



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Estates & Facilities)
One Angel Square
4 Angel Street
Northampton
NN1 1ED

Name and address of agent (if any)

Darwin Group Limited
Shawberry Business Park
Shawberry
SHREWSBURY
SY4 4EA

Part I - Particulars of application

Date of Application

12th August 2020

Application No.

NCC Ref: 20/00043/CCDFUL

CBC Ref: 20/00457/COC

Particulars and location of development

Erection of a single storey sixth form block with associated canopy and landscaping at Red Kite Academy, Purbeck Drive, Corby

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:-

Commencement and Compliance

1. The development to which this 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 comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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Scope of Permission

2. Unless otherwise agreed in writing by the County Planning Authority and 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:

Planning Documents

- Application Forms dated 24 July 2020
- Planning Statement dated June 2020
- Design & Access Statement dated June 2020

Drawings

- Drawing No. 180235-DGL-01-ZZ-DR-A-1120 (P1) Site Location Plan
- Drawing No. 180235-DGL-01-00-DR-A-2000 (P8) General Arrangement
- Drawing No. 180235-DGL-01-RF-DR-A-2020 (P1) Roof Plan
- Drawing No. 180235-DGL-01-XX-DR-A-1400 (P5) Proposed Landscaping Plan
- Drawing No. 180235-DGL-01-XX-DR-A-1010 (P1) Foundation Setting Out
- Drawing No. 180235-DGL-01-XX-DR-A-1100 (P1) Existing Topography Plan
- Drawing No. 180235-DGL-01-XX-DR-A-1200 (P3) Proposed Drainage Plan
- Drawing No. 180235-DGL-01-XX-DR-A-2100 (P9) Elevations
- Drawing No. 180235-DGL-01-ZZ-DR-A-1150 (P2) Existing Block Plan
- Drawing No. 180235-DGL-01-ZZ-DR-A-1160 (P2) Proposed Block Plan
- Drawing No. 180235-DGL-01-ZZ-DR-A-1170 (P4) Site Logistics Plan
- Drawing No. 180235-DGL-01-ZZ-DR-A-1172 (P2) Install Site Logistics Option 2
- Drawing No. 180235-DGL-01-ZZ-DR-A-2022 (P2) External Lighting Elevations
- Drawing No. 180235-DGL-01-ZZ-DR-A-2022 (P2) External Lighting Elevations

Technical Report

- Construction Logistics Management Plan, ref. 180235-DGL-XX-XX-SP-A-8061 (P2), prepared by Darwin Group dated July 2020;
- Environmental Noise Survey, ref. 21012-1, prepared by noise.co.uk Ltd dated 16 June 2020;
- Red Kite Academy - SuDS Planning Statement dated 23rd November 2020;
- Preliminary UXO Risk Assessment, ref. EP11137-00, prepared by 1st Line Defence dated 30 April 2020;
- Ground Investigation Survey, ref. STK2440A-G01, prepared by Soiltechnics dated May 2013

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Hours of Construction

3. Works audible at the site boundary will not exceed the following times unless with the written permission of the County Planning Authority or Corby Borough Council Environmental Health Team. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

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

Construction Management

4. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the County 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 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. Details of the proposed construction access to the site. The gate must be set back sufficiently to allow the largest delivery vehicle to stop clear of the highway.
 - x. Tracking is required to demonstrate access into / out of the site and sufficient set back of the gates. This is to be conducted with the largest construction vehicle that will be accessing the site.
 - xi. Details of routing to/from the site
 - xii. Details of hours of operation and delivery times. Deliveries must not be carried out during peak hours on the local network;
 - xiii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
 - xiv. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
 - xv. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles. This is likely to include a wheel washing facility. Furthermore, road sweeping will be necessary if

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there is any debris deposited onto the highway (not just periods of wet weather) or notification is given from the Local Authority;

- xvi. Storage of plant and materials used in constructing the development;
- xvii. 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 County Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy.

Materials

- 5. All external facing materials shall be in accordance with the submitted details unless otherwise agreed in writing with 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 8 of the North Northamptonshire Joint Core Strategy.

Landscaping

- 6. The landscaping scheme shown on Drawing No. 180235-DGL-01-XX-DR-A-1400(P5) shall be carried out within 6 months from the date of commencement of the development hereby approved in accordance with the details hereby approved. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either 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, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity and biodiversity having regard to Policies 4 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Travel Plan

- 7. Prior to the occupation and use of the development hereby permitted, a revised travel plan including a car park management plan shall be submitted for approval in writing by the 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 to reflect any increases or changes at the school with updates to be submitted to the Planning Authority for approval in writing. The revised plan shall thereafter be implemented in full.

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

Noise

8. The air conditioning units shall be installed and operated only in accordance with report reference 21012 - 1 'Environmental Noise Survey' dated 16th June 2020 by noise.co.uk Ltd.

Reason: In the interest of residential amenity having regard to Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

Contamination

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the County Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the County Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner to protect controlled waters having regard to Policy 6 and 8 of the North Northamptonshire Joint Core Strategy (2016).

Surface Water Drainage

10. Prior to the occupation of the site, a Verification Report for the installed surface water drainage system for the site, based on the Red Kite Academy - SuDS Planning Statement dated 23rd November 2020, will be submitted in writing by a suitably qualified independent drainage engineer and approved by the County Planning Authority. The report shall include:
 - a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) CCTV survey confirming that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site having regard to Policy 5 of the North Northamptonshire Joint Core Strategy (2016).

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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, One Angel Square, Angel Street, Northampton, NN1 1ED (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. Contractors and sub-contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites", the IAQM Guidance on the assessment of dust from demolition and construction and the Control of Pollution Act 1974.
5. Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days notice to Environmental Health, Corby Borough Council. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Positive and Proactive 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 and agreeing the draft planning conditions with the applicant 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) Order 2015.

Date.....15 December 2020.....

Signed



For Assistant Director of Environment,
Planning and Transport

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