



Name and address of agent:

David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

Name and address of applicant:

Urban & Civic Ltd
1 The Courtyard
Barnwell Gardens
Priors Hall Park
Corby
NN17 5EB

NOTICE OF APPROVAL

Town and Country Planning Act 1990 (as amended)

Part I – Particulars of application

Date Valid:

20 January 2021

Application Number:

20/00073/MINFUL

Location: Priors Hall Park, Corby

Description: Phased extraction of limestone and re-use on site to facilitate the development of Priors Hall Zones 2 and 3 urban extension (outline application reference 19/01219/OUT ENC and 19/00351/OUT CBC)

Part II – Particulars of decision

North Northamptonshire Council having considered a valid application for the above development, in pursuance of its powers under the above mentioned Act

GRANTS PERMISSION

for the development as described in Part I above and in accordance with the application and plans submitted, subject to the following conditions:

Commencement and Compliance

1. The development hereby permitted shall be begun before the expiry of THREE YEARS from the date of this permission. Written notification of the date of commencement shall be sent to the Minerals Planning Authority within 7 days of such commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Unless otherwise agreed in writing by the Mineral Planning Authority and except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Planning Documents

Application Forms dated 13 January 2021
Planning Statement dated January 2021

Drawings

Drawing No. UAC047-052 vG	Site Location Plan
Drawing No. 2564 PS	Cross Section with Groundwater
Drawing No. 0705 vP03	Key Plan including Site Compound and Access Schematic Arrangements
Drawing No. 0710 vP02	Overburden
Drawing No. 0711 vP02	Limestone
Drawing No. 0780 vP02	Typical Sections
Drawing No. 2564/114	Indicative Extent of Historic Quarrying

Technical Reports

Flood Risk Assessment prepared by RPS dated 4 March 2021
Arboricultural Method Statement for Limestone Extraction prepared by Delta-Simons dated January 2021
Geotechnical Appraisal for Mineral Extraction Issue V2 prepared by Shadbolt Environmental dated October 2020
Ecological Impact Assessment prepared by Delta-Simons dated January 2021
Confidential Badger Addendum prepared by Delta-Simons dated 28 April 2021
Dust Impact Assessment Rev 2 prepared by RPS dated 12 January 2021
Dust Management Plan Rev 1 prepared by RPS dated 13 May 2021
Restoration Aftercare Statement prepared by EDP dated 6 January 2021
Method Statement and Risk Assessment prepared by MAPA Group Ltd dated 5 October 2020
Heritage Statement prepared by Cotswold Archaeology dated January 2021
Archaeological Statement prepared by Cotswold Archaeology dated April 2021
Noise Impact Assessment prepared by RPS dated 12 January 2021
Noise Management Plan prepared by RPS dated 19 May 2021
Code of Construction Practice v4 prepared by RPS dated 19 April 2021
Vibration Impact Statement prepared by RPS received 27 May 2021

Reason: To specify the approved documents in the interests of amenity.

3. From the date of the commencement to the completion of mineral extraction and restoration to approved levels, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with

this permission shall always be available at the site for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection.

Duration and Cessation

4. The development hereby permitted, including backfilling in accordance with the conditions attached to this permission, shall be completed no later than one year from the date of commencement as notified under condition 1. The site shall be subject to restoration and aftercare confirmed through future reserved matters applications connected to the wider Priors Hall development (planning application ref. NE/21/00441/REM) and the Restoration Aftercare Statement prepared by EDP dated 6 January 2021.

Reason: To retain control over the development and in the interests of visual amenity and to ensure that the development does not prejudice the overall restoration of the site having regard to Policies 18 and 24 of the Minerals and Waste Local Plan (2017).

Hours of Working

5. Except as may otherwise be agreed in writing by the Minerals Planning Authority, the development hereby permitted and all operations thereto shall only operate between the hours of 7.00am to 6.00pm Mondays to Fridays and 7.00am to 1.00pm on Saturdays, with no such operations being carried out on the site on Sundays, Bank or Public Holidays.

Reason: To minimise the noise disturbance to local residents and to enable the effects of the development to be adequately monitored and controlled having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Method of Working

6. The site shall be worked and backfilled in a phased manner in accordance with the details contained in the submitted and approved Planning Statement and Method Statement and Risk Assessment unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: To specify working methods to protect amenity, natural assets and landscaping character in accordance with this planning permission having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

7. No waste shall be imported into the site other than material resulting from the earthworks process elsewhere on the wider Priors Hall development for the purposes of backfilling and/or restoration purposes.

Reason: To prevent uncontrolled waste importation to the site having regard to amenity and proposed restoration in accordance with Policies 18 and 24 of the Minerals and Waste Local Plan (2017).

