Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority’s website. If you require any further clarification, please contact the Authority’s planning department.

1. Site Address

<table>
<thead>
<tr>
<th>Number</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Suffix</td>
<td></td>
</tr>
<tr>
<td>Property name</td>
<td>Land at</td>
</tr>
<tr>
<td>Address line 1</td>
<td>30-50 Doddington Road</td>
</tr>
<tr>
<td>Address line 2</td>
<td></td>
</tr>
<tr>
<td>Address line 3</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td>Wollaston</td>
</tr>
<tr>
<td>Postcode</td>
<td></td>
</tr>
</tbody>
</table>

Description of site location must be completed if postcode is not known:

| Easting (x) | 489855 |
| Northing (y) | 263207 |
| Description | Land to the north of 30-50 Doddington Road |

2. Applicant Details

<table>
<thead>
<tr>
<th>Title</th>
<th>DAKS Property Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td>First name</td>
<td></td>
</tr>
<tr>
<td>Surname</td>
<td>c/o agent</td>
</tr>
<tr>
<td>Company name</td>
<td>DAKS Property Ltd</td>
</tr>
<tr>
<td>Address line 1</td>
<td>19-26 Sanders Lodge Ind Estate</td>
</tr>
<tr>
<td>Address line 2</td>
<td>Rushden</td>
</tr>
<tr>
<td>Address line 3</td>
<td></td>
</tr>
<tr>
<td>Town/city</td>
<td>Northamptonshire</td>
</tr>
<tr>
<td>Country</td>
<td>United Kingdom</td>
</tr>
</tbody>
</table>
2. Applicant Details

Postcode: NN10 6BQ

Are you an agent acting on behalf of the applicant? [ ] Yes [ ] No

Primary number
Secondary number
Fax number
Email address

3. Agent Details

Title: Mr
First name: Gareth
Surname: Gardener
Company name: RPS Planning & Development
Address line 1: 2 Callaghan Square
Address line 2
Address line 3
Town/city: Cardiff
Country
Postcode: CF10 5AZ
Primary number
Secondary number
Fax number
Email

4. Site Area

What is the measurement of the site area? (numeric characters only).
Unit: Hectares

2.46

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.
If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Proposed Industrial / Commercial Building (use class B1, B2, B8 and Sui Generis) and storage yard at Doddington Road (Also known as Hardwater Road), Wollaiston

Has the work or change of use already started? [ ] Yes [ ] No

Planning Portal Reference: PP-08613772
### 6. Existing Use

Please describe the current use of the site

- Poo condition stables and field used for horses

Is the site currently vacant?  
- Yes ☐  
- No ☐

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated  
  - Yes ☐  
  - No ☐

- Land where contamination is suspected for all or part of the site  
  - Yes ☐  
  - No ☐

- A proposed use that would be particularly vulnerable to the presence of contamination  
  - Yes ☐  
  - No ☐

### 7. Materials

Does the proposed development require any materials to be used externally?  
- Yes ☐  
- No ☐

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

<table>
<thead>
<tr>
<th>Walls</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
<td>n/a</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>Concrete panels and clad profiled metal (dark green)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
<td>n/a</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>Clad profiled metal (dark green)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Windows</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
<td>n/a</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>pvc window (white), Metal roller shutter doors</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Doors</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
<td>n/a</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>pvc door</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Boundary treatments (e.g. fences, walls)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
<td>n/a</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>2.4m high weld mesh security fence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vehicle access and hard standing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of existing materials and finishes (optional):</td>
<td>n/a</td>
</tr>
<tr>
<td>Description of proposed materials and finishes:</td>
<td>Please see transport assessment</td>
</tr>
</tbody>
</table>
### 7. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement?  
- Yes  
- No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see Design and Access Statement together with supporting documents

### 8. Pedestrian and Vehicle Access, Roads and Rights of Way

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is a new or altered vehicular access proposed to or from the public highway?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is a new or altered pedestrian access proposed to or from the public highway?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there any new public roads to be provided within the site?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there any new public rights of way to be provided within or adjacent to the site?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Do the proposals require any diversions/extinguishments and/or creation of rights of way?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The proposal does not create a right of way but re-instates one in its original position that has become overgrown and un-usable in its current state

### 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  
- Yes  
- No

### 10. Trees and Hedges

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there trees or hedges on the proposed development site?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current ‘BS5837: Trees in relation to design, demolition and construction - Recommendations’.

