



## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
Northamptonshire County Council LGSS Property Services Strategic Project Delivery Team John Dryden House 8-10 The Lakes Northampton NN4 7DA	Nick Stenton Stenton Obhi Architects Office EU1 Science Innovation Centre Milton Keynes MK3 6EB

#### Part I - Particulars of application

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Date of Application	Application No.
5 January 2015	<b>NCC Ref:</b> 14/00095/CCDFUL <b>WBC Ref:</b> WP/15/00007/CRA

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#### Particulars and location of development

Front, side and rear extensions and alterations to Block A1 at Irchester Community Primary School, School Lane, Irchester, Wellingborough, Northamptonshire, NN29 7AZ

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#### 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.

**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 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 19 December 2014
- Planning Statement v1 dated December 2014
- Design and Access Statement v1 dated December 2014
- School Travel Plan dated January 2015

### *Drawings*

- Drawing No. 101 Topographical Survey
- Drawing No. 103 Revision A Block A1 Existing Plans
- Drawing No. 104 Block A1 Existing Elevations 1
- Drawing No. 105 Block A1 Existing Elevations 2
- Drawing No. 106 Revision A Block B1 Existing Plans
- Drawing No. 107 Revision E Block A1 Proposed Plans
- Drawing No. 108 Revision D Block A1 Proposed Elevations 1
- Drawing No. 109 Revision A Block A1 Proposed Elevations 2
- Drawing No. 110 Location Plan

### *Technical Information*

- Ground Investigation Report, ref. AG2081-14-U29, dated December 2014
- Thorlux Lighting Realta Data Sheet
- Drawing No. 141010/M/1102 Rev 1 Indicative External Lighting

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 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

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- 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. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Hours of Construction**

- 4. Except as may otherwise be agreed in writing by the Planning Authority all construction works including demolition shall be confined to the hours of 8.00am to 5.30pm Mondays to Friday and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays. During school term construction traffic or deliveries shall not be permitted to enter or leave the site between 8.15am to 9.00am and 14.45pm and 15.45pm.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Materials**

- 5. Prior to the commencement of the development hereby permitted, details of the materials to be used for the external appearance of the building and external hard surfaces 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

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development shall be implemented in accordance with the approved details.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Access & Highways**

6. Any gates on the highway boundary must be hung so as not to open outwards over or into the public highway.

Reason: In the interests of highway safety having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **External Lighting**

7. The proposed external lighting scheme shall be carried out in accordance with the submitted details:

- Drawing No. 141010/M/1102 Rev 1 Indicative External Lighting
- Thorlux Lighting Realta Data Sheet

The approved scheme shall be implemented prior to occupation of the building hereby permitted and shall be maintained thereafter.

Reason: In the interests of amenity, ecology, site security and sustainability having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Travel Plan**

8. The development hereby permitted shall be carried out and operated in accordance with the submitted Travel Plan and should be reviewed on an annual basis and updated to reflect any changes in circumstances.

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 13 of the North Northamptonshire Core Spatial Strategy (2008).

### **Cycle Spaces**

9. Prior to the occupation and use of the development, full details of the cycle spaces to be provide including the number, layout and location shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that an appropriate number of cycle spaces shall be provided having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

10. The number of cycle spaces provided shall be reviewed annually alongside

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the school travel plan (condition 8) and additional 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: To encourage staff and students to cycle and ensure that an appropriate number of cycle spaces are provided having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## Trees

11. All trees, hedgerows and shrubs to be retained shall be protected from any development, including site clearance and the storage of earth and materials, by means of appropriate fencing/protection in accordance with the provisions of the BS5837:2012. The fencing/protection shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced/protected area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Planning Authority.

Reason: In the interests of amenity protection, landscape character and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

## 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.

## 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.

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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 following advice from the Crime Design Prevention Officer:
  - i. All new/replacement external doors should be certified to LPS 1175 SR2 as a minimum (including fire and louver).
  - ii. Windows (new and replacement) should be certificated to one of the following standards: PAS 24:2012 Annex C or STS 204.
  - iii. All low level glazing should be laminated to 6.8mm as a minimum.
  - iv. It would be preferable for there to be an electronic access control system for the new lobby area with visual verification by CCTV incorporated.
  - v. Gates should be of a framed design and employ galvanized adjustable hinges and fixings mounted behind the attack face.
  - vi. Securing bicycles: that cyclists should be encouraged to lock both wheels and the crossbar to a stand rather than just the crossbar and therefore a design of cycle stand that enables this method of locking to be used is recommended. Minimum requirements for such equipment are: Galvanised steel bar construction (minimum thickness 3mm) filled with concrete Minimum foundation of 300mm with welded 'anchor bar'. [www.bikeoff.org](http://www.bikeoff.org) is a useful resource.
5. The applicant is advised that the removal and/or relocation of the street lamp on the frontage of the application site must be carried out by and at the expense of the applicant in accordance with the advice of the Street Lighting Partner of the Local Highway Authority.
6. 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.

Date..10<sup>th</sup> March 2015.....

Signed .....G.P. Watson.....

For Assistant Director of Environment and  
Planning

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