



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**  
Northamptonshire County Council,  
Sustainable Transport  
Riverside House  
Riverside Way  
Northampton  
NN1 5NX

**Name and address of agent (if any)**  
Clarke Bond Civils Ltd.  
Engineering & Management Consultants,  
Shand House,  
14 – 20 Shand Street  
London  
SE1 2ES

**Part I - Particulars of application**

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**Date of Application**  
11<sup>th</sup> December 2006

**Application No.:**  
CO/06/419/COC  
EN/06/02628/EXT/PAR

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**Particulars and location of development**

Construction of the Corby Northern Orbital Road, linking Steel Road (Junction with A43) to a new junction with Mitchell Road / Phoenix Parkway and associated landscaping and infrastructure works.

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**Part II - Particulars of decision:**

**The Northamptonshire County Council**

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

**Note:** This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

### **Time Limit**

1. The development hereby permitted shall be begun no later than the expiration of 3 YEARS from the date of this permission.

### **Scope of Permission**

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application and further information provided during the assessment process i.e. Planning Support Statement (Volume 1 November 2006); Drawings (Volume 2 November 2006), Environmental Statement; (Volume 3 November 2006), Transport Assessment (Volume 4 November 2006), Flood Risk Assessment (Volume 5 November 2006, Addendum to Volume 5 April 2006), and document reference CL00490/R3.1 (Modification to Application 'Red Line' received 15<sup>th</sup> March 2007).
3. The construction of the Corby Northern Orbital Road shall be in accordance with the details of the approved Ecological Management Plan (EMP) required by Condition 4 of this planning permission.

### **Ecological Management Plan**

4. No development on land outside of the existing public highway shall take place until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the County Planning Authority.

The EMP shall detail:-

- i). the further ecological works required prior to the commencement of construction.
- ii). the mitigation for protected species and habitats,
- iii). enhancement measures to the surrounding habitat of the Corby Northern Orbital Road.
- iv). the further surveys that will be undertaken prior to the commencement of construction.
- v). monitoring and management to be carried pre, during, and post construction phase.
- vi). measures for creating a 'Net gain' of biodiversity.

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For Condition 4 (i) – 4 (vi) inclusive, the EMP will:-

- a).detail a summary of the measure to be implemented.
- b).detail Effect(s) which will be mitigated and / or enhanced by this measure.
- c).detail the stage at which the measures will be implemented.
- d).give details of the person responsible for implementing the measures.

### **Landscaping**

5. The Corby Northern Orbital Road shall be landscaped and planted with hedgerows, trees and shrubs in accordance with a comprehensive scheme which shall be submitted no later than twelve months from the date of this permission for approval in writing by the County Planning Authority. The submitted scheme shall be in accordance with the details in the Environmental Management Plan required under condition '4' of this permission. The scheme as approved shall be implemented concurrently with the development and shall be completed no later than the first planting season following the substantial completion of the development, or as may otherwise be agreed. Any hedgerow plants, trees or shrubs removed, dying, being seriously damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted, or such other species as may be agreed.

### **Materials**

6. The Corby Northern Orbital Road shall be constructed utilising a low road noise surface material and all maintenance thereafter shall utilise the same type of low road noise construction materials.

### **Lighting**

7. Within twelve months of the date of this permission a scheme of all lighting provision related to the development hereby permitted is required to be submitted to, and approved in writing by the County Planning Authority. The scheme as approved shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimizing light spillage and the proposed hours of use. Unless otherwise agreed in writing with the County Planning Authority, the approved scheme shall be implemented and maintained throughout the duration of the development hereby permitted.

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### **Hours of Working**

8. No development shall take place until a scheme for the hours of construction works on site has been submitted to and approved in writing by the County Planning Authority, and thereafter implemented in accordance with the approved scheme.

### **Construction Traffic**

9. No development shall take place until a scheme for the routing and control of construction traffic shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented and thereafter maintained during the construction of the Corby Northern Orbital Road.
10. Prior to the commencement of construction works, all temporary accesses to be used by construction traffic, and any temporary accommodating works to be provided outside of the existing public highway, shall be submitted to the County Planning Authority for approval in writing.

### **Machinery Noise Suppression**

11. Except as may otherwise be agreed in writing by the County Planning Authority, all plant, equipment and machinery used on site for the road construction, including vehicular traffic to and from the site, shall be designed and maintained to reduce noise levels to a minimum and shall be operated in accordance with manufacturer's instructions. All plant, equipment and machinery used on site, including vehicular traffic, which is capable of being fitted with the appropriate silencers, baffles, cladding and rubber linings shall be so fitted and maintained.

### **Wheel Cleaning**

12. No vehicle used in connection with the road construction works shall enter the public highway unless its wheels and chassis are clean, to prevent the deposit of mud, slurry or other debris.

### **Dust**

13. During the road construction works suitable measures, including the use of water spray facilities in periods of dry weather shall be adopted to ensure that dust is kept to a minimum on the site and temporary access, construction and accommodation roads.

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## **Vehicle Sheeting**

14. All vehicles transporting materials to and from the site in connection with the road construction works shall be securely sheeted in such a way to ensure that no material is deposited on the public highway.

