

Addendum to item 4.1 - NC/22/00294/DPA

Update Note

Table 1 provides clarification in relation to minor inaccuracies and typographical errors within the report to ensure that the information before the Committee Members is accurate. Further to this a list of updated conditions (section 2) and drawings and documents (section 3) are set out below.

Table 1.

Report Section	Comment
4.1 Proposal	The proposal has a gross area of 46,451sqm and not 45,000sm as stated.
4.1 Proposal	The building is 336m (L) x 133m(W) and not 335 x 132 as stated.
4.4 Proposal	There are 94 dedicated cycle space not 100
6.2 Internal Consultees	It is highlighted that the stated response of the Local Highway Authority is a superseded one. The most recent response is that dated 17 th January 2023 ref: NC/22/00294/DPA Revision C.
12.6 Employment	Upon occupation the proposal would create up to 699 FTE jobs. The figure of 725 FTE relates to the earlier, slightly larger scheme.
12.9 Employment	The NPPF paragraphs referenced should be 81 and 83 not 80 and 82.
13.4 Design Considerations	The distribution warehouse is 43,934sqm in size, not 43,700sqm. The central office element is 1,626sqm in size not 660sqm . The hub offices are two storeys in height not four.
15.5.1 Ecology	Appears to be a typo in the last line of the paragraph. Should read ' <i>This has been reviewed by the Council's Ecologist who has not raised any objection to this approach.</i> '
15.6 Ecology	The net loss figure is in fact - 6.53 as indicated in BG21.387.2 Rev 1 January 2023 not 8.86.
16.7 Proposed Parking Arrangements	The last sentence of the paragraph appears to be a hangover from previous discussions and is no longer accurate. The level



	of parking proposed has been accepted as sufficient as confirmed by paragraph 16.12.
17.4 Flood Risk	Inaccurate the LLFA have objected based on minor calculations etc. however, these are considered to be minor and conditions 8, 17 and 29 are considered adequate measures to prevent any unacceptable adverse drainage impacts as a result of the proposed development.
20.6 Air Quality	The requirement for the submission and approval of a Dust Management Plan (DMP) prior to commencement, appears to be a hangover from previous discussions. Details of dust management and controls during construction have been submitted and accepted by officers, with the requirement now being that works are carried out in accordance with the submitted scheme as per proposed condition 30.
22.2 Residential Amenity	The paragraph reference should be section 20 not 19.
23.1 Planning Obligations	Following the production of the committee report, the Highway Authority have confirmed that improvements to 1 bus stop not 2 are required and that upgrades to the crossing point on Birchington Road are no longer required.
Conditions	Comment
11 Stub Arm	The wording ' <i>and subject to obtaining permission from the landowner</i> ' has been deleted.
16 Signage	This condition should be deleted in line with the comments of the Highway Authority. Its requirements have been included within proposed condition 33 as directly requested by the Highway Authority. .
18 BREEAM	In paragraph b) of the condition, it has previously been agreed that the betterment figure would be 20% above Part L2a 2021 and not 40%. This reflects the increased requirements of the 2021 regulations which replaced the 2006 regulations against which the 40% was originally directed. This amendment had been agreed as per the set of draft conditions (V3 2023.02.09).
34 Tree replanting	Condition added as per Tree officer comments.



35 Bio-diversity net gain	Condition added to ensure habitat units are delivered.
---------------------------	--

2. Updated list of Conditions

Compliance

1. Time limited permission

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved drawings and documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, unless variations are agreed by the Local Planning Authority in order to discharge conditions attached to this permission:

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.

3. 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 in the area affected by the contamination 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)¹. 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.

4. Removal of permitted development rights

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification) and/or the provisions The Town and Country Planning (Use Classes) Order 1987 (as amended from time to time):

- A. The development and no part of the development shall be used for any use other than the uses hereby approved (warehousing/logistics uses within Use Class B8 with ancillary office accommodation)
- B. No extensions, new buildings or structures or additional hard surfaced areas shall be constructed or erected without express planning permission.

Reason: In the interest of amenities and retaining employment floor space in accordance with Policy 22 of the North Northamptonshire Joint Core Strategy.

5. TOTAL FLOORSPACE MAXIMA

The total floor space shall not exceed 500,000 square feet including ancillary office accommodation.

Reason: To ensure that the level of visual and highways impact is comparable to that which has been assessed, and to reflect the terms of the application with restricted main use office space.

