

NORTH YORKSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NOTICE OF PERMISSION FOR CARRYING OUT COUNTY COUNCIL DEVELOPMENT

TO: Corporate Director, Children and Young People's Services
North Yorkshire County Council
County Hall
Northallerton
North Yorkshire
DL7 8AH

C/o: Align Property Partners
Morgan House
Mount View
Standard Way Business Park
Northallerton
DL6 2YD

Copy for information to:

The application dated 29 October 2018 in respect of the proposed development at Nawton Community Primary School, School Lane, Nawton, Helmsley, YO62 7SF for the purposes of demolition of an existing single storey temporary classroom unit (78m²), installation of a single storey permanent classroom unit (171 sq. metres), heat pump units, 8 no wall mounted external lighting, 1 no. external stair, footpaths, removal of trees and hard landscaping (112m²) and soft landscaping has been considered and planning permission granted subject to the following conditions:-

(please see attached sheets for conditions)

Date: 12 February 2019

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Corporate Director, Business and Environmental Services

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed development is situated; or of obtaining approval under any other byelaws, local acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. C3/18/01385/CPO

Dated: 12 February 2019

Conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.
2. The development hereby permitted shall be carried out in accordance with the application details dated 29 October 2018 and the following conditions which at all times shall take precedence.
3. Excavations should be covered at night where possible, or an escape ladder should be provided (e.g. a plank of wood or a gentle slope along one side of the excavation).
4. If works are undertaken during the bird breeding season (March to August inclusive for most species), trees, hedgerows and shrubs adjoining the working area should be protected by temporary fencing, including a 5 metre offset.
5. Prior to commencement of development, a survey recording the condition of the existing School Lane highway shall be carried out, the details of which shall be submitted to the Local Planning Authority.
6. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by the LPA.

Reasons:

1. To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the application details
3. To protect and maintain biodiversity.
4. To protect and maintain biodiversity
5. In the interests of highway safety.
6. In the interests of highway safety.

Informatives:

1. No evidence of roosting bats has been found during surveys of the site but advice on precautionary mitigation is provided in section 4.2 of the Preliminary Ecological Appraisal (BL Ecology, June 2018), e.g. soft-stripping of the Temporary Classroom Unit.
2. Existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction with no works to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

TOWN AND COUNTRY PLANNING ACT 1990

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Dated: 12 February 2019

Approved Documents:

<u>Ref.</u>	<u>Date</u>	<u>Title</u>
17022/A/001 Revision P1	22/08/18	Location Plan
17022/A/021 Revision P1	22/08/18	Block Plan
17022/A/010 Revision P1	22/08/18	Existing Site Plan
17022/A/020 Revision P1	22/08/18	Proposed Site Plan
17022/A/201 Revision P1	22/08/18	Existing Elevations of the School Building
17022/A/220 Revision P1	22/08/18	Proposed Elevations of School Building
17022/A/100 Revision P1	22/08/18	Existing Floor Plan & Elevations of TCU
17022/A/11 Revision P1	11/10/18	Existing Topographical Survey
17022/A/12 Revision P1	11/10/18	Existing Underground Drainage Plan
17022/A/120 Revision P1	22/08/18	Proposed Floor Plan and Sections
17022/A/221 Revision P1	22/08/18	Proposed Elevations of Classroom unit
BA6516TS	05/02/18	Tree Survey and Constraints Plan
17022/A/13 Revision P1	11/10/18	Existing underground Utilities Plan
0134_17 (RE01)	11/06/18	Preliminary Ecological Appraisal
17022/A/002	22/08/18	Site Access Plan
E2075	29/10/18	Design and Access Statement
41863 Revision P6	N/A	Proposed Drainage layout

Dated: 12 February 2019

**Statement of Compliance with Article 35(2) of the Town and Country Planning
(Development Management Procedure) (England) Order 2015**

In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose not to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.