8. No stockpiles shall be located within fifty metres of the Data Centre site boundary and shall not exceed three metres in height in this location.
9. In the event that power and/or data cables are encountered during the works hereby permitted, work in the immediate vicinity where the power and/or data cable is discovered, shall cease and a scheme of further working agreed with the Mineral Planning Authority to avoid interruption in Data Centre operation. The workings shall then be undertaken fully in accordance with the agreed scheme.

Reason for conditions 8 and 9: To safeguard the operation and security of the adjacent Data Centre facility having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Removal of Permitted Development Rights

10. Notwithstanding the provisions of parts 7 and 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), except for those detailed in the application, no fixed plant or machinery, buildings, structures and erections or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission from the Mineral Planning Authority.

Reason: In the interests of amenity protection and landscape character having regard to Policies 18 and 21 of the Northamptonshire Minerals and Waste Local Plan (2017).

Built Development, Fencing, Machinery

11. No perimeter fencing shall be erected on site unless and until the details of the proposed locations, heights, materials, design and colour of any perimeter fencing have been submitted to and approved in writing by the Mineral Planning Authority. Any approved fencing shall be maintained in accordance with the approved details for the lifetime of the development.
12. All building and fixed or mobile plant as associated with mineral extraction shall be removed as part of the restoration of the site as soon as they are no longer required, and not later than the date referred to in condition 4 of this permission.

Reason for conditions 11 – 12: In the interests of amenity protection and landscape character having regard to Policies 18 and 21 of the Northamptonshire Minerals and Waste Local Plan (2017).

Access and Highway Safety

13. The sole vehicular access for the development hereby permitted shall be by the access located as shown on Drawing No. UAC047-052 vG – Site Location Plan.
14. The internal haul road to the development hereby permitted shall be maintained in a clean and good state of repair and free from potholes for the lifetime of the development hereby permitted.
15. All operational vehicles leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris is deposited on the public

highway. In the event that the existing wheel cleaning facilities fail to prevent the deposit of mud, then additional wheel cleaning facilities shall be installed.

Reason for conditions 13 – 15: In the interests of highway safety and amenity having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Ecology

16. All ecological measures and/or works shall be carried out in accordance with the details contained in Table 3: Summary of Residual Effects of the submitted Ecological Impact Assessment prepared by Delta-Simons dated January 2021 as already submitted with the planning application and agreed in principle with the Mineral Planning Authority prior to determination.

Reason: In the interests of landscape and biodiversity having regard to Policies 18 and 20 of the Northamptonshire Minerals and Waste Local Plan (2017).

Noise

17. At all times during the carrying out of operations hereby permitted the site shall be worked in accordance with measures set out in the submitted Noise Management Plan prepared by RPS dated 19 May 2021. Prior to compliance monitoring being carried out as required by Section 5 of the Noise Management Plan a noise monitoring location shall be agreed with the Mineral Planning Authority. The compliance monitoring report shall be submitted to the Mineral Planning Authority within 21 days of completion of the monitoring. There shall be no deviation from the Noise Management Plan without the prior written agreement of the Mineral Planning Authority.
18. No vehicles and mobile plant used exclusively on site shall be operated, unless they have been fitted with and use white noise or other non-tonal reversing alarms, and the operator shall issue instructions to all haulage companies and hauliers using the site that non-tonal reversing alarms shall be fitted and utilised on site. All heavy good vehicles entering the site shall be routed to minimise reversing manoeuvres.
19. No vehicles, plant, equipment or machinery used on site shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and machinery shall be maintained in accordance with the manufacturer's specification so as to reduce noise to a minimum.
20. The site shall be worked in accordance with the measures set out in Part 1 (Noise), Section 8 of British Standard 5228: 2009 "Noise and Vibration Control on Construction and Open Sites" or subsequent edition thereof.

Reason for conditions 17 – 20: To minimise the noise disturbance to local residents and to enable the effects of the development to be adequately monitored and controlled having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Vibration

21. A Vibration Monitoring Strategy focused on minimising vibration disruption to the Lloyds Data Centre facility to the west of the application sites shall be submitted to,

and be approved in writing by, the Mineral Planning Authority prior to the commencement of the development hereby permitted and thereafter its provisions adhered to for the duration of the development.

Reason: To protect the adjacent Lloyds Data Centre facility, which is a piece of Critical National Infrastructure, from the potential impacts of vibration having regard to the NPPF and Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Dust

22. At all times during the carrying out of operations hereby permitted the site shall be worked in accordance with measures set out in the submitted Dust Management Plan Rev 1 prepared by RPS dated 13 May 2021. There shall be no deviation from the Dust Management Plan without the prior written agreement of the Mineral Planning Authority.