6. Building heights

No building shall exceed heights of 18m to the underside of the haunch and 21m maximum above finished floor levels.

Reason: In the interest of the visual quality of the area and to ensure consistency with the visual assessment of the development.

7. No additional external illumination

No external lighting, other than that specified in the approved External LED Lighting Assessment Report (Ref: 21-295 Rev.2 dated 27.10.22), shall be erected on the site or building.

Reason: To prevent undue environmental and amenity impacts in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Infiltration:

No infiltration of surface water drainage into the ground is permitted other than in accordance with details that have been approved in advance by the Local Planning Authority, and such details will have to demonstrate that there will be no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details and a timetable for implementation.

Prior to above groundwork

9. Fire hydrants and sprinklers

Prior to the commencement of construction works of any building, a scheme detailing the location, specification and timetable for implementation of the fire hydrants, sprinkler systems (if required) and associated infrastructure for that phase has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall then be provided and retained in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Informative: The developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

10. Stub arm of roundabout

Prior to the occupation of the development hereby permitted, the northern stub arm of the roundabout to the immediate south of the application site shall be removed and the land reinstated and landscaped in with accordance drawing no. 2201-086 PL03 Rev A.

Reason: To mitigate the visual effect of the development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Informative: The plans submitted to the Local Planning Authority under this condition will also need to be submitted to the Local Highway Authority at a level facilitating full technical details approval to the satisfaction of the Local Highway Authority. The applicant is advised not to seek the discharge of this condition with details which have not first received technical approval from the Local Highway Authority as this may delay the discharge of the condition or result in the rejection of such a submission.

Informative: In the event that Halley Road and the associated roundabout are adopted highway prior to the implementation of the works, then it should be noted that no works within or affecting the existing highway may commence without the express written permission of the Local Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for which full engineering drainage, street lighting and constructional details are required. Such details would be subject to technical and safety audits which may result in changes to any indicative scheme.

11. Boundary treatment

Prior to the commencement of construction of any building, a scheme detailing the position, design, materials, and type of boundary treatment and fencing to be erected, shall be submitted to and approved by the Local Planning Authority. The boundary treatment and fencing shall then be implemented in accordance with the approved scheme prior to the first occupation of the development and shall, thereafter, be retained as such.

Reason: To secure an adequate appearance consistent with Policy 8 of the North Northamptonshire Joint Core Strategy.

Prior to construction above slab level

12. Foul Drainage

Prior to the construction above slab level, a scheme for on-site foul water drainage works, including connection point and discharge rate to the public network, shall be submitted to and approved by the Local Planning Authority. The drainage infrastructure shall then be provided in accordance with the approved scheme prior to the occupation of the development hereby permitted.

Reason To prevent environmental and amenity problems arising from flooding.

Prior to occupation

13. Refuse and Recycling

Prior to the first occupation of any part of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection arising from the building in accordance with details which shall previously have been approved by the Local Planning Authority.

Reason: In the interests of amenity of occupiers of the development and also the visual amenity of the development in accordance with Policy 8 of the North Northamptonshire Core Spatial Strategy.

14. Photovoltaic panel details

Prior to first occupation details of the Photovoltaic system in terms of its design, size and location within the development hereby permitted, together with a timetable for its installation shall be submitted to and approved by the Local Planning Authority. The Photovoltaic system shall then be provided in accordance with the approved scheme and timetable.

Reason: In accordance with Policy 9 of the North Northamptonshire Joint Core Strategy Paragraph 157 of the National Planning Policy Framework 2021

15. Noise

Prior to the first occupation of the development hereby permitted, an assessment demonstrating compliance for all fixed plant with the noise limits set out in the approved Noise Impact Assessment (ref: 22-0515.02 dated October 2022) shall be submitted to and approved by the Local Planning Authority. The assessment shall include details of any mitigation measures required to achieve the stated noise limits, together with a timetable for the implementation of any such mitigation. The development shall be built in accordance with the approved scheme and any mitigation installed in accordance with

the approved timetable, and be retained and maintained thereafter in accordance with the agreed scheme.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with Policy 8 and Policy 15 of the North Northamptonshire Joint Core Strategy.

