



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Name and address of agent (if any)

NCC (Property Asset Management)
Lend Lease
Northamptonshire County Council
John Dryden House
8-10 The Lakes
Northampton
NN4 7YD

Part I - Particulars of application

Date of Application

Application No.

29 November 2012

NCC Ref: 12/00079/CCDFUL

WBC Ref: WP/2012/0556

Particulars and location of development

Expansion of school to a 3 form entry which will include 4 new classrooms, toilet facilities, break out and teaching spaces and associated internal alterations to existing school buildings at Ruskin Infant School, Ruskin Avenue, Wellingborough, Northamptonshire, NN8 3EG.

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. Commencement

The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

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 documents and plans:

- Application forms dated 12 October 2012
- Location Plan drawing no. 4007/008 Rev P3
- Proposed Site Plan drawing no. 4007/002 P12
- Proposed Building Plan drawing no. 4007/001 Rev P11
- Proposed Site Access Plan drawing no. 4007/006 Rev P3
- Proposed Elevations drawing no. 4007/005 Rev P6
- Planning Support Statement dated October 2012
- Design and Access Statement dated November 2012
- Construction Site Access Proposals dated 25 October 2012

Reason: To specify the approved documents in the interests of amenity and the environment having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

3. **Construction Management Plan**

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

- i. Overall strategy for managing environmental impacts during construction;
- ii. Proposals for informing neighbouring properties of the construction programme, including contact details for the site manager on site.
- iii. Measures to control the emission of dust and dirt during construction;
- iv. Measures to control noise emanating from the site during construction;
- v. Construction Plant Directional signage (on and off site);
- vi. Provision for emergency vehicles;
- vii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- viii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- ix. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- x. Storage of plant and materials used in constructing the development; and
- xi. 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.

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Reason: In the interests of amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

4. Vehicle Routing and Construction Access

All construction vehicles entering and leaving the site shall be routed via Queensway, Burns Road and the proposed access off Shakespeare Road as shown on Proposed Site Access Plan drawing no. 4007/006 Rev P3. No construction vehicles shall use any other access route to the site.

Reason: In the interests of amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

5. Hours of Working - Construction

Except as required by condition 6 of this permission, all construction works (including deliveries) 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 working on Sundays, Public or Bank Holidays.

Reason: In the interests of amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

6. Hours of Working - Construction Delivery

Construction vehicles shall not enter or leave the site between 8.15am to 9.30am and 2.45pm to 3.45pm Mondays to Fridays during term time.

Reason: In the interests of amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

7. Arboricultural Method Statement / Tree Protection Scheme

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until a scheme for the protection of trees, scrub and hedgerows in accordance with section 6.1 of BS5837 to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The scheme shall include:

- (a) A plan that shows the position, crown spread and root protection area in accordance with section 5.5 of BS5837 of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
- (b) Details and positions of the Ground Protection Zones and Construction Exclusion Zones in accordance with section 7 of BS5837.

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- (c) A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998:2010, 'Recommendations for Tree Work'.
- (d) Details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area of any retained tree, including those on neighbouring or nearby ground in accordance with section 5.5 of BS5837.

The method of tree protection shall be carried out in accordance with approved details and retained until construction work has been completed.

Reason: To ensure that retained trees are protected from damage in the interests of amenity and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

8. Site Supervision

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the County Planning Authority. The scheme shall be appropriate to the scale and duration of the development hereby permitted and shall include details of:

- (a) An induction and personnel awareness of arboricultural matters;
- (b) identification of individual responsibilities and key personnel;
- (c) timing and methods of site visiting and record keeping,

The development shall be implemented in accordance with the approved scheme.

Reason: To ensure that retained trees are protected from damage in the interests of amenity and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

9. Landscaping

Prior to occupation of the development a scheme of landscaping shall be submitted in writing to the County Planning Authority for approval. The scheme shall include proposals for suitable native species and shall be generally in accordance with the Proposed Site Plan drawing no. 4007/002 P12. The approved landscaping scheme shall be implemented within the first available planting season following approval and maintained thereafter in accordance with condition 10 of this permission.

Reason: To ensure that retained trees are protected from damage in the interests of amenity and biodiversity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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10. Landscape Maintenance

Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting 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.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

11. Protection of Breeding Birds

Operations that involve the destruction and removal of trees, hedgerows and shrubs shall not be undertaken during the months of March to September inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

Reason: To ensure that breeding birds are not adversely affected in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

12. Archaeology

No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the County Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

13. 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 with beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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14. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application, and shall be in accordance with details/samples of materials which shall be submitted for approval to the County Planning Authority in writing, prior to works commencing on the site.

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).

15. Fencing

The proposed fencing hereby approved shall match the existing fencing on site unless otherwise agreed in writing by the County Planning Authority.

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).

16. 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 highway.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

17. Travel Plan

The submitted Travel Plan dated September 2012 shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates submitted to the County Planning Authority for approval in writing.

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 in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

18. Removal of Construction Access

Within one month of the completion of the development hereby permitted, the construction access road as shown on Proposed Site Access Plan drawing no. 4007/006 Rev P3 shall be reinstated. The existing playing fields shall be reinstated to a standard at least the equivalent of the remainder of the school playing field area and the existing gates reinstated.

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Reason: In the interests of residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and to ensure the compound is restored to a condition fit for use as playing field.

19. Removal of Construction Access

Within three months of the completion of the development hereby permitted, the temporary access from Shakespeare Road shall be closed and all highway surfaces reinstated in accordance with the specifications of the County Planning Authority in consultation with Northamptonshire County Council Highways.

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

20. Removal of Construction Compound

Within one month of the completion of the development hereby permitted, the construction compound as shown on Proposed Site Access Plan drawing no. 4007/006 Rev P3 shall be removed. The hard play area shall be reinstated to a standard at least the equivalent of the remainder of the school hard play area.

Reason: In the interests of residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and to ensure the compound is restored to a condition fit for use as a hard play area.

21. Removal of mobile classroom

The relocated mobile classroom as shown on Proposed Site Plan drawing no. 4007/002 P12 shall be removed from site by 30 September 2015 and the land reinstated as playing field, to a standard at least the equivalent of the remainder of the school playing field area, by 31 October 2015.

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

REASONS FOR APPROVAL

It is proposed to expand Ruskin Infant School from a 2 form to 3 form entry schools in order to accommodate the increasing number of primary-aged children in Wellingborough. The works proposed include the creation of four new classrooms, internal alterations and the removal of two mobile classrooms. Temporary access from Shakespeare Road is required to facilitate these works

The proposed works, in conjunction with the recommended conditions of consent are considered to be acceptable and would adequately reflect the character and appearance of the local area and minimise amenity impacts on neighbouring

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properties and control highway and access matters. As such it is considered that the proposed development is acceptable in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and should be approved subject to the recommended conditions.

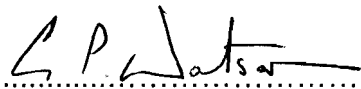
POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the County Planning Authority has worked with the applicant in a positive and proactive manner by assessing the proposals against relevant Development Plan policies, all material considerations and consultation responses. This approach has been in accordance with the requirement set out in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

INFORMATIVE

1. No works within the existing adopted highway may commence without the express written permission of the Highway Authority. Planning permission does not give or infer such permission.
2. The applicant's attention is drawn to the recommendations in the consultation response from Northamptonshire Police.
3. The applicant's attention is drawn to the comments of the Highway Authority with regard to the suggested timing and detail of the first review of the submitted Travel Plan.

Date 12th February 2013

Signed 

For Assistant Director of Environment and Planning

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