

Corby Borough Council  
C/o Rg+p Ltd.  
Waterloo House  
71 Princess Road West  
Leicester  
LE1 6TR  
United Kingdom

Application Ref: - **18/00365/REG3**

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

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

**Description of Development:**

The erection of 18 x new build dwellings including 4 x 1 bed 2 person flats, 4 x 2 bed 4 person bungalows, 6 x 2 bed 4 person units and 4 x 3 bed 5 person units with associated car and cycle parking and landscaping.

**Location of development:** Street Record  
Cheltenham Road  
Corby  
Northamptonshire

**Date of application:** 10 May 2018

**Plan Numbers:** See attached schedule of plans

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

**SIGNED**



**Date: 9 April 2019**

**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).

continued

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

**REASONS FOR APPROVAL**

**SCHEDULE OF CONDITIONS**

**Years\***

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

**Approved drawings\***

2. The development hereby permitted shall be carried out in accordance with the approved plans:

FW1543-H-800 (Revised vehicular Tracking Exercise); 41232 001N (Site layout Plan); 41232 004B (Revised House Type AA); 41232 005A (Revised House Type BB); 41232 006B (Revised House Type CC); 41232 007A (Revised House Type DD1); 41232 012B (Revised Streetscenes); 41232 013F (Planning Site Layout); 41232 014D (Materials Distribution Plan); 41232 015D (Boundary Plan); 41232 016B (Revised Site Location Plan); 41232 021A (Revised House Type D2D2 Pair); 41232 022 (Revised House Type BBB); 41232 023 (Revised Bike Store); 41232 024D (Site Layout Allocated Parking); Received: 15<sup>th</sup> November 2018; Noise Assessment Report Prepared By; Blue Tree Acoustics, (Dated 17<sup>th</sup> April 2018); Design & Access Statement Prepared By; Rg+P Ltd (Dated April 2018); Ecological Appraisal Prepared By fpcr (Dated March 2018); Received 9<sup>th</sup> May 2018; Drainage Strategy Appendix 1, A and H Prepared By; Farrow Walsh Consulting Ltd, (Dated November 2018) Received 26<sup>th</sup> November 2018; Drawing number 106 Rev E Received 26<sup>th</sup> November 2018.

Reason: For the avoidance of doubt and in the interests of proper planning.

**Construction Management Plan\***

3. That development shall not commence until a construction methodology has been submitted to the Local Planning Authority for approval in writing. The construction methodology shall contain:
  - a. Arrangements for wheel cleaning;
  - b. Arrangements for the storage of materials;
  - c. Hours of work;
  - d. Arrangements for the securing of the site during construction;
  - e. The arrangement for the parking of contractors' vehicles clear of the highway;
  - f. The siting and design of any ancillary structures;
  - g. Arrangements for the loading and unloading of plant and materials;
  - h. Scheme for recycling/disposing of waste resulting from demolition and construction works;
  - i. Enclosure hoarding details;
  - j. Measures that will be taken to control dust, noise and other environmental impacts of the development in accordance with 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

- k. Where development effect the railway, and or a vibro-impact machinery is to be used consultation with the Assets Protection Project Manager at Network Rail should be approved in writing and submitted to the Local planning Authority for approval.

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

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.

**PRE COMMENCEMENT CONDITION:** This is a pre-commencement condition as the site maybe exposed to contamination and this would need to be mitigated initially, to ensure all materials are exposed off correctly. In order to ensure highway and pedestrian safety is carried out appropriately and neighbouring properties on Cheltenham Road are not impacted in a negative way, by reason of noise, waste on the roads, details relating to hours of work, cleaning and all other details under this condition have been requested under a pre-commencement condition.

#### **Contamination\***

4. Prior to the commencement of building works, a scheme to deal with the risks associated with contamination of the site shall be submitted to in writing, to the local planning authority for approval. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority and the development shall then proceed in strict accordance with the measures approved.
- A desk study identifying: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site;
  - Site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site;
  - The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken and
  - A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: In order to ensure that the development does not pose an unacceptable risk to the quality of the groundwater. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

**PRE COMMENCEMENT CONDITION:** This is a pre-commencement condition as the site maybe exposed to contamination and this would need to be mitigated initially, to ensure all materials are exposed off correctly and what the remediation strategy would be and how it would be solved appropriately without cause harm to neighbouring occupiers.

#### **Piling\***

1. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to the local planning authority for approval in writing. Any decision by the local planning authority will be made in consultation with Anglian Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. This will ensure the development is in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

PRE COMMENCEMENT CONDITION: This is a pre-commencement condition would avoid any hazards relating to underground infrastructure for existing utility.

### **Crane lifting management plan\***

6. Prior to the erection or dismantling of any cranes and other lifting equipment required during the construction of the development, details shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a crane /lifting management plan including crane base design (and certification), Risk Assessment and Method Statement for siting, erection, lifting arrangements, operational procedure (including any radio communications), jacking up and/or, de-rigging in addition to plans for elevation, loads, radius, slew restrictions and collapse radius. No cranes shall be erected or dismantled until Network Rail's approval has been obtained in writing. Once this has been approved by Network Rail this would need to be submitted to the Local Planning Authority. The development shall only commence in accordance with any written approval.