## **Flood Risk**

15. No development shall take place on land outside the existing public highway until, a detailed surface water drainage strategy for the design, provision, implementation and long term maintenance of surface water drainage has been submitted to and approved in writing by the County Planning Authority. The strategy submitted should include details of the methods of drainage, design and dimensions of attenuation facilities, and details of any sustainable drainage systems (SuDS) incorporated into the scheme. It should also include evidence of the volume and peak flow of expected runoff and details of the long-term maintenance of the drainage system.

Upon approval, the surface water drainage system shall be constructed and maintained fully in accordance with the approved surface water drainage strategy. The applicant shall confirm the completion of the approved scheme in writing to the County Planning Authority within one month thereafter.

## **Groundwater and Contamination**

16. Prior to the commencement of construction works on land outside of the existing public highway, a scheme to deal with the risks associated with contamination of the site shall be submitted to the County Planning Authority for approval in writing. Unless otherwise agreed in writing by the County Planning Authority, the scheme shall include the requirements of the Environment Agency as set out in their letter dated 9th May 2007 (under the section entitled 'Groundwater and Contamination'), and the letter from East Northamptonshire Environmental Health Department dated 4th January 2007.
17. If during development, contamination not previously identified within the Environmental Statement is found to be present at the site, then the County Planning Authority, Environment Agency, and the Environmental Health Department (of the relevant District or Borough Council) shall be notified within 3 working days, and then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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## Water Quality

18. The water quality pollution prevention and mitigation measures set out in Chapter 9 of the Environmental Statement shall be fully implemented.

## Reasons for Conditions and Development Plan Policies

1. Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. Reason: To define the scope of the permission and in the interest of clarity.
3. Reason: To safeguard protected species (County Structure Plan Policy AR3) and to prevent a net loss of biodiversity (County Structure Plan Policy AR5). (East Northamptonshire District Local Plan Policy EN10).
4. Reason: To safeguard protected species (County Structure Plan Policy AR3) and to prevent a net loss of biodiversity (County Structure Plan Policy AR5). (East Northamptonshire District Local Plan Policy EN10).
- 5 Reason: In the interest of visual amenity, and to ensure the conservation and enhancement of the landscape character of the County. (County Structure Plan Policy AR2). (Corby Borough Council Local Plan Policies 7.4, 7.11, P1(E)). (East Northamptonshire District Local Plan Policies EN4, EN5).
- 6 Reason: To minimise noise disturbance, and in the interest of amenity (East Northamptonshire District Local Plan Policy EMP5).
- 7 In the interest of visual amenity (East Northamptonshire District Local Plan Policy EN26).
- 8 To ensure that working on site is carried out within reasonable hours so as to avoid disturbance to neighbouring properties. (East Northamptonshire District Local Plan Policy EMP 5).
9. In the interest of amenity and highway safety (County Structure Plan Policies T3 and T5).
10. In the interest of amenity and highway safety (County Structure Plan Policies T3 and T5).
11. To minimise noise disturbance to neighbouring properties (East Northamptonshire District Local Plan Policy EMP 5).

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12. Reason: In the interest of amenity and highway safety (Northamptonshire County Structure Plan Policies T3 and T5).
13. Reason: To safeguard the local environment and protect the amenities of local residents from unreasonable dust levels (East Northamptonshire District Local Plan Policy EMP 5).
14. Reason: To safeguard the interest of users of the public highway (Northamptonshire County Structure Plan Policies T3 and T5).
15. Reason: To reduce the risk of flooding (County Structure Plan, Policy AR8).
16. Reason: To reduce the risk of contamination in particular to water resources (Northamptonshire County Structure Plan Policy AR9). (East Northamptonshire District Local Plan Policy EMP 5).
17. Reason: To reduce the risk of contamination in particular to water resources (Northamptonshire County Structure Plan Policy AR9). (East Northamptonshire District Local Plan Policy EMP 5).
18. Reason: To reduce the risk of contamination in particular to water resources (Northamptonshire County Structure Plan Policy AR9). (East Northamptonshire District Local Plan Policy EMP 5).

### **Reasons For Approval**

The environmental and amenity impacts of the proposed development have been considered against the appropriate Development Plan Policies. Having regard to all relevant policies and the strategic significance of the proposed development for the future sustainable development and growth of the town; it is considered that the proposed development outweighs those localised impacts which are safeguarded in other development plan policies and which can be adequately mitigated through the use of appropriate controls.

The proposed development is considered to be acceptable having regard to Regional Spatial Strategy for the East Midlands 2005: Policies 13, 19, 22, 42, 43; Northamptonshire County Structure Plan 2001: Policies RT2, T3, T5, T8, AR2, AR3, AR5, AR7, AR8, AR9, Corby Borough Local Plan Policies 7.4, 7.11, P1 (E), and East Northamptonshire District Plan Policies EN 4, EN 5, EN 26, EMP 5.

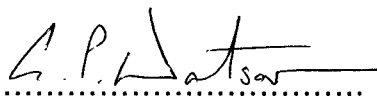
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**Informative**

The applicant's attention is drawn to the contents of:

- The letter dated 9<sup>th</sup> May 2007 from the Environment Agency
- The letter dated 4<sup>th</sup> January 2007 from East Northamptonshire Council Environmental protection department.
- The letter dated 27<sup>th</sup> December 2006 from the National Grid.
- The letter dated 19<sup>th</sup> January 2007 from Network Rail

Date: 24<sup>th</sup> May 2007

Signed.....  
Authorised to sign on behalf of the  
Chief Planner.

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