Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Northampton Partnership Homes & Northamptonshire County Council
The Guildhall
Northampton
NN1 1DE

Name and address of agent (if any)
Maber Architects Ltd
St Mary's Hall
17 Barker Gate
The Lace Market
Nottingham
NG1 1JU

Part I - Particulars of application

Date of Application
6th June 2019

Application No.
NCC Ref: 19/00044/CCDFUL

NBC Ref: N/2019/0782

Particulars and location of development
Erection of 4 Semi Detached Single Occupancy Bungalows (8 Bungalow Units in Total) to Provide Supporting Living Housing, a Staff Management Building and New Vehicular and Pedestrian Access at Land off Billing Brook Road, Northampton

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 5th June 2019
- Planning Statement, ref. dated May 2019 prepared by WYG Environment Planning Transport Ltd.
- Design & Access Statement, ref. 3116 Rev. 1, dated June 2019 prepared by Maber Associates Ltd
- Schedule of Materials dated 3 September 2019

Drawings

- Drawing No. 00101/S2 Rev. P01 Site Location Plan
- Drawing No. 00104/S2 Rev. P07 Proposed Bungalows
- Drawing No. 00105/S2 Rev. P05 Proposed Management Building
- Drawing No. 40050/S2 Rev. P02 Landscape Sections 1 of 2
- Drawing No. 40050/S2 Rev. P02 Landscape Sections 2 of 2
- Drawing No. 15311/02 Rev. A08 Site Access
- Drawing No. 3116-MAB-00-ZZDR-L-40000/S2 Rev. P12 Landscape Masterplan

Technical Reports

- Transport Statement, ref. WIE15311-100-R-2-2-3-TS, dated May 2019 prepared by Waterman Infrastructure & Environment Ltd
- Geo-Environmental Assessment, ref. WIE15311-100-R-4-1-3-GeoEnv, dated May 2019 prepared by Waterman Infrastructure & Environment Ltd
- Tree Survey, Arboricultural Impact Assessment and Method Statement Report, ref. 1795_FV2, dated June 2019 prepared by MacIntyre Trees
- Planning & Noise Briefing Note, ref. WIE15311-100-BN-1-1-1, dated 25 April 2019 prepared by Waterman Infrastructure & Environment Ltd
- Flood Risk Assessment, ref. WIE15311-FRA-1-1-1, dated April 2019 prepared by Waterman Infrastructure & Environment Ltd
- Utilities Assessment dated May 2019 prepared by CJR Midlands Ltd
- Energy Assessment dated May 2019 prepared by CJR Midlands Ltd

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

3. All construction works shall be confined to the hours of 8.00am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

Construction Management

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

xvi. Storage of plant and materials used in constructing the development;

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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 Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

Access/Highways

5. Prior to the occupation and use of the development hereby permitted, the proposed access/works as shown on Drawing No. 15311/02 Rev. A08 Site Access shall be constructed and operational.

Reason: In the interests of highway safety and local amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

External Materials/Finishes

6. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the submitted Schedule of Materials dated 3rd September 2019.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

External Lighting

7. 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 external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. 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 Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

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Landscape/Ecology

8. Within ONE MONTH of the date of this permission, a final detailed landscaping scheme based on drawing 3116-MAB-00-ZZDR-L-40000/S2 Rev. P12 and incorporating native species and ecological enhancements shall be submitted to the County Planning Authority for approval in writing. Once approved, the scheme shall be implemented within in accordance with the approved details and maintained thereafter in accordance with condition 9 of this permission.

Reason: In the interests of landscape, visual amenity and biodiversity having regard to Policy S10 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

9. 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: In the interests of landscape, visual amenity and biodiversity having regard to Policy S10 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

10. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the County Planning Authority prior to occupation and use of the development hereby permitted. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organization responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.
i) The LEMP shall also include an ecological design strategy (EDS) addressing the creation of the sensory garden. The EDS should include a detailed design of the sensory garden, the type and sources of plants/materials to be used.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the

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Surface Water Drainage

14. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk and Drainage Statement Billing Brook Road, Northampton WIE15311-FRA-1-1-1 issue 02 dated September 2019 prepared by Waterman Infrastructure and Environmental Design has been submitted in writing by a suitably qualified independent drainage engineer and approved by the County Planning Authority. The details shall include:

a) Any departure from the agreed design is keeping with the approved principles
b) Any As-Built Drawings and accompanying photos. To include details of flow controls and chambers.
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) Confirmation that the system is free from defects, damage and foreign objects
f) A detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

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 the NPPF and Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Contaminated Land/Unexpected Contamination

15. Except as otherwise required by conditions attached to this planning permission, the development hereby permitted shall be undertaken in accordance with the recommendations as detailed in Section 8.0 of the Geo-Environmental Assessment, ref. WIE15311-100-R-4-1-3-GeoEnv, dated May 2019 prepared by Waterman Infrastructure & Environment Ltd.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

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

Reason: To ensure that if unsuspected contamination is encountered during

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the work, which it is dealt with in an appropriate manner having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014).

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. 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.

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 6th November 2019

Signed

For Assistant Director of Environment, Planning and Transport

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