompanying photos
c) Results of any performance testing undertaken as a part of the application process (if required / necessary)

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d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

e) Confirmation that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site having regard to the NPPF and Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Secure by Design

14. 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 County Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of ‘Secured by Design’. The scheme as approved shall be implemented prior to the occupation and use of the development.

Reason: In the interest of the security and quality life of future occupants of the development having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014) and Saved Policy E40 of the Northampton Borough Council Local Plan (1997).

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, One Angel Square, Angel Street, Northampton, NN1 1ED (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.

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.

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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 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.

Date: 02/09/2019

Signed [Signature]

For Assistant Director of Environment, Planning and Transport

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