

ADDENDUM REPORT

Application Reference: 20/00365/OUT

Outline Planning Application for the Erection of Employment Units (Classes B2, B8 & E) with Associated Car Parking, Servicing and Landscaped Areas. All Matters Reserved except Access.

The following paragraph to be added in 5.5:

Local Highways Authority (LHA):

(07.01.2022) Further revised comments have been provided by highways to correct errors within their previous response. The officer has confirmed that the Travel Plan is not accepted and an appropriately worded condition is acceptable to deal with this matter.

Paragraph 7.5.5 to be deleted and replaced by the following:

Council's Environmental Health Officer (EHO) was consulted in relation to air quality, ground contamination and noise impact due to the proposed development. Further information has been requested by EHO to fully assess the air quality, ground contamination and noise impacts. Council's Environmental Health Officer (EHO) was re-consulted in relation to additional information provided by the applicant. To control matters related to air quality, ground condition and noise impact, the EHO has confirmed acceptability of robust planning conditions to address the potential for a negative impact.

Condition 2 to be replaced by the following:

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- Location Plan, Dwg. No.- LP
- Indicative Proposed Site Plan, Dwg. No.-16-1105/103, Rev- C
- Proposed Site Access, Dwg. No.- 16-1105/107 Rev-B
- Transport Assessment, August 2020
- Transport Assessment Addendum, ref: T003, July 2021
- Highways Technical Note, dated January 2021
- Highways Technical Note, dated February 2021
- Stage 1 Road Safety Audit, dated November 2021 (& Designer's Response)
- ARBORICULTURAL IMPACT ASSESSMENT SURVEY & REPORT, ref: BG18.360 dated February 2019
- Correspondence ref 20-1175.01 dated 10th November 2020 prepared by Delta-Simons
- Email received from Joshua Rigby Joshua.Rigby@deltasimons.com dated 25/11/2020
- Planning and Economic Statement, September 2020
- Design and Access Statement, dated 03 August 2020

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

The following condition to be added as Condition 17:

No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and

approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided 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: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.