16. Electric Car Charging Points

Prior to first occupation of development hereby permitted, electric car charging points shall be installed in 10% of the allocated car parking spaces at the development, as indicated on the approved plans. The charging points shall be supplied to a minimum standard of an independent 32amp radial circuit and must comply with BS7671.

Standard 3 pin, 13 amp external sockets will be required. The sockets shall comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building.

Reason: In the interests of protecting and enhancing air quality through reducing and minimising emissions from vehicles.

17. Drainage verification report

The development (or any phase of the development) shall not be occupied until a Verification Report for the installed surface water drainage system for the site has been submitted to and approved by the Local Planning Authority. The Verification Report must be prepared by a suitably qualified drainage engineer. It shall include the following details:

- Demonstration that the drainage system has been constructed as per the agreed principles (or detail any minor variations)
- As-Built Drawings and accompanying photos;
- Results of any performance testing undertaken as a part of the implementation and verification process (as required); and
- CCTV confirmation that the drainage 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 details for the site.

18. BREEAM POST CONSTRUCTION REPORT

Prior to the occupation of the building hereby permitted, the following information shall be provided to the Local Planning Authority, unless otherwise agreed in writing:-

- a. a BREEAM post construction report to confirm that BREEAM very good (2018) (or the equivalent standard which replaces the British Research Establishment Environmental Assessment Method which is to be the assessment when the building(s) concerned are to be assessed) has been achieved;
- b. that the carbon emissions from regulated energy will be at least 20% better than that required by Part L2a 2021; and
- c. the approved low and zero carbon technologies have been installed.

Reason: In accordance with Policy 9 of North Northamptonshire Joint Core Strategy which aspires to BREEAM performance of at least 'very good'.

19. BREEAM FINAL CERTIFICATES

Within six months of completion of the building hereby approved, a copy of the Final BREEAM Certificate (or equivalent) shall be provided to the Local Planning Authority to demonstrate that the scheme has been completed in accordance with the approved Sustainability and Energy Statement.

Reason: In accordance with Policy 9 of North Northamptonshire Joint Core Strategy which aspires to BREEAM performance of at least 'very good'.

20. VEHICLE PARKING AND SERVICING ARRANGEMENTS

Prior to the bringing into use of the building hereby approved, the car, HGV, motorcycle and cycle parking facilities and manoeuvring areas shall be provided in accordance with the approved plans and maintained as such available for use thereafter.

Reason: To ensure the development has a suitable relationship with the highway network and complies with the Council's parking standards, in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

Prior to commencement

21. Protected species (excluding Great Crested Newts)

No works or activity affecting any protected species shall commence until the Local Planning Authority has been provided with either:

- a. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (or any legislation modifying or replacing this provision) authorising the specified activity/development to go ahead; or
- b. written confirmation from Natural England that a licence is not required; or
- c. a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: In order to ensure that adverse impacts on protected species are adequately mitigated.

22. Great Crested Newts

No works or activity affecting Great crested newts (GCN) shall commence on this site until the Local Planning Authority has been provided with either:

- d. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (or any legislation modifying or replacing this provision) authorising the specified activity/development to go ahead; or
- e. written confirmation from Natural England that a licence is not required; or
- f. a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason: In order to ensure that adverse impacts on protected species are adequately mitigated.

23. Hard and soft landscaping Implementation

The approved landscaping scheme shall be carried out in the first planting and seeding season following the completion of that part of the development to which it relates and any trees or plants which, within a period of five years from occupation die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

24. Landscape ecological management plan

No development shall commence until a Landscape and Ecological Management Plan (LEMP) for the development (or phase, if applicable) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following information:

- 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 organisation responsible for implementation of the plan; and
- h. Ongoing monitoring and remedial measures and how these will be secured for the duration of the plan.

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 bodies responsible for its delivery. The LEMP shall 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 aims and objectives of the originally approved plan.

The LEMP shall be implemented as approved.

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

25. Biodiversity monitoring strategy

Prior to the commencement of any development (or phase, as applicable) (including for the avoidance of doubt, demolition, groundworks and vegetation clearance), a Biodiversity Monitoring Strategy (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS shall include the following:

- a. Identification of baseline conditions prior to the start of development;
- b. Aims and objectives of monitoring to match the stated purpose of the BMS;
- c. Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity net gain measures being monitored can be judged;
- d. Methods for data gathering and analysis;
- e. Location of monitoring;
- f. A timetable for the submission of monitoring reports;
- g. Identification of responsible persons and lines of communication; and
- h. A timetable for review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that biodiversity net gain aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BMS.