Reason: To ensure that the lifting operations are carried out safely in compliance with BSI standards, and to prevent anything falling on to the adjacent railway, compromising the safety of the railway in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

PRE COMMENCEMENT CONDITION: This is a pre-commencement condition as the site would need to ensure safety to the railway line and its proximity, any potential risks for the use of machinery and its arrangements.

### **Sustainable Drainage Strategy (SuDs)\***

7. a) Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment are to be submitted to the local planning authority for approval in writing. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

b) Before any above ground works commence a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site is to be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the provision of a satisfactory means of surface water attenuation and disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated

into this proposal and maintained for the lifetime of the proposal in accordance with Policies 8 and 5 of the North Northamptonshire Joint Core Strategy.

**PRE COMMENCEMENT CONDITION:** This is a pre-commencement condition as the site would need to ensure surface water, drainage and disposal is incorporated into the scheme without being of concern at a later date.

#### **SuDS Completion and Maintenance\***

8. Prior to occupation of the development, a Verification Report demonstrating that the approved drainage/SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:
  - a. As built drawings of the sustainable drainage systems;
  - b. Level surveys of completed works;
  - c. Photographs of the completed sustainable drainage systems;
  - d. Any relevant certificates from manufacturers/ suppliers of any drainage features;
  - e. A confirmation statement of the above signed by a chartered engineer.

**Reason:** To prevent the increased risk of flooding, both on and off site, by ensuring the provision of a satisfactory means of surface water attenuation and disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

#### **Sample and Materials\***

9. Prior to the commencement of building works above ground, a sample panel and a schedule of materials to be used in all external elevations including walls, solar panels, doors, windows front entrances and balconies within the development hereby permitted shall be submitted to the Local Planning Authority for approval before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

**Reason:** To ensure that the external appearance of the building is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Surfacing Materials\***

10. Prior to the completion of the external building works, details and design of the surfacing materials to be used within the development including footpaths, shared surfaces, access roads, parking areas, road markings and all other hard surfacing shall be submitted to the Local Planning Authority for approval in writing. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

**Reason:** To ensure that the external appearance of the building is satisfactory. in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Landscape and Ecological Management Plans (LEMPs)\***

11. A landscape and ecological management plan (LEMP) shall be submitted to the local planning authority for approval in writing prior to occupation of the development.

The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management

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- 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
- h) Ongoing monitoring and remedial measures.

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 body(ies) responsible for its delivery. The plan shall also 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 fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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.

### **Protected Species\***

12. The following works outlined within the Ecological Appraisal Carried Out By fpcr (Dated March 2018) states the specific development would likely to cause harm to particular protected species found on site which would be placed off-site, shall not in any circumstances commence until the local planning authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
  - b) A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

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.

### **Tree Protection Plan\***

13. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees along the site boundary(s). The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the Council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the

area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Soft landscaping\***

14. Prior to the completion of the external building works, details of trees, shrubs, grass and all other soft landscaped areas of internal and external amenity spaces to be planted on the site shall be submitted to the Local Planning Authority for approval in writing. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

#### **Refuse/recycle Storage\***

15. No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Boundary treatment\***

16. Prior to the commencement of development a scheme showing the proposed boundary treatment of the plots shall be submitted to the Local Planning Authority for approval in writing. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained thereafter.

Reason: To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### **Crime prevention Strategy\***

17. No development shall commence until details of the measures to be incorporated into the development to demonstrate how 'Secured by Design' principles will be applied and have been submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To design out crime and promote the well-being in the area. In accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

#### **External lighting\***

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18. Prior to the completion of the external building works of development, details of any external lighting proposed shall be submitted to the Local Planning Authority for approval in writing. The approved external lighting shall be provided and retained before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

### **Fire Hydrants\*\***

19. Prior to occupation of the development the sum of £892 shall be paid to Corby Borough Council for a fire hydrate. A scheme and timetable detailing the provision of a fire hydrant and its associated infrastructure shall be submitted to the Local Planning Authority for approval in writing. This shall then be installed and retain in perpetuity in accordance with the approved details submitted to the Local Planning Authority.

Reason: To ensure adequate water infrastructure provisions are made on site for the local fire service to tackle property fire.

### **Education\*\***

20. Prior to occupation of the first dwelling unit a sum of £65,280 shall be paid to Corby Borough Council for additional provisions to the existing local primary, secondary school and library(s).

Reason: To accommodate the additional children arising from the new dwellings and avoid burdening the existing oversubscribed local services.

### **Affordable Housing\*\***

21. Prior to occupation of the first dwelling unit the applicant shall submit a scheme/strategy setting out the affordable housing units to be delivered on site to the Local Planning Authority. This shall then be delivered in accordance with the approved documents submitted and approved in writing by the Local Planning Authority.

Reason: The locally adopted planning policy requires the provision of affordable housing for schemes in excess of 15 dwellings or more (or 0.5 hectares or more of land) in order to assist in the creation of sustainable mix and inclusive communities.

