



Northamptonshire  
County Council

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county  
council

## Town and Country Planning Act 1990

### PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
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NCC (Children & Young People's Services) PO Box 163 County Hall Northampton NN1 1AX	Building Design Partnership Ltd Sunlight House PO Box 85 Quay Street Manchester M60 3JA
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#### Part I - Particulars of application

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Date of Application	Application No.
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Received – 15 <sup>th</sup> July 2008 Valid – 12 <sup>th</sup> November 2008	NCC – 08/00094/CCD SNC – S/2008/1549/PCC
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#### Particulars and location of development

Extension to provide 8 new classrooms, 2 new group rooms and additional administrative accommodation at Wooldale Centre for Learning, Wooldale Road, Wootton, Northampton, NN4 6TP

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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.

Reason: To conform to 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 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 submitted application

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

### **Materials**

3. The external surfaces of the building shall not be constructed other than in materials to match the existing and in accordance with details of the planning application and amended plans. Colour schemes shall also match the existing and fit in with overall amenity of the surrounding area.

Reason: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

### **Travel Plan**

4. Prior to occupation of the development hereby permitted a Travel Plan for the whole school complex, incorporating this additional facility, shall be submitted to the County Planning Authority for approval in writing. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car, in particular bicycle use, for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the occupation of the development. An annual monitoring report on the plans effectiveness shall be submitted to the County Planning Authority on the anniversary of such approval the conclusions and recommendations of which shall, within 3 months, be implemented in full.

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 and to have regard for Policy T3 (Transport Requirements) of Northamptonshire County Structure Plan (2001).

### **Hours of Construction Works**

5. Except as may otherwise be agreed in writing by the County Planning Authority all construction works 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, or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance in accordance with Saved Policy G3: General of the South Northamptonshire Local Plan (1997).

### **Temporary Car Parking**

6. The use of temporary car parking indicated as '19 – New student drop off' on submitted (0-) L111 Rev B shall, unless otherwise subsequently agreed by the

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County Planning Authority in writing beforehand, cease immediately following the completion of the extension and be fully reinstated to its former use.

Reason: To ensure that the site is reinstated to a satisfactory condition in accordance with Saved Policy T9: Parking Standards of the Northamptonshire County Structure Plan (2001).

### **Surface water drainage**

7. Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by or on behalf of the County Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

REASON: To ensure satisfactory means of surface water drainage and to accord with Policy G3: General of the South Northamptonshire Local Plan (1997).

### **Great Crested Newts**

8. Prior to commencement of development, a working design, detailed method statement and timetable of works to mitigate any undue adverse effects to Great Crested Newts shall be submitted to the County Planning Authority and agreed in writing.

Reason: To safeguard protected species and to prevent a net loss of biodiversity in accordance with Policy 28 of the Regional Spatial Strategy for East Midlands (2005).

### **INFORMATIVE**

1. For the avoidance of doubt the drawings and documentation to which this decision refers are as follows: -

Application Form (16 July 2008), Design & Access Statement (15 July 2008), Transport Statement (8 September 2008), Risk Assessment of the Potential Impacts on Great Crested Newts Report (27 October 2008) and Plans (0-)A001 (Scale 1:200@A1), (0-)A002 Rev C (Scale 1:200@A1), (0-)A003 Rev B (Scale 1:200 & 1:500@A1), (0-)A004 Rev B (Scale 1:100@A1), 00(0-)A005 Rev B (Scale 1:100@A1), (0-)A006 (Scale 1:500@A1), (0-)A007 Rev A (Scale 1:500@A1), (0-)A008 (Scale 1:1250@A1), (0-)A009 (Scale 1:100@A1), (0-)A010 (Scale 1:100@A1), (0-)A011 (Scale 1:100@A1), (0-)A012 (Scale 1:100@A1), (0-)A013 (Scale 1:200 & 1:500@A1), (0-)L111 Rev B (Scale 1:500@A1), (0-)L112 (Scale 1:500@A2), (SK)M005 Rev A (Scale 1:250@A1)

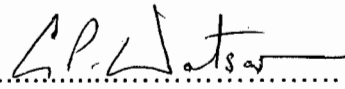
2. Upon completion of the extension approved within this permission, the temporary mobile classroom unit approved under planning reference 08/00040/CCD, shall be removed from site immediately, in accordance with condition 1 of said approval.

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## REASONS FOR APPROVAL

The proposed extension will provide essential teaching space for a popular and expanding school. The design, scale and location of the extension are all deemed acceptable and there it is unlikely to have a significant impact on the amenity and character of the surrounding area. It is therefore considered that the proposal is acceptable in accordance with Saved Policies GS5: Design, T3: Transport Requirements and T9: Parking Standards of the Northamptonshire County Structure Plan, Saved Policies G3: General and EV1: Design of the South Northamptonshire Local Plan and Supplementary Planning Guidance: Parking.

Date 2<sup>nd</sup> February 2009

Signed 

For Chief Planning Officer

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