### 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)  
- Yes  
- No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will the proposal increase the flood risk elsewhere?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Planning Portal Reference: PP-08613772
12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:
   - Yes, on the development site
   - Yes, on land adjacent to or near the proposed development
   - No

b) Designated sites, important habitats or other biodiversity features:
   - Yes, on the development site
   - Yes, on land adjacent to or near the proposed development
   - No

c) Features of geological conservation importance:
   - Yes, on the development site
   - Yes, on land adjacent to or near the proposed development
   - No

13. Foul Sewage

Please state how foul sewage is to be disposed of:
- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?
- Yes
- No
- Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?
- Yes
- No

If Yes, please provide details:

There will be space made available to store waste bins within buildings or externally in dedicated areas.

Have arrangements been made for the separate storage and collection of recyclable waste?
- Yes
- No

If Yes, please provide details:

Storage within building and within yards area

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?
- Yes
- No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste.

Please see Flood Risk Assessment and Drainage Strategy.

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Planning Portal Reference: PP-08613772
16. Residential/Dwelling Units
Does your proposal include the gain, loss or change of use of residential units?

[Yes] [No]

17. All Types of Development: Non-Residential Floorspace
Does your proposal involve the loss, gain or change of use of non-residential floorspace?

[Yes] [No]
If you have answered Yes to the question above please add floorspace details in the following table:

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Existing gross internal floorspace (square metres)</th>
<th>Gross internal floorspace to be lost by change of use or demolition (square metres)</th>
<th>Total gross new internal floorspace proposed (including changes of use) (square metres)</th>
<th>Net additional gross internal floorspace following development (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 (c) - Light industrial</td>
<td>0</td>
<td>0</td>
<td>355</td>
<td>355</td>
</tr>
<tr>
<td>B2 - General industrial</td>
<td>0</td>
<td>0</td>
<td>6208</td>
<td>6208</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
<td>0</td>
<td>6563</td>
<td>6563</td>
</tr>
</tbody>
</table>

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment
Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

[Yes] [No]
Please complete the following information regarding employees:

<table>
<thead>
<tr>
<th>Type</th>
<th>Full-time</th>
<th>Part-time</th>
<th>Equivalent number of full-time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed employees</td>
<td>40</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

19. Hours of Opening
Are Hours of Opening relevant to this proposal?

[Yes] [No]
If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday</th>
<th>Saturday</th>
<th>Sunday and Bank Holidays</th>
<th>Unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2 - General industrial</td>
<td>Start Time: 00:00 End Time: 23:00</td>
<td>Start Time: 00:00 End Time: 23:59</td>
<td>Start Time: 00:00 End Time: 23:59</td>
<td></td>
</tr>
</tbody>
</table>

20. Industrial or Commercial Processes and Machinery
Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Currently envisaged that the building will be used for sorting, bailing and shredding of waste paper and metal together with processing of waste plastic into pellets and flakes.

Is the proposal for a waste management development?

[Yes] [No]
Please complete the following table

Planning Portal Reference: PP-08613772
20. Industrial or Commercial Processes and Machinery

<table>
<thead>
<tr>
<th>Other waste management</th>
<th>Maximum annual operational through-put in tonnes (or litres if liquid waste)</th>
</tr>
</thead>
<tbody>
<tr>
<td>75000 Tonnes</td>
<td>75000 Tonnes</td>
</tr>
</tbody>
</table>

Please give maximum annual operational through-put of the following waste streams:

<table>
<thead>
<tr>
<th>Commercial and industrial</th>
<th>Maximum annual operational through-put</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75000 Tonnes</td>
</tr>
</tbody>
</table>

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website.

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  
- Yes  
- No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  
- Yes  
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?
- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  
- Yes  
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference  
PRE/18/00100/PREF

Date (Must be pre-application submission)

29/08/2018

Details of the pre-application advice received

Please see Appendix A of the Planning Statement for consultation with Wellingborough Council. Additional telephone calls have taken place with Phil Watson at Northamptonshire County Council regarding the content and form of the waste application. These telephone calls have been during the early part of 2020.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

Planning Portal Reference: PP-08613772
24. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes  ☐ No

25. Ownership Certificates and Agricultural Land Declaration


I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role
☐ The applicant
☒ The agent

Title
Mr

First name
Gareth

Surname
Gardener

Declaration date
25/03/2020

☐ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)
25/03/2020

Planning Portal Reference: PP-08613772