### **Environmental Health\***

22. No building works which compromise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provisions of suitable water infrastructure. In accordance with Policy.

### **Legal Agreement Required\***

23. In the event that any owners of the land enter into a Section 106 Agreement, no works (or no further works if development has commenced) shall be commenced on site until such time as they have entered into such a S106 Agreement incorporating obligations in respect of the matters covered by conditions marked with \*\* in the planning permission granted on 15/01/19 (Corby Reference 18/00365REG3) and those obligations shall apply to all conditions above marked with (\*\*).

Reason: In order to define the permission and to secure development in accordance with development plan policies.

### Permitted Development Rights\*

- 24 Notwithstanding the provisions of Schedule 2, Part 1, Classes A –E of the Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions shall be erected on the dwellings.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

#### Informatives:

- a. The applicant is advised to contact the Local Highways Authority before commencing any ground works on site, this is due to the existing decapitated condition of the public footpath which requires improvement works and a result of it being in disrepair.
- b. Due to the sites close proximity to the railway line, Network Rail have listed trees which would be sited near the railway line that would be permitted and those which would not be, these would need to be considered when submitted a Landscaping Plan to the Local Planning Authority:

#### Acceptable:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees – Pines (Pinus), Hawthorne (Cretaeagus), Mountain Ash – Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina".

#### Not Acceptable:

Acer (Acer pseudoplatanus), Aspen – Poplar (Populus), Small-leaved Lime (Tilia Cordata), Sycamore – Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), Ash (Fraxinus excelsior), Black poplar (Populus nigra var, betulifolia), Lombardy Poplar (Populus nigra var, italica), Large-leaved lime (Tilia platyphyllos), Common lime (Tilia x europea).

- c. The Construction Management Plan may require to be submitted to Network Rail's Asset Protection Project Manager at the below address for approval prior to works commencing on site:

Asset Protection Project Manager Network Rail (London North Eastern) Floor 3B George Stephenson House Toft Green York YO1 6JT

Email: [assetprotectionlneem@networkrail.co.uk](mailto:assetprotectionlneem@networkrail.co.uk)

This should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Where appropriate an asset protection agreement will have to be entered into. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is

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closed to rail traffic i.e. "possession" which must be booked via Network Rail's Asset Protection Project Manager and are subject to a minimum prior notice period for booking of 20 weeks. Generally if excavations/piling/buildings are to be located within 10m of the railway boundary a method statement should be submitted for NR approval.

- d. The Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. BT and Virgin have portals to help achieve the tools required for a fast service.
- e. The Boundary fence to the railway line must not be removed as it's a legal requirement for the railway lines to have in place.

#### 1. **Human Rights Act 1998**

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

#### 2. **Section 17 of the Crime and Disorder Act 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

### **END OF SCHEDULE**

#### **STANDARD INFORMATIVES**

1. Corby Borough 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 County 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, Northamptonshire County 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

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([www.corby.gov.uk/envservices](http://www.corby.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 Corby Borough Council  
 Deene House, New Post Office Square, Corby Northants NN17 1GD Tel: 01536 464158  
[www.corby.gov.uk](http://www.corby.gov.uk)

GRANT OF PLANNING PERMISSION  
 Application Ref.No.: 18/00365/REG3

**SCHEDULE OF PLANS**

|               |   |            |
|---------------|---|------------|
| Amended plans | Site Layout Plan  | 15.11.2018 |
| Amended plans | Revised House Type AA   | 15.11.2018 |
| Amended plans | Revised House Type BB   | 15.11.2018 |
| Amended plans | Revised Vehicular<br>Tracking Exercise                        | 15.11.2018 |
| Amended plans | Revised House Type CC   | 15.11.2018 |
| Amended plans | Revised House Type DD1  | 15.11.2018 |
| Amended plans | Revised Streetscenes  | 15.11.2018 |
| Amended plans | Planning Site Layout  | 15.11.2018 |
| Amended plans | Materials Distribution Plan                                   | 15.11.2018 |
| Amended plans | Boundary Plan   | 15.11.2018 |
| Amended plans | Revised Site Location Plan                                    | 15.11.2018 |
| Amended plans | Revised House Type<br>D2D2 Pair                               | 15.11.2018 |
| Amended plans | Revised House Type BBB  | 15.11.2018 |
| Amended plans | Revised Bike Store  | 15.11.2018 |
| Amended plans | Site Layout Allocated<br>Parking                              | 15.11.2018 |
| Other         | Noise Assessment Report<br>Prepared By Blue Tree<br>Acoustics | 09.05.2018 |

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|-------|--|------------|
| Other | Design and Access<br>Statement Prepared By<br>Rg+P Ltd                                 | 09.05.2018 |
| Other | Ecological Appraisal<br>Prepared By fpcr   | 09.05.2018 |
| Other | Drainage Strategy<br>Appendix 1, A and H<br>Prepared By Farrow Walsh<br>Consulting Ltd | 26.11.2018 |

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**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING  
AUTHORITY TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

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**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 Corby Borough 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.