



Town and Country Planning Act 1990

PLANNING PERMISSION

| Name and address of applicant | Name and address of agent (if any) |
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| All Saints CEVA Primary School Castle Street Wellingborough Northamptonshire NN8 1LS | Mr Andrew Thomas 7200 The Quorum Oxford Business Park North Garsington Road Oxford OX4 2JZ |

Part I - Particulars of application

| Date of Application | Application No. |
|---------------------|--|
| 10 February 2017 | NCC Ref: 16/00059/CCDFUL WBC Ref: WP/17/00129/CRA |

Particulars and location of development

Removal of existing canopy, erection of new canopy with first-floor terrace, new first-floor classroom and ancillary works at All Saints CEVA Primary School, Castle Street, Wellingborough, Northamptonshire, NN8 1LS.

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:-

1. Time Limit

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 County 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.

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.

2. Scope of Permission

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 plans:

- a) Application Forms dated 1 February 2017;
- b) Planning Statement dated February 2017;
- c) Site Location Plan 1:1250 @ A4;
- d) Block Plan 1:500 @ A3;
- e) Drawing No. PL01 Proposed Lower Ground Floor Plan;
- f) Drawing No. PL02 Proposed Ground Floor Plan;
- g) Drawing No. PL03 Proposed Elevations;
- h) Drawing No. 16007-MBS Measured Building Survey Lower Ground Floor Plan;
- i) Drawing No. 16007-MBS Measured Building Survey Ground Floor Plan;
- j) Drawing No. 16007-MBS Measured Building Survey First Floor Plan;
- k) Drawing No. 16007-MBS Measured Building Survey Elevations 1, 2 & 3;
- l) Drawing No. 16007-TOPO Topographical Survey; and
- m) Phase 1 Bat and Nesting Bird Survey dated 23 January 2017.

Reason: To specify the approved documents to ensure the development as approved is permitted and in the interests of amenity protection having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

3. Materials

All external facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure that the proposed development is in keeping with the existing school and does not prejudice the appearance of the locality having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

4. Hours of Construction

All construction works shall be confined to the hours of 8.00am to 6.00pm Mondays to Fridays with no works on Saturdays, Sundays, Bank or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 08.15am to 09.00 and 2.45pm and 3.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

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5. Construction Management Plan

Prior to the commencement of the development hereby permitted, a full Construction Management Plan (CMP) shall be submitted to and approved in writing by the County Planning Authority. The CMP shall include the following elements:

- a) Detailed work programme/timetable;
- b) Site HGV delivery/removal hours to be limited to between 09.30 - 17.00;
- c) Detailed routeing for demolition, excavation, construction and abnormal loads;
- d) Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors;
- e) 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;
- f) Breakdown of number, type, size and weight of vehicles over demolition and construction period;
- g) 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;
- h) Details of public impact and protection to include road, footway, cycleway and public rights of way. Details of Traffic Regulation Orders and road / footway / cycleway / public rights of way closures and re-routings as well as signage, barriers and remediation;
- i) Public liaison position, name, contact details and details of public consultation/liaison;
- j) Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
- k) Pre and post works inspection of the highway between points A and B as requested post routeing plan submission to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection Team. To also include the removal of Traffic Regulation Orders, temporary signage, barriers and diversions;
- l) Details of temporary construction accesses and their remediation post project;
- m) Provision for emergency vehicles.

The approved CMP shall be implemented as approved throughout the construction period.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

6. Highway Safety

All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highways.

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Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

7. Protected Species - Bats and Birds

The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the building to be extended. All roofing material is to be removed carefully by hand. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and the County Planning Authority are consulted for further advice. Any subsequent recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the County Planning Authority/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the County Planning Authority within one month following completion of the supervised works to summarise the findings.

Reason: To ensure that protected species are not harmed by the development having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

8. External Lighting

No external lighting 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 external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. 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 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

9. Complaints

In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of

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the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

POSITIVE AND PROACTIVE MANNER 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) (Amendment No.2) Order 2012.

INFORMATIVES

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 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.

Date 6th April 2017

Signed G. P. Watson

For Assistant Director of Environment,
Planning and Transport

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