



## Town and Country Planning Act 1990

### PLANNING PERMISSION

#### Name and address of applicant

Northamptonshire County Council  
John Dryden House  
8 - 10 The Lakes  
Bedford Road  
Northampton  
NN4 7DA

#### Name and address of agent (if any)

Mr Robert Barker  
Suite C  
Loughborough Technology Centre  
Epinal Way  
Loughborough  
LE11 3GE

#### Part I - Particulars of application

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##### Date of Application

12 December 2016

##### Application No.

**NCC Ref:** 16/00054/CCDFUL

**WBC Ref:** WP/16/00785/CRA

#### Particulars and location of development

Construction of two-storey extension to existing building at Wollaston Primary School, College Street, Wollaston, Wellingborough, Northamptonshire, NN29 7SF.

#### 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.

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## 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:

- a) Application Forms dated 22 September 2016;
- b) Planning Support Statement dated November 2016;
- c) Drawing No. 15927-MBS Measured Building Survey Floor Plans and Elevations;
- d) Drawing No. 15927-Topo Topographical Survey;
- e) Drawing No. 22506-1 Drainage and CCTV Survey;
- f) Drawing No. 41583-DB3-B01-GF-DR-A-01A Site Plan;
- g) Drawing No. 41583-DB3-B01-GF-DR-A-02D Ground Floor Plan;
- h) Drawing No. 41583-DB3-B01-GF-DR-A-03D First Floor Plan;
- i) Drawing No. 41583-DB3-B01-XX-DR-A-4E Elevations - Option with roof lights;
- j) Drawing No. 41583-DB3-B01-GF-DR-A-07 Existing Floor Plan;
- k) Drawing No. 41583-DB3-B01-GF-DR-A-07 Existing Ground Floor Plan;
- l) Drawing No. 41583-DB3-B01-XX-DR-A-08C Sections;
- m) Drawing No. 41583-DB3-B01-RF-DR-A-09C Roof Plan;
- n) Drawing No. 41583-DB3-B01-XX-DR-A-10 Existing/Proposed Overlay Elevation;
- o) Drawing No. 41583-DB3-B01-GF-DR-A-S-1E Location Plan
- p) Drawing No. 41583-DB3-B1-A-801 3D South East View;
- q) Preliminary Bat Roost Assessment ref. RT-MME-122590, dated June 2016;
- r) Pre-Development Arboricultural Survey and Impact Assessment ref. RT-MME-122594-01, dated June 2016;
- s) Nocturnal Emergence and Dawn Re-Entry Bat Surveys ref. RT-MME-122917, dated August 2016; and
- t) Wollaston Community Primary School Travel Plan, dated 10 November 2016.

Reason: To specify the approved documents in the interests of amenity and the environment having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

## 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 and potentially damaging construction activities which may arise 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;

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- iv. Measures to control noise emanating from the site during construction;
- 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. Details of construction traffic routing;
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. Storage of plant and materials used in constructing the development; and
- xiv. 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.

Reason: In the interests of amenity and highway safety in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 4. Vehicle Routing and Construction Access

All construction vehicles entering and leaving the site shall use the proposed access off South Street as shown on the submitted Location Plan drawing No. 41583-DB3-B01-GF-DR-A-S-1E. No construction vehicles shall use any other access route to the site.

Reason: In the interests of amenity and highway safety in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 6. Hours of Working - Construction Delivery

Construction vehicles shall not enter or leave the site between 8.15am to

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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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 7. 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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 8. Arboricultural Method Statement

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an Arboricultural Method Statement (based on the Pre-Development Arboricultural Survey and Impact Assessment ref. RT-MME-122594-01, dated June 2016) for the protection of trees, scrub and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained within BS5837: 2012. The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

- a) A Tree Protection Plan that clearly shows any trees that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protection measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;
- b) A schedule of tree works for all the retained trees shown on the tree protection plan specifying pruning and other remedial or preventative work;
- c) Details of development supervision by a suitably qualified, competent and experienced person; and
- d) Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees are protected from damage in the interests of amenity and biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 9. Bat Habitat Enhancement

Prior to occupation of any part of the development hereby permitted, a Habitat

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Enhancement scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the type of bat boxes to be installed and their location (in accordance with Section 5 of the Nocturnal Emergence and Dawn Re-Entry Bat Surveys ref. RT-MME-122917, dated August 2016) as well as the types, number and size of planting proposed with a focus on species which attract night flying insects (as recommended in Section 5 of the Nocturnal Emergence and Dawn Re-Entry Bat Surveys ref. RT-MME-122917, dated August 2016).

The planting element of the bat habitat enhancement scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason: To make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 10. Landscape Maintenance

Trees, shrubs and hedges planted in accordance with the approved bat habitat enhancement scheme shall be maintained and any plants which die, are removed or become seriously damaged or diseased within three years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

#### 11. Breeding Birds

Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation 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 submitted to and approved in writing by the County Planning Authority.

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

#### 12. Protected Species Re-Survey

Except as may otherwise be agreed in writing by the County Planning Authority, should the development hereby approved not have commenced until August 2017, a further survey of the site shall be carried out to update the Nocturnal Emergence and Dawn Re-Entry Bat Surveys previously submitted with the application ref. 16/00054/CCDFUL together with an amended mitigation strategy to mitigate the impact of the development upon bats.

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The new survey and mitigation strategy shall be submitted to and be approved in writing by the County Planning Authority prior to the commencement of the development hereby permitted and thereafter the development shall be implemented in accordance with the approved ecological mitigation strategy.

Reason: To make appropriate provision for the management of natural habitat within the approved development in the interests of biodiversity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

13. Obscure Glazing

The two first floor windows to be created in Elevation 2 (as shown on Drawing No. 41583-DB3-B01-XX-DR-A-4E) shall be glazed in obscure glass with restrictors. The windows shall not thereafter be altered in any way without the prior written approval of the County Planning Authority.

Reason: In the interest of the appearance of the school and the visual amenities of the area having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

14. Travel Plan

Prior to the occupation and use of the development, a revised travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented and subsequently reviewed on an annual basis and updated where appropriate with updates to be 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 having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

15. 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 and existing external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles, luminaire profiles, luminance and colour temperature. 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).

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16. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted, including the canopy over the play area, shall be in accordance with those detailed in the application and in accordance with the details (photographs) of which shall be submitted to and approved 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 Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016).

17. Reinstatement of School Playing Field

Within three months of the completion of the development hereby permitted, the temporary construction access road and proposed site compound shall be removed and the existing playing fields shall be reinstated to a standard of at least the equivalent of the remainder of the school playing field area.

Reason: In the interests of residential amenity having regard to Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (2016) and to ensure the area is restored to a condition fit for use as a playing field within an appropriate timescale.

18. Removal of Construction Access

Within three months of the completion of the development hereby permitted, the temporary access from South Street shall be closed, the gates reinstated and all highway surfaces reinstated in accordance with the specifications of the County Planning Authority in consultation with the Highway Authority.

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

19. 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 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.

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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.
4. 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.
5. The applicant's attention is drawn to the recommendations from Northamptonshire Police:
  - a) External doors (including emergency escape) and ground floor windows should meet one of the following criteria: PAS 24:2012, LPS 1175 Issue 7 SR2, STS 201 or STS 202 BR2; and
  - b) In addition to the above requirements, doorsets designated as 'emergency' or 'panic' exits must be fitted with the hardware appropriate to the specific use: BS EN 179:2008 Emergency exit devices: BS EN 1125: 2008 Panic exit devices.

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Date.....6-2-2017..... Signed .....M.B. Chant.....

For Assistant Director of Environment,  
Planning and Transport

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