The BMS shall be implemented as approved.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

26. CEMP (Biodiversity)

Prior to the commencement of any development (or phase, as applicable) (including for the avoidance of doubt, demolition, groundworks and vegetation clearance), a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall provide for:

- a. Risk assessment of potentially damaging construction activities;
- b. Identification of 'biodiversity protection zones';
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d. The location and timing of sensitive works to avoid harm to biodiversity features;
- e. The times during construction when specialist ecologists need to be present on site to oversee works;
- f. Responsible persons and lines of communication;
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- h. Use of protective fences, exclusion barriers and warning signs

The CEMP: Biodiversity shall be implemented as approved and adhered to throughout the construction period.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

27. Construction Traffic Management Plan

Prior to the commencement of any development (or phase, as applicable) a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide for:

- a. Detailed work programme/timetable (by reference to the latest build programme);
- b. HGV delivery hours;
- c. Detailed routing for demolition, excavation, construction and abnormal loads;
- d. Supply of pre-journey information on routing and site restrictions to

- contractors, deliveries and visitors;
- e. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
 - f. Breakdown of number, type, size and weight of vehicles over demolition & construction period;
 - g. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
 - h. Details of public impact and protection to include road, footway, cycleway and PRoW;
 - i. Details of any TROs and road/footway/cycleway/PRoW closures and rerouteing as well as signage and barriers;
 - j. Public liaison position, name, contact details and details of public consultation/liaison;
 - k. Route details, as required, covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
 - l. Programme for pre- and post- works inspection of the highway to identify remediation works to be carried out by the developer (including removal of TROs, temporary signage, barriers and diversions, as applicable);
 - m. Details of temporary construction accesses and their remediation post project;
 - n. Provision for emergency vehicles.

The approved CTMP shall be adhered to throughout the construction period of development (or the phase to which it relates, as applicable) and the approved measures shall be retained for the duration of that construction period.

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.

28. CEMP (Amenity)

Prior to the commencement of any development (or phase, as applicable), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- b. Arrangements for liaison with the Council's Pollution Control Team;
- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed by the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- d. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
- e. Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;
- f. Procedures for emergency deviation of the agreed working hours;
- g. Control measures for dust and other air-borne pollutants;
- h. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The CEMP shall be implemented as approved and adhered to throughout the construction period.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with Policy 8 and Policy 15 of the North Northamptonshire Joint Core Strategy.

29. Surface Water

No development, other than the site preparation works, shall take place until a surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological context of the development in accordance with the approved Flood Risk Assessment (Ref: 146959 R1.0 dated 01.04.22) and accompanying Technical Note (Ref: TN05 dated 24.10.22) has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% (1-100 chance of occurring in any year) critical storm will not exceed the run off from the undeveloped site following the corresponding rainfall event.”

Reason To ensure the future maintenance of drainage systems associated with the development for the lifetime of the development.

30. Air Quality and Dust Management

The development shall be carried out in accordance with the recommendations and measures set out in the approved documents of the Air Quality Assessment Report (Ref: 22-0515.01 / 87514.544726 Issue 2 dated 21st October 2022), its accompanying Air Quality Mitigation Technical Note (ref: 87514.550345 dated 20th December 2022) and the Dust and Emissions Management Plan (ref: 87514.550345 Issue 1 dated 20th December 2022).

Reason: To ensure compliance with NPPF Paragraph 185 and Policy 4 and Policy 8 of the North Northamptonshire Joint Core Strategy.

Informative: The applicant's attention is drawn to the East Midlands Air Quality Network guidance documents

31. LIGHTING FOR CONSTRUCTION

Prior to the commencement of development, other than site preparation works, a construction period lighting strategy for the development (or phase, as applicable) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved strategy.

Reason: To ensure compliance with the terms of the application and to prevent undue environmental and amenity impacts in accordance with Policy 8 of the North Northamptonshire Core Spatial Strategy 2016.

32. HIGHWAY WORKS AND ROAD SAFETY AUDIT

Prior to commencement of construction works for any building, full engineering, construction and drainage plans for improvements to the eastbound bus stop on the A6116 Steel Road shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The plans submitted under this condition shall be accompanied by a Road Safety Audit (RSA 1) where necessary.

The details approved under this condition shall then be implemented prior to the first occupation of the development.

