



C/o Quod Planning
8-14 Meard Street
London
W1F 0EQ

Application Ref: - **NC/22/00175/DPA**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION**

The North Northants Council as the Local Planning Authority within the meaning of the above Act and associated Orders GRANTS permission for the following:-

Description of Development:

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

Location of development: Solidus Solutions Ltd
2 Arnsley Road
Corby
NN17 5JG

Date of application: 10 May 2022

Plan Numbers: See attached schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

SIGNED

Executive Director of Place & Economy

Date: 02 December 2022

NOTES:

- I. Please also see the informatives included in the Schedule of Conditions.
- II. Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- III. This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
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REASONS FOR APPROVAL

Approve with conditions

SCHEDULE OF CONDITIONS

1. TIME LIMIT

The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. APPROVED PLANS/DOCUMENTS

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Planning Statement
- Site location plan – 1666_100(P)
- Proposed site plan – 1666_106(P) Revision A
- Transport statement 22026-RLL-22-XX-RP-D-5001 Rev P03
- Sustainability & energy statement
- Roof level photovoltaic array - 23559-HYD-XX-XX-DR-E-60001 Rev T01
- Proposed PV Design Output
- Construction management plan
- Ground investigation report Rev P01
- (Part 1) Phase 1 Geo-Environmental Desk Study Rev P01
- (Part 2) Desk study report - EMS-766191_991313
- (Part 3) Desk study report - EMS-766191_991314
- SUDs Maintenance Plan - 22026-RLL-22-XX-DR-C-2002 Rev P01
- SUDs Management Plan – 22026-RLL-22-XX-RP-C-002
- Drainage strategy - 22026-RLL-22-XX-DR-C-2000 P01
- Drainage strategy - 22026-RLL-22-XX-DR-C-2000 Rev P03
- Noise Impact assessment
- Preliminary Ecological appraisal
- Existing site plan and elevations - 1666_101(P)
- Proposed site and roof plan - 1666_102(P)
- Proposed Plan - 1666_103(P)
- Proposed Elevations - 1666_104(P)
- Proposed Elevation_Typical Section - 1666_105(P)
- Design and Access Statement
- Covering letter

Reason: In the interests of proper planning and to ensure a suitable form of development in accordance with Policy 8 and Policy 24 of the North Northamptonshire Joint Core Strategy 2016.

3. NO EXTERNAL ILLUMINATION

No additional external lighting or illumination shall be installed without the prior written agreement of the Local Planning Authority

Reason: To protect the amenity of the area in accordance with the NPPF 2021.

4. UNEXPECTED CONTAMINATION

In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification). Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

Reason: To ensure that risks from land contamination to the future users of the development and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

5. EXTENSION TO REMAIN ANCILLIARY TO THE EXISTING BUILDING

The use of the development hereby approved shall remain ancillary to the subject property respect to use class and operation for the lifetime of the development.

Reason: To ensure the highways and transport impact of the proposed development remain within an acceptable tolerance.

6. HOURS OF CONSTRUCTION OPERATIONS

The hours of construction operations including deliveries to the site and the removal of excavated materials and waste from the site shall be limited to 7am-6pm Mon-Saturday and Sunday 8am-12pm.

Reason: To protect the amenity of occupiers of properties in the vicinity.

7. EXTERNAL MATERIALS

Details of external material shall be submitted to the Local Planning Authority and approved in writing prior to above to above ground works. The approved development shall be constructed in accordance with approved details set and maintained insitu for the lifetime of the development.

Reason: To comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

8. LANDSCAPING

Prior to commencement of development a scheme of hard and soft landscaping shall be submitted to the Local Planning Authority and approved in writing. This shall include indications of all existing trees and hedgerows on the land, and details of any to be retained and removed, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is sooner.

All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent.

Due to the presence of habitats suitable to support nesting birds any works affecting trees and the site clearance of arable land shall be undertaken outside of the nesting

bird season (March – August). Where works are required within this period all vegetation affected must first be checked by an ecologist prior to works.

Reason: To ensure compliance with Policy 3, Policy 4 and Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

9. CONSTRUCTION MANAGEMENT PLAN

An addendum to the Construction management plan (Quod, June 2022) shall be submitted to the Council and approved in writing prior to commencement of works. This document shall contain:

- a. Name and contact details of public liaison.
- b. A map suitable in scale for printing outlining the routing arrangement for staff, deliveries, construction traffic, visitors etc. from the wider road network.
- c. Details of proposed delivery times which should be limited to between 10:00-16:00.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy 2016.

10. ECOLOGY (removal of invasive species)

Prior to commencement of development all identified invasive species (*Contoneaster horizontalis*) within the FPCR preliminary ecological appraisal dated April 2022 shall be removed from the site following appropriate methodology.

Reason: To comply with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

11. SURFACE WATER DRAINAGE SCHEME

The proposals shall be implemented in accordance with 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

VERIFICATION REPORT

12. 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.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

END OF SCHEDULE

STANDARD INFORMATIVES

1. North Northants Council worked with the applicant in a positive and proactive manner. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. The North Northamptonshire Council will recover from the applicant the cost of

highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact – Highways, North
Northamptonshire Council, Sustainable Transport, Riverside House, Riverside
Way, Bedford Road, Northampton, NN1 5NX

3. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to: carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.

5. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor
6. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
 - a. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - b. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

- c. Dust emissions shall be controlled in compliance with Government Best Practice Guidance.
- d. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Services Team (www.northnorthants.gov.uk/envservices Tel. 01536 464175) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Address:

Planning Department North Northants Council
Deene House, New Post Office Square, Corby Northants NN17 1GD Tel: 01536 464158
www.northnorthants.gov.uk

GRANT OF PLANNING PERMISSION
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SCHEDULE OF PLANS

Planning Statement

Site location plan – 1666_100(P)

Proposed site plan – 1666_106(P) Revision A

Transport statement 22026-RLL-22-XX-RP-D-5001 Rev P03

Sustainability & energy statement

Roof level photovoltaic array - 23559-HYD-XX-XX-DR-E-60001 Rev T01

Proposed PV Design Output

Construction management plan

Ground investigation report Rev P01

(Part 1) Phase 1 Geo-Environmental Desk Study Rev P01

(Part 2) Desk study report - EMS-766191_991313

(Part 3) Desk study report - EMS-766191_991314

SUDs Maintenance Plan - 22026-RLL-22-XX-DR-C-2002 Rev P01

SUDs Management Plan – 22026-RLL-22-XX-RP-C-002

Drainage strategy - 22026-RLL-22-XX-DR-C-2000 P01

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Noise Impact assessment

Preliminary Ecological appraisal

Existing site plan and elevations - 1666_101(P)

Proposed site and roof plan - 1666_102(P)

Proposed Plan - 1666_103(P)

Proposed Elevations - 1666_104(P)

Proposed Elevation_Typical Section - 1666_105(P)

Design and Access Statement

Covering letter

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING

AUTHORITY TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of The Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the North Northants Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.