Reason: To safeguard the local environment and protect the amenity of local residents from unreasonable dust levels having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Lighting

23. No fixed lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the Mineral Planning Authority. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties, natural environment and highways. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.
24. Any external lighting shall be downward facing to minimise the risk of light spillage beyond the operational areas and into the sky. The lighting shall be switched off when not required and shall not be operated outside the permitted working hours at the site.

Reason for conditions 23 – 24: In the interests of the visual and rural amenities of the area having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Fuel Storage

25. Any fuel storage above ground and refuelling facilities should be bunded to at least 110% of the tank capacity and constructed of an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land, or underground strata. No such fuel storage shall be located within fifty metres of the Data Centre site boundary.

Reason: To safeguard against pollution of the local environment having regard to Policy 18 of the Northamptonshire Minerals and Waste Local Plan (2017).

Restoration and Aftercare

26. Except as may otherwise be agreed in writing by the Mineral Planning Authority the Restoration Aftercare Statement prepared by EDP dated 6 January 2021 shall be implemented upon cessation of the mineral extraction operations hereby permitted.

Reason: To ensure proper restoration of the site and in the interests of the general amenity of the area having regard to Policies 18, 20 and 24 of the Northamptonshire Minerals and Waste Local Plan (2017).

Soil Handling

27. All topsoil shall be stripped from any areas prior to excavation, use for the stationing of plant and buildings, the storage of subsoil and overburden, use for haul roads or prior to being traversed by heavy machinery. No plant or vehicles shall cross any areas of unstripped topsoil except for the purpose of stripping operations.
28. Except as may otherwise be agreed in writing bunds for the storage of soils shall conform to the following criteria:
 - i. Topsoil bunds shall not exceed 3 metres in height; and
 - ii. Subsoil and overburden bunds shall not exceed 5 metres in height.

All storage topsoil and subsoil bunds remaining in situ for 6 months or over the winter period shall be seeded with a mix to be submitted to the Minerals Planning Authority for agreement prior to bund construction, and managed to prevent weed accumulation.

29. All topsoil, subsoil and soil making material shall only be handled when in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soil's wetness in relation to its lower plastic limit. An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3 millimetres diameter can be formed, the soil is wetter than the lower plastic limit, and soil movement should not take place until the soils have dried out. If the soil crumbles before a long thread of 3 millimetres diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples of each major soil type.
30. The movement and handling of all soils shall be in accordance with sheets 1-4 (soils handling using excavators and dump trucks) and sheet 15 (soil replacement with bulldozers and dump trucks) of the "Good practice guide for handling soils" published by the Ministry of Agriculture Fisheries and Food in April 2000 or subsequent edition thereof, thereof and the Defra Guidance for Successful Reclamation of Mineral and Waste Sites 2004.

Reason for conditions 27 – 30: To prevent damage to soils and in the interests of the visual and rural amenities of the area having regard to Policies 18 and 20 of the Minerals and Waste Local Plan (2017).

Removal of Plant, Machinery and Buildings

31. All mineral processing plant and associated apparatus including pipework, machinery and buildings, temporary offices, weighbridges, wheel cleaning facilities, all hardstandings and foundations and mineral stockpiles and temporary soil bunds shall be removed from the site by the end of the period specified in condition 4 of this permission.

Reason: To ensure that the Mineral Planning Authority retains control of the location, erection, appearance and removal of fixed and mobile plant, machinery, buildings and foundations in the interests of amenity in accordance with Policy18 of the Minerals and Waste Local Plan (2017).

Complaints

32. In the event that complaints regarding noise or dust nuisance are received by the Mineral Planning Authority and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. These measures shall thereafter be maintained.

Reason: To safeguard amenity having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

Decision Date:

18 June 2021

Signed:



Name: George Candler

Title: Executive Director Place and Economy

IMPORTANT NOTES:

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 Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. *

Purchase Notices

If either the local planning authority or The 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 in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part IV of the Town and Country Planning Act, 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by The Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act, 1990.

NOTES: This decision notice relates solely to planning control. If the development includes the erection or alteration of a building or a change of use the work must not be carried out nor the change of use take place until the Building Regulations have been complied with.

WHERE by any act of Parliament, statutory instrument or other authority, other CONSENTS, LICENCES, PERMISSIONS OR APPROVALS IN ADDITION TO THOSE SPECIFIED IN THIS PERMISSION ARE REQUIRED in respect of the development or notice thereof is required to be given to any person, (including a local authority), THE APPLICANT MUST COMPLY with such requirements BY SEPARATE APPLICATION OR NOTICE. This includes applications for ADVERTISEMENT CONSENT and LISTED BUILDING CONSENT.