Reason: In the interests of enhancing sustainable modes of transport to serve the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

Informative: The plans submitted to the Local Planning Authority under this condition will also need to be submitted to the Local Highway Authority at a level facilitating full technical details approval to the satisfaction of the Local Highway Authority. The applicant is advised not to seek the discharge of this condition with details which have not first received technical approval from the Local Highway Authority as this may delay the discharge of the condition or result in the rejection of such a submission.

Informative: No works within the highway may commence without the express written permission of the Local Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for which full engineering drainage, street lighting and constructional details are required. Such details would be subject to technical and safety audits which may result in changes to any indicative scheme.

33. Site Access

Prior to the commencement of construction works for any building, full engineering, drainage, street lighting and constructional details of the proposed site access and works to the dual carriageway and roundabout exit from Halley Road including signing and lining works to highlight the private nature of the access road serving the development and improve highway safety shall be submitted to and approved by Local Planning Authority. The site access and works shall be provided in accordance with approved details prior to the first occupation of the development.

Reason: - In the interest of highway safety; to ensure a satisfactory access is provided to serve the development in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

Informative: The plans submitted to the Local Planning Authority under this condition will also need to be submitted to the Local Highway Authority at a level facilitating full technical details approval to the satisfaction of the Local Highway Authority. The applicant is advised not to seek the discharge of this condition with details which have not first received

technical approval from the Local Highway Authority as this may delay the discharge of the condition or result in the rejection of such a submission.

Informative: In the event that Halley Road and the associated roundabout are adopted highway prior to the implementation of the works, then it should be noted that no works within or affecting the existing highway may commence without the express written permission of the Local Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for which full engineering drainage, street lighting and constructional details are required. Such details would be subject to technical and safety audits which may result in changes to any indicative scheme.

Further conditions

34. Tree replanting

In respect to the selective removal and replanting of trees in Group (G9) these works shall be carried out in accordance with paragraph 4.4.3 arboricultural Report.

Reason: This would enhance the landscape value and should be applied as a condition of planning permission being granted. To ensure compliance with Policy 3, Policy 4 and Policy 8 of the North Northamptonshire Joint Core Strategy 2016

35. Biodiversity net Gain

Prior to occupation of any development a biodiversity plan that includes the details of the provider, the legal agreement that is in place and receipt of purchase of the units shall be submitted to the Council and approved in writing. As a minimum the net loss figure must correlate with the figure indicated in table 11 of the ECIA BG21.387.2 dated November 2022.

Reason: In order to ensure the necessary biodiversity gain is delivered and appropriately managed and to comply with Policy 4 of the JCS and the NPPF para 174d.

3. Updated schedule of Drawings

Topographical Survey	42674_T	Rev.1	14.07.22
Site Location Plan	4543-003	P11	25.10.22
Site Plan	4543-004	P18	06.01.23
Application Red Line Plan	4543-005	P6	25.10.22
Option 2 – One Unit Cross Decked Elevations	4543-006	P16	05.01.23
GA Plans – Office	4543-007	P8	25.10.22
GA Plans -Hub Office	4543-008	P6	25.10.22
GA Plans – Level 00	4543-009	P9	25.10.22
GA Plans – Roof	4543-010	P7	25.10.22
Car Park & EV Charging Details	4543-011	P4	25.10.22
Site Section – North East Boundary	4543-016	P03	10.01.23
Cut and Fill / Earthworks Volume Plan	146959/0200	A	14.07.22
Preliminary Levels	146959/0201	C	25.10.22
Drainage Strategy	146959/0202	D	06.01.23
Existing Ditch	No Number. Dated 05/01/23		06.01.23
Illustrative Green Infrastructure Plan	BG21.367.19-BRGR-ZZ-ZZ-DR-00001	P06	25.10.22
Hard and Soft Landscape Plan Overview Sheet 1 of 4	BG22.387.17-BRGR-ZZ-ZZ-DR-L-00001	P06	10.01.23
Hard and Soft Landscape Plan Overview Sheet 2 of 4	BG22.387.17-BRGR-ZZ-ZZ-DR-L-00002	P06	10.01.23
Hard and Soft Landscape Plan Overview Sheet 3 of 4	BG22.387.17-BRGR-ZZ-ZZ-DR-L-00003	P06	10.01.23
Hard and Soft Landscape Plan Overview Sheet 4 of 4	BG22.387.17-BRGR-ZZ-ZZ-DR-L-00004	P06	10.01.23
Photomontage A	BG21.387.15-BRGR-ZZ-ZZ-DR-L-00001	P03	10.01.23
Photomontage B	BG21.387.15-BRGR-ZZ-ZZ-DR-L-00002	P03	10.01.23
Photomontage C	BG21.387.15-BRGR-ZZ-ZZ-DR-L-00003	P03	10.01.23
Proposed Site Access and Modifications (Drawing contained within Transport Assessment)	2201-086/PL01	D	25.10.22

