



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Box Energi (Welland) Ltd
Pebble Hall Farm
Theddingworth Road
Marston Trussell
LE17 6NJ

Name and address of agent (if any)

GP Planning Ltd
Icon Innovation Centre
Eastern Way
Daventry
NN11 0QB

Part I - Particulars of application

Date of Application

20th April 2020

Application No.

NCC Ref: 20/00019/WASFUL

DDC Ref: DA/2020/0339

Particulars and location of development

Proposed Battery Storage Facility at Pebble Hall Farm, Theddingworth Road, Marston Trussell, Northamptonshire, LE17 6NJ

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:-

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 Waste 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.

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 the 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 following approved documents:

Planning Documents

- Application Forms received on 7 April 2020
- Planning Design and Access Statement ref. 040-01 prepared by GP Planning Ltd dated April 2020

Drawings

- Drawing GPP/BEG/PH/19/01 Site Context Plan
- Drawing GPP/BEG/PH/19/02 Site Location Plan
- Drawing GPP/BEG/PH/19/03 Site Layout Plan
- Drawing 21769-0300-P1 Site Elevations 2 Hour Option
- Drawing 21769-0400-P1 Elevation of Control Room
- Drawing 21769-0401-P1 Elevation of 4MW Battery Package 2 Hour Option
- Drawing 21769-0402-P1 Elevation of 2.4m High palisade Fencing
- Drawing 21769-0403-P1 Elevation of 2.4m High Gate
- Drawing 21769-0500-P2 Site Isometrics North View 2 Hour Option
- Drawing 21769-0501-P2 Site Isometrics East View 2 Hour Option
- Drawing 21769-0502-P2 Site Isometrics South View 2 Hour Option
- Drawing 21769-0503-P2 Site Isometrics West View 2 Hour Option

Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the Waste Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:
 - i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise during construction;
 - ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - iii. Measures to control the emission of dust and dirt during construction;
 - iv. Control of noise emanating from the site during the construction period;
 - v. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the Waste Planning Authority;
 - vi. Procedures for dealing with variations, investigation and reporting of unplanned incidents(e.g. pollution or unexpected occurrence of protected species);
 - vii. Construction Plant Directional signage (on and off site);
 - viii. Provision for emergency vehicles;
 - ix. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

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- x. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xi. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xii. Storage of plant and materials used in constructing the development;
- xiii. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the Waste Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual amenity having regard to Policies 18 and 19 of the Minerals and Waste Local Plan (2017).

Complaints

4. In the event that complaints regarding noise, lighting and/or dust are received by the Waste Planning Authority from any sensitive receptor, 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 and works to be undertaken shall be submitted to the Waste Planning Authority for agreement in writing no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the Waste Planning Authority. The remedial measures agreed in writing shall thereafter be implemented and maintained thereafter.

Reason: In the interests of amenity protection having regard to Policy 18 of the Minerals and Waste Local Plan (2017).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Date...11 August 2020.....

Signed..

M.B. Chavert

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For Assistant Director of Environment,
Planning and Transport

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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 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.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at:*

http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf

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