

Our ref: AV/AC/Q230156
Your ref: NC/22/0175/DPA
Email: Anna.vincent@quod.com
Date: 9th January 2024



Development Management Service
North Northamptonshire Council
Corby Office
Deene House
New Post Office Square
NN17 1GD

Submitted via Planning Portal (PP-12717185)

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Application for the approval of details reserved by Condition 12 (Drainage Verification Report) relating to application ref. NC/22/00175/DPA (dated 2nd December 2022)
Solidus Solutions, 2 Arnsley Road, Weldon North Industrial Estate, Corby, NN17 5QW
Application submitted on behalf of CC REI 3 Limited

We are instructed on behalf of our client, CC REI 3 Limited ('the Applicant') to submit the enclosed details pursuant to Condition 12 (Drainage Verification Report) relating to application ref. NC/22/00175/DPA, dated 2nd December 2022, in respect of the development at Solidus Solutions, 2 Arnsley Road, Weldon North Industrial Estate, Corby, NN17 5QW ('the Site').

The planning application has been submitted via the Planning Portal (PP-12717185) and includes the following documents, in line with your validation requirements:

- **Requisite discharge of condition application form, duly completed;**
- **Decision Notice (ref. NC/22/00175/DPA, dated 2nd December 2022);**
- **Drainage Strategy (ref. 22026-RLL-22-XX-DR-C-2000 C02) prepared by RLRE; and**
- **Basin Sections (ref. 22026-RLL-23-XX-DR-C-2003 C01) prepared by RLRE.**

A payment £145 has been made to North Northamptonshire Council via the Planning Portal on the submission date to cover the requisite application fee, in addition to the admin fee.

Background

On 2nd December 2022, planning permission ref. NC/22/00175/DPA was granted for the following development at the Solidus Solutions facility:

"Extension to existing industrial warehouse (Use Classes B2 and B8) and associated works".

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Planning permission was granted subject to a total of 12no. conditions. A copy of the decision notice is enclosed. This application seeks to discharge Condition 12 (Drainage Verification Report) in full.

Condition 12 (Drainage Verification Report)

Condition 12 is a pre-occupation condition and requires the submission a Verification Report to be prepared and submitted for the installed surface water drainage system for the site based on the approved plans. The condition specifically states the following:

“No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved based on the approved Technical Note – LLFA response, document reference: 22026-RLL-22-XX-TN-C-001 Rev.P01 prepared by RLRE on the 13th October 2022, the approved SuDS Management Plan, document reference: 22026-RLL-22-XX-RP-C-002 Rev.P01 prepared by RLRE on the 12th October 2022, the approved Drainage Strategy drawing reference: 22026-RLL-22-XX-DR-C-2000 Rev.P03 prepared by RLRE on the 13th October 2022 AND the approved SuDS Maintenance Plan drawing reference: 22026-RLL-22-XX-DR-C-2002 Rev.P01 prepared by RLRE on the 13th October 2022 has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local 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*
- 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 confirmation that the system is free from defects, damage and foreign objects.*

Two drawings have been prepared by RLRE and submitted as part of this application which comprise the Verification Report for the installed surface water drainage system for the Site. These drawings build on the material previously submitted as part of the original planning application and outlines the drainage strategy in further detail.

Conclusions

We are instructed by CC REI 3 Limited to prepare and submit the enclosed application to discharge Condition 12 (Drainage Verification Report), relating to the proposed development at Solidus Solutions, 2 Arnsley Road, Weldon North Industrial Estate, Corby, NN17 5QW. The requisite details have been provided in order to discharge this condition.



We trust that this information is sufficient for you to validate this application and approve the details pursuant to the aforementioned condition. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in grey ink, appearing to read "Adam Cornish", written over a light blue horizontal line.

Adam Cornish
Associate