

## Lizzie Harris

---

**From:** Clare Caldwell  
**Sent:** 12 October 2020 14:09  
**To:** ZZZ - Development Control - Group PLL Admin Support (SNC)  
**Subject:** FW: S/2020/1403/MAF 44 retirement apartments, Water Lane, Towcester

**Clare Caldwell BA (Hons) BTP MSc MRTPI  
Principal Planning Officer - Major Projects**

Development Management Section

Place & Growth Directorate

South Northamptonshire Council

Direct Dial tel: 01327 322219

[Clare.Caldwell@southnorthants.gov.uk](mailto:Clare.Caldwell@southnorthants.gov.uk)

[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

Find us on Facebook [www.facebook.com/southnorthantscouncil](https://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @SNorthantsC

**Please Note: My usual working hours are between 9am and 3pm daily**

---

**From:** Katherine Rogers <Katherine.Rogers@southnorthants.gov.uk>  
**Sent:** 12 October 2020 13:32  
**To:** Clare Caldwell <Clare.Caldwell@SouthNorthants.gov.uk>  
**Cc:** Julie Ewers <julie.Ewers@SouthNorthants.gov.uk>  
**Subject:** RE: S/2020/1403/MAF 44 retirement apartments, Water Lane, Towcester

Hi Clare,

Apologies for the delay in the response from EP on this one.

In response to your questions below. I confirm that that the Environmental Protection team has no objection to the condition being removed from any further approval relating to a scheme to protect the external areas from noise caused by the adjacent bottle bank for the new application S/2020/1403/MAF as this is now irrelevant to the recycling facility having since been removed.

A condition requiring a scheme to be submitted and approved relating to glazing requirements on the external elevation and a scheme or the method of mechanical ventilation is still required. Whilst the Environmental Protection team makes no adverse comment to the details contained in the submitted report "ProPG Stage 2 Acoustic Design Statement – Churchill Retirement Living, Towcester" [report ref. AS11181.190620.ADSv1.1] dated 26th November 2019 the assessment was carried out and refers to a time when the bottle bank was in-situ and had potential to cause noise issues to the residents of the proposed development, especially those with apartments on the southern façade. Therefore, whilst the Environmental team makes no adverse comments in relation to the recommendations of the submitted report with the new application, it is recommended that the developer submits an updated Acoustic Design Statement to reflect the existing noise environment in the area now that the bottle/recycling bank has been removed.

Therefore I would recommend that the following condition is attached to any approval given to address internal levels at the proposed development:

"Prior to the commencement of the development hereby permitted, a scheme for the glazing of the external elevations (to include full specification details) and a scheme for the method of mechanical ventilation of the

proposed apartment building, where necessary, shall be submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation scheme shall be installed and operated in accordance with the approved scheme at all times the building is in use for the purposes hereby permitted.”

I hope that this is sufficient for your purposes however if you need to discuss this matter further please do not hesitate to contact me.

Regards

**Katherine Rogers**  
**Environmental Health Officer**  
Environment and Regulatory Services  
South Northamptonshire Council  
Direct dial: 01327 322041 | Switchboard: 01327 322322  
[katherine.rogers@southnorthants.gov.uk](mailto:katherine.rogers@southnorthants.gov.uk)  
[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)  
Find us on Facebook [www.facebook.com/southnorthantscouncil](https://www.facebook.com/southnorthantscouncil)  
Follow us on Twitter @SNorthantsC

Please note that my usual working days are Mondays and Tuesdays during office hours and Wednesday mornings.



This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately. Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments). Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and do not impose any legal obligation upon the Council or commit the Council to any course of action.”

---

**From:** Julie Ewers <[julie.Ewers@SouthNorthants.gov.uk](mailto:julie.Ewers@SouthNorthants.gov.uk)>  
**Sent:** 09 October 2020 14:56  
**To:** Katherine Rogers <[Katherine.Rogers@southnorthants.gov.uk](mailto:Katherine.Rogers@southnorthants.gov.uk)>  
**Subject:** FW: S/2020/1403/MAF 44 retirement apartments, Water Lane, Towcester  
**Importance:** High

Hi Kate

I know you had loads of dealings with this one last year, is there any chance you can look at the specific queries from Clare please relating to this application.

Apologies

Julie

---

**From:** Clare Caldwell <[Clare.Caldwell@SouthNorthants.gov.uk](mailto:Clare.Caldwell@SouthNorthants.gov.uk)>  
**Sent:** 09 October 2020 10:13  
**To:** John Penny <[John.Penny@SouthNorthants.gov.uk](mailto:John.Penny@SouthNorthants.gov.uk)>; Julie Ewers <[julie.Ewers@SouthNorthants.gov.uk](mailto:julie.Ewers@SouthNorthants.gov.uk)>; Romero Okikiade <[Romero.Okikiade@southnorthants.gov.uk](mailto:Romero.Okikiade@southnorthants.gov.uk)>  
**Subject:** S/2020/1403/MAF 44 retirement apartments, Water Lane, Towcester  
**Importance:** High

Hi, sorry to chase as I know you're really under pressure at the moment but I wondered when you'd be able to respond to this consultation? In particular I am interested the noise conditions that were previously attached.

Just by way of background, planning permission was granted for 43 retirement apartments on this site in June 2020, following the planning committee's resolution to approve the application in January 2020 (S/2019/1723/MAF). This application seeks to increase the number of apartments from 43 to 44 by changing the mix of 1 and 2 bedroom units. There is no change in the overall footprint of the building or in the approved building's scale or massing.

In light of the background I can safely presume you have no objections subject to conditions but I just need to make sure that the conditions I attach are necessary.

In respect of noise in particular there were 2 key conditions attached previously;

Prior to the commencement of the development hereby permitted, a scheme for the glazing of the external elevations (to include full specification details) and a scheme for the method of mechanical ventilation of the proposed apartment building where necessary shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the glazing "Glazing Location and Site Plan" [Figure AS11181/GSP1] submitted in the report entitled "ProPG Stage 2 Acoustic Design Statement – Churchill Retirement Living, Towcester [report ref. AS11181.190620.ADSv1.1] dated 26th November 2019. The approved glazing and ventilation scheme shall be installed and operated in accordance with the approved scheme at all times the building is in use for the purposes hereby permitted.

And;

Prior to commencement of the development hereby permitted, a scheme to protect the proposed external amenity space located to the east of the building hereby approved from the noise of the adjacent recycling bottle banks, shall be submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme shall be carried out and completed in accordance with the approved details before any of the permitted apartments to which the scheme relates are occupied.

The recycling bottle banks have since been removed from the site so I can delete the second condition. Is the first condition also relevant now that these have been removed or can this be deleted too?

I need to prepare a committee report by next Tuesday so if you could let me have your thoughts (esp on the noise conditions) I'd be very grateful.

Thanks in advance,

Clare

**Clare Caldwell BA (Hons) BTP MSc MRTPI**  
**Principal Planning Officer - Major Projects**  
Development Management Section  
Place & Growth Directorate  
South Northamptonshire Council  
Direct Dial tel: 01327 322219

[Clare.Caldwell@southnorthants.gov.uk](mailto:Clare.Caldwell@southnorthants.gov.uk)

[www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

Find us on Facebook [www.facebook.com/southnorthantscouncil](https://www.facebook.com/southnorthantscouncil)

Follow us on Twitter: @SNorthantsC

**Please Note: My usual working hours are between 9am and 3pm daily**

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.