Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Concept Grain Systems Limited
Iisle Furnaces Industrial Estate
Kettering Road
Iisle
Kettering
NN14 3JW

Name and address of agent

Part I - Particulars of application

Date of Application Application No.:
Received – 4 January 2010 NCC – 10/00002/WAS
Valid – 14 January 2010 ENC – EN/10/00091/EXT

Particulars and location of development

Installation of a reedbed system to provide waste water processing plant at Dodson and Horrell Ltd, Iisle Furnaces Industrial Estate, Kettering Road, Iisle, Kettering, NN14 3JW

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:-

Time Limit

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

Reason: To conform with the requirements of Section 91 of the Town and

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.

Scope of Permission

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

Application Form (Received 14/01/2010)
Drawing No. 1984-03 Rev 0
Drawing No. DH 109 Rev D
Planning Statement (Received 14/01/2010)
Waste Management Audit (Received 04/01/2010)

Reason: To define the scope of the permission and in the interest of clarity.

Contaminated Land

3. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Waste Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Waste Planning Authority:

(1) A preliminary risk assessment which has identified:
   - All previous uses;
   - Potential contaminants associated with those uses;
   - A conceptual model of the site indicating sources, pathways and receptors; and
   - Potentially unacceptable risks arising from contamination at the site

(2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, and options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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.
Any changes to these components require the express consent of the Waste Planning Authority. The scheme shall be implemented as approved.

Reason: To reduce the risk of pollution to controlled waters in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and Policy 13 of the Northamptonshire Waste Local Plan (2006).

REASONS FOR APPROVAL

The reed beds will result in the reduction of vehicular movements to and from the site by dealing with the waste water at source, creating a self sufficiency consistent with regional and national planning policy for the promotion of sustainable development, Policy 13 of the North Northamptonshire Core Spatial Strategy (2008) and Policies 1 and 24 of the Northamptonshire Waste Local Plan (2006). The location of the proposal on an existing industrial site meets the requirements of Waste Local Plan Policy 4. Local amenity issues have also been considered and due to the location of the proposal and the lack of residential properties in the vicinity there is unlikely to be any adverse impacts.

Date: 1 April 2010

Signed ........................................

For Chief Planning Officer

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.
1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.


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.