External Lighting Plan	21-295-EX-001	P1	31.10.22
Rockingham Photo 1	2023-01-09 4543		10.01.23
Rockingham Photo 2	2023-01-09 4543		10.01.23
Rockingham Photo 3	2023-01-09 4543		10.01.23
Rockingham Photo 4	2023-01-09 4543		10.01.23
REPORTS			
Air Quality Assessment	22-0515.01 / 87514.544726	Issue 2. Dated 21 st October 2022	25.10.22
Air Quality Mitigation Technical Note	87514.550345	20 th December 2022	21.12.22
Dust and Emissions Management Plan	87514.550345	Issue 1. Dated 20 th December 2022	21.12.22
Arboricultural Report	BG21.387.3 October 2022	Rev.1 Dated 24 th October 2022	25.10.22
Biodiversity Metric	BG21.387.3	28.10.22	15.11.22
BREEAM Pre-Assessment	BREEAM Pre-Assessment.	Rev.1 - 19 th April 2022	14.07.22
Design Access Statement	February 2022	P02	14.07.22
Economics Benefits Statement	P21-3517	V1. Dated 24 th March 2022	14.07.22
Economics Benefits Statement Update Note	P21-3517	N001v1 dated 20 th October 2022	25.10.22
Ecological Impact Assessment	BG21.387.2 Rev 1 January 2023	Dated 12.01.23	17.02.23
Energy Report		P2 dated 27.10.22	31.10.22
External LED Lighting Assessment Report	21-295	Rev.2 dated 27.10.22	31.10.22
Ground Investigation Report	146959 Rev.R4.0	Rev.R4.0 dated 23 rd June 2022	14.07.22
Health Impact Assessment	P21-3517	Version 1 dated 21 st October 2022	25.10.22
Site Investigation Report	CCL03378.CM57 dated December 2020		14.07.22
Heritage Statement	BG21.359.5	Rev.5 October 2022	25.10.22
LVIA includes Figures 1 to 15	BG21.387.4 dated October 2022.	Rev.2 – dated 21 st October 2022	25.10.22
Micro Drainage Calculations	146959 Corby Gateway Eastern SW 1 in 100+25%CC	Dated 05.01.23	05.01.23
Micro Drainage Calculations	146959 Corby Gateway Eastern SW 1 in 100+40%CC	Dated 05.01.23	05.01.23
Micro Drainage Calculations	146959 Corby Gateway Western SW 1 in 100+25%CC	Dated 09.02.23	09.02.23

Micro Drainage Calculations	146959 Corby Gateway Western SW 1 in 100+40%CC	Dated 09.02.23	09.02.23
Noise Impact Assessment	22-0515.02 / 87514.544727	Issue 4. Dated 30 th November 2022.	30.11.22
Preliminary Ecological Assessment	BG21.387 March 2022	Dated 5 th April 2022	14.07.22
Planning Statement	P21-3517	R.001 v3 June 2022	14.07.22
Pre-Planning Assessment Report	146959 – PPE-0141327	25.02.22	14.07.22
Flood Risk Assessment	146959	R1.0 dated 1 st April 2022	14.07.22
Shading Study	Rockingham Gateway	October 2022	25.10.22
Statement of Community Involvement	P21-3517	V1 June 2022	14.07.22
Technical Note - Supplementary Note relating to Surface Water Drainage Strategy	146959 R.5.0	24.10.22	25.10.22
Transport Assessment	2201-086/TA/01 Issue	13 th July 2022	14.07.22
Transport Assessment Addendum	2201-086/TA/01 Addendum	21 st October 2022	25.10.22
Technical Note	2201-086/TN/01 Rev.A	19 th December 2022	19.12.22
Technical Note	2201-086/TN/02	26 th January 